



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 323-2013

To designate the property at 8 Main Street South (Heggie Block)
as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;


WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

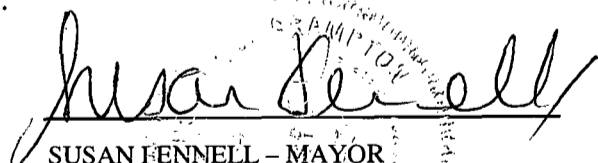
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 8 Main Street South (Heggie Block), more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 8 Main Street South (Heggie Block) and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

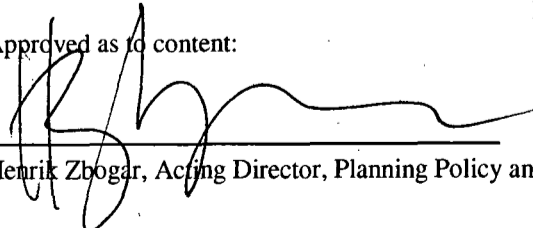
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL
THIS 20TH DAY OF NOVEMBER, 2013.

Approved as to form 
<u>Nov 5/13</u>


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to content:


Henrik Zbogor, Acting Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 323-2013

LEGAL DESCRIPTION

PT LTS D & 2, PL BR2 S OF QUEEN ST E OF MAIN ST AS IN RO830063; S/T & T/W
RO830063; BRAMPTON

14036-0002 (LT)

SCHEDULE "B" TO BY-LAW 323 - 2013

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 8 MAIN STREET SOUTH (HEGGIE BLOCK):

The property at 8 Main Street South (Heggie Block) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

The cultural heritage value of the Heggie Block is related to its design or physical value as a well-designed Second Empire style commercial building. Inspired by French Renaissance architecture, the Second Empire style experienced a period of popularity in North America between 1865 and 1880. The Heggie Block is distinguished by its buff brick construction, mansard roof with gray slate shingles in a fish scale pattern, bracketed cornice, three dormer windows with heavy entablature and frame work, second story Palladian window, and rounded windows with voussoirs, keystones, and cut stone imports. Of particular interest is a horizontal band of raised and angled brickwork between the first and second floors, as well as an original arched entryway that further emphasizes the front facade. The Heggie Block is said to be one of the most architecturally sophisticated of its contemporaries on Main Street South.

The cultural heritage value also lies in its association with the Dr. David Heggie, one of the most prominent doctors in downtown Brampton during the late 1800s. J.S. Dennis laid out Plan BR-2 on Lot D, Township Lot 5, Concession 1, East of Hurontario Street (EHS) in 1850. Peleg Howland sold all of Lot D to Kenneth Chisholm and Matthew Mitchell Elliot in 1854, and the building is believed to have been constructed circa 1860.

According to land records, Chisholm and Elliot defaulted on mortgage payments in 1891 to the Canada Permanent Loan and Savings Co. and sold part of the lot to William P. Ryan when the property transaction was foreclosed. A banker named William N. Bellhouse is noted as a tenant of Ryan on part Lot D in 1887 and 1893. Agnes Bellhouse of Hamilton bought the property in 1896 and sold it to David L. Heggie in 1897.

David L. Heggie came to Peel County from Scotland. After purchasing the property from Agnes Bellhouse, Heggie and his family resided in the house during the late 19th and early 20th century. He used the building as both a residence and an office for his practice. The book *A History of Peel County to Mark its Centenary as a Separate County* describes David Heggie as "a man of high literary attainments". Prior to

graduating from Queen's University in medicine, he worked as a teacher and wrote a moderately well-known book called How I Read Carlyle's French Revolution. The Illustrated Historical Atlas (1877) also notes that Dr. D. Heggie was once the coroner for the Town of Brampton. Aside from his professional contributions, Heggie was also widely respected for his contributions to civic life as a member of both the Brampton High School and Public Library Boards. Three generations of the Heggie family have lived in downtown Brampton, all of which continued the tradition of practicing medicine.

The Brampton municipal office moved into the building around 1911-1912, and Dr. D. Heggie moved his practice to 73 Main Street South. Heggie sold the property to the Town of Brampton in 1923. The Council Minutes of April 4, 1923 recommend that the town purchase the building containing the Municipal Offices and it be used for all municipal purposes including the Treasurer's and Solicitor's offices with a caretaker residence in the rear part of the building. The municipal offices remained in this location until 1965 when they moved to 8 Queen Street East.

The Heggie Block, as 8 Main Street South came to be known, was also the first home of the Brampton Hydro-Electric Commission.

The property holds contextual value as it contributes to the unique historical character of downtown Brampton and the "Four Corners". The City of Brampton first emerged in the 1830s as a small crossroad hamlet that grew outward from the intersection of Queen and Main Streets. The subsequent residential development and subdivision of lots launched a gradual urbanization in the area. The Heggie Block is one of several fine structures that were constructed during the building boom of the 1860s and 1870s. It is fundamentally linked to nearby historic buildings including the Dominion Building, Blain's Block, and the old Peel County Courthouse.

The Heggie Block is also situated on a prime location along one of Brampton's most historic streetscapes. Along with the Boyle House, First Baptist Church, St. Paul's United Church, and the Harmsworth Block, the property contributes to a string of buildings that all exhibit a significant cultural heritage value and contribute to the historic streetscape.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood,

stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

- Buff brick construction
- Arched voussoirs with keystones and cut stone imposts
- Palladian style window
- A unique pattern of brickwork with diagonally raised brick between the first and second floors
- Mansard roof
- Grey slate fish-scale roof shingles
- Ornamental cornice brackets
- Three dormers with heavy entablature and frame work
- Arched entryways
- Association with Dr. David Heggie, a prominent and well-respected doctor, coroner, author, and member of the Brampton High School and Library Boards
- Association with the 1860s-1870s building boom of Brampton around the historic Four Corners (Main and Queen Streets)