

NOTICE

In accordance with Procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 23 Centre Street South in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 23 Centre Street South in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18. A previous Notice of Intention to Designate was withdrawn and this Notice includes a revised Statement of Cultural Heritage Value and list of heritage attributes.

DESCRIPTION OF PROPERTY

The subject property is located on the west side of Centre Street South, south of John Street. It occupies Lot 81 and Part Lot 80 in the "Railway Block" plan of subdivision, surveyed in March 1854 and registered on May 9, 1854. The heritage designation is to apply to the primary building on the property, an Ontario Gothic Cottage known as the Kilpatrick-Young House, on the property and its surrounding environs. The designation excludes all interior spaces of the primary building.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

Design/Physical Value:

The property at 23 Centre Street exhibits design/physical value as a representative example of an Ontario Gothic Cottage. True examples of this particular style are rare in Brampton. Another similar example can be found at 102 Main Street South. The "Ontario Cottage" house form was featured in the February 1, 1864 edition of the *Canada Farmer Journal*. The typical features shown in this *Journal* of what has become known as the Ontario Gothic Cottage house include a hip (or side gable roof), low, one-and-a-half storey height, symmetrical three bay front façade, and central gabled dormer with a window above the main entrance door. Many Ontario Cottage houses have a lancet window above the front entrance and other decorative wood features such as bargeboard, which are trademarks of Gothic Revival architecture, hence the Ontario Gothic Cottage style attributed to these dwellings.

The house at 23 Centre Street includes many of the key architectural features associated with the Ontario Gothic Cottage. Its main rectangular portion has a symmetrically proportioned, three bay front (east) façade, is one-and-a-half storeys in height, and has a hipped roof. It also, as with many of the

examples in Ontario, has a central gabled dormer with lancet window above the front entrance framed by decorative vergeboard. The windows have segmented arched openings and 2-over-2 wood sashes.

The house is clad in stucco. Although the current stucco on the house is all original and much of it has been replaced over time, as far as can be determined, stucco has been the principle cladding material for the house since its construction. As such, its rough cast construction is part of its representative value.

Certain features of the building exhibit a high degree of craftsmanship including the moulded, segmentally arched window surrounds with eared architraves. This decoration is also applied to the front (east) entrance doorway. Other surviving wood elements include vertical wood cornerboards and horizontal trim boards, and wood window sills. The property does not demonstrate a high degree of scientific or technical achievement as it was built using construction methods common during the 19th century.

Historical/Associative Value:

The property at 23 Centre Street South has historical/associative value as it yields or has the potential to yield information that contributes to an understanding of a community or culture. The property is part of BR-5, registered in 1854, in the Railway Block neighbourhood, one of the earliest subdivisions in Brampton, and is one of the few remaining historic structures in the area of Centre Street south and Queen Street. The construction of the house is associated with the increase in Brampton's population after it was declared the County seat of Peel and the railway boom which brought increased industry to Brampton.

Contextual Value:

The property has contextual value as it was part of one of Brampton's early residential subdivision known as the "Railway Block". This neighborhood grew when the town was entering a residential building boom following the arrival of the railway, the emergence of the local flower industry, the choice of Brampton as the seat of Peel County, and the incorporation of Brampton from a Town into a City. This property defines and supports the character of what was a prosperous, working class neighborhood.

Contextually, the surrounding area has changed considerably since the "Railway Block" plan of subdivision was developed, particularly along Centre Street. Nevertheless, this property helps to illustrate the characteristics of a mid-Victorian building lot in Brampton, typified by narrow lots and shallow front yard setbacks which were intended to encourage closer interaction between its working and middle class residents and passers-by.

It is noted that the property exhibits archaeological potential, due to the Euro-Canadian settlement period reflected by the Kilpatrick occupancies and the proximity of the property to St. Mary's Roman Catholic Cemetery, two lots to the south.

DESCRIPTION OF HERITAGE ATTRIBUTES

- Representative example of Ontario Gothic Cottage style of architecture;
- One-and-a half storey height;
- Well-proportioned symmetrical massing;
- Three bay front (east) fenestration;
- Wood frame construction clad in stucco;
- Medium pitch hipped roof;
- Steeply pitched gabled dormer with pointed Gothic window over the front (east) entrance;
- Decorative vergeboard of east central gable dormer;
- Original window openings;
- Two-over-two wood sash windows;
- Moulded segmentally arched door and window trims with eared architraves;
- Moulded wood window sills;
- Front door opening with single-leaf front door, fixed transom, and moulded eared surround;
- Vertical wood corner boards and horizontal trim boards
- Association with the evolution of "Railway Block" neighbourhood, one of Brampton's earliest neighborhoods;
- Association with the construction boom in Brampton following introduction of railway and local flower industry in the mid 1850s;
- Contribution to the understanding of original character of "Railway Block" as a cohesive mid-Victorian residential neighbourhood;

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Cassandra Jasinski, Heritage Planner, at cassandra.jasinski@brampton.ca to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on December 27, 2020 (within 30 days of the publication of this notice).

Date: November 27, 2020

Peter Fay, City Clerk
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