



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To designate the property municipally known as 44 Nelson Street West as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, (as amended) (the "*Ontario Heritage Act*") 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;

AND WHEREAS the Brampton Heritage Board supports the designation of the property described herein;

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

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

1. The property at 44 Nelson Street West, more particularly described in Schedule "A" to this by-law, 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 44 Nelson Street West 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.

The short statement of the reason for designation of the property, including a description of the heritage attributes, are set out in Schedule "B" to this by-law.

ENACTED and PASSED this 29th day of May, 2024.

Approved as to
form.
2024/05/22
AMR

Patrick Brown, Mayor

Approved as to
content.
2024/05/22
Henrik Zbogar

Charlotte Gravlev, Acting City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Part of Lot 1, PL C-09 Brampton; Part of Lot 2 PL C-09 Brampton designated as Parts 1 and 2 on Plan 43R-16671; Brampton.

PIN No.: 14123-0049 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 44 NELSON STREET WEST:

The property at 44 Nelson Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

The property at 44 Nelson Street West is located on the northeast corner of Nelson Street West and Mill Street North and situated on a residential block immediately to the south of the CN Railway tracks and the CNR station. It contains a two-storey, three-bay, Italianate detached brick home constructed circa 1875. The layout is comprised of three progressively smaller rectangular forms – the largest comprising the front section of the home. The property has a truncated hip roof, frontispiece with front gable and roundel, and central portico with an attached second-storey wood and glass conservatory. The brick dwelling is surrounded by landscaping on the principal elevation (south), and to the east and west of the property. A paved parking lot is at the rear/north side of the structure. The streetscape of Mill Street North contains mature trees, and situated nearby are other late 19th and early 20th century homes with two other large estates on the east side of Mill Street North. The CNR station (1907) is a Heritage Railway Station protected under the federal Heritage Railway Station Protection Act (HRSPA).

The property is located within Secondary Plan Area 7. The Downtown Brampton Secondary Plan states the importance of retaining and conserving buildings of architectural and/or historic merit on their original sites within this distinct “Character Area” within the Downtown Brampton precinct of the Central Area. It is a unique and historical area based on the lot pattern, the presence of historical dwellings, and an existing mature tree canopy.

Design/Physical Value:

The property at 44 Nelson Street West is valued for its design or physical value as a fine, representative example of a late nineteenth century house designed in a vernacular Italianate architectural style. The subject property, constructed circa 1875, is a very well-designed, two-storey, three-bay, brick clad dwelling with a truncated hip roof, a pedimented projecting frontispiece with bargeboard and roundel, an intricately detailed wooden portico with a second-storey glass and wood conservatory, ornate cornice brackets, deep projecting eaves, and several tall, narrow windows with segmentally-arched window cornices and bossed keystones. The property has had minimal exterior alterations, as discussed further below.

Italianate architecture, inspired by Florentine architecture during the Italian Renaissance, was popular in Ontario between 1850 and 1900. It was considered an alternative to the Classical Revival and Gothic Revival styles. The adaptability of Italianate architecture made it an appealing style for Upper Canada’s entrepreneurial middle class and could accommodate a broad range of domestic needs. It also enlivened the streetscape due to its ornamental appearance. The style tended to be highly decorative, with elements such as overhanging eaves with large brackets, tall and narrow arched windows, bay windows, quoins, low-pitched roofs, pedimented windows and doors, and a frontispiece with extensive ornamentation. The style was popular with both residential and commercial

buildings across Ontario. 44 Mill Street is a particularly well executed and preserved variation on a design for a two-storey square residence with projecting eaves and ornate cornice brackets that was promoted by The Canada Farmer journal in 1865.

The two-storey, rectangular-in-plan, red-brick dwelling at 44 Nelson Street West contains many hallmark features of the Italianate architectural style including: a low-pitched hipped roof with overhanging eaves, stylized and exaggerated decorative brackets under an ornamental cornice, three-bay façade, decorative rectangular-patterned frieze, a set of bay windows, quoining, window voussoirs, decorative keystones, dichromatic brickwork (as seen in the voussoirs and quoining) and a projected porticoed frontispiece with elaborate decorative millwork.

The design of the house is similar to that of 22 William Street, although there are notable differences in several decorative aspects of the two main façades.

44 Nelson Street West has been exceptionally well-maintained. The house retains considerable original or early elements including: front portico with extensive millwork supported by squared columns, second-level conservatory with original wooden frame and detailing, circular window below the roof gable, window forms with the associated voussoirs and keystones, front gable bargeboard, ornate cornice brackets and cornice detailing, setback, unpainted brick, and some mature vegetation and trees surrounding the property. The overall visual balance, visual appeal and elegance of the property's architectural features displays high degree of craftsmanship and artistic merit as identified under criteria 2, O. Reg. 9/06 of the Ontario Heritage Act.

Historical/Associative Value:

44 Nelson Street West meets criteria 4 of O Reg. 9/06 of Ontario Heritage act as it is closely associated with the early Euro-Canadian settlement of the Village of Brampton, which is Brampton's historic downtown centre, and the building boom of the late 19th century. The house was built circa 1875, at the height of Brampton's first population and housing construction boom, which was attributed to the arrival of the Grand Trunk Railway in 1856 and the subsequent development of large rail-based industries, such as the Hewetson Shoe factory (45 Railroad Street) and the Copeland-Chatterson Loose-leaf Binder Company (later Dominion Skate Company), in the surrounding area. This was a period of significant economic prosperity for the town.

The block on which 44 Nelson Street West is situated appears on the 1850 Plan of the Village of Brampton and forms part of Brampton's early settlement history. The property is therefore closely linked with Brampton's cultural and economic transformation from a Village to an urbanizing Town. Further, it is representative of the new white-collar generation of settlers attracted to the urbanizing Village of Brampton. An 1894 fire insurance map (approximately 20 years post-construction) shows that 44 Nelson Street West was one of very few brick homes in the neighbourhood and was surrounded by a significant majority of wood-framed homes. It was not the average Brampton home nor was it built for the average Brampton family. Examined against the neighbourhood as a whole, 44 Nelson Street West provides a valuable perspective of changing populations and demographics in Brampton as it began transitioning from a Village to a Town.

The most notable home occupant was Elizabeth Anna Graham, who purchased 44 Nelson Street West and its adjoining lots (present 40 Nelson Street West) in 1873. Elizabeth Anna commissioned the construction of the home on 44 Nelson Street West and sold the property in 1887, 14 years after her original purchase. Elizabeth's husband was a dentist in the Village of Brampton. The purchase and ownership of property under a woman's name rather than her husband's is significant and represents the changing

legal property ownership landscape that Brampton and Ontario more generally underwent during the 19th century.

The second notable home occupant is The Salvation Army, which has used the home at 44 Nelson Street West as a home providing residential and community based services to young persons who involved in the youth justice system, supporting their successful rehabilitation and reintegration into society. Since at least the 1990s, 44 Nelson Street West (“Cuthbert House”) has operated as one of the only two vulnerable youth hostels in the Peel region, providing housing and support to local juvenile male youth who would otherwise need. The property was named “Cuthbert House” in memory of Walter and Elizabeth Cuthbert. In 1913, Walter Cuthbert co-founded the Brampton Salvation Army Band. He served as Bandmaster for 39 years, until his retirement in 1952. The band has been recognized for its contributions to the community in *Brampton’s 100th Anniversary as an Incorporated Town* and *A History Of Peel County To Mark Its Centenary as a Separate County*. In particular, it has been celebrated for its musical performances during festivals, at the Citadel, in local hospitals, and at retirement homes. The Cuthberts owned a greenhouse in Brampton during the 1920s.

Contextual Value:

Constructed in 1875, the property at 44 Nelson Street West is functionally, historically, and visually linked to its surroundings. Sited and generously setback on a corner lot, the dwelling with its architectural detailing and minimal alterations has a role in defining, maintaining, and supporting the mature streetscape of Nelson and Mill Streets as a substantial, late nineteenth century property meets criteria 7 of O. Reg. 9/06 of Ontario Heritage act.

The property is located in this mature, low density residential neighbourhood that dates to the period of Brampton’s economic boom and development, which occurred after 1856 with the arrival of the Grand Trunk Railway. The subject property is located within the Nelson Street Neighbourhood, which was identified as a potential Heritage Conservation District (HCD) by the 2009 HCD Feasibility study prepared for the City. This neighbourhood contains a diverse collection of single detached residences and the occasional semi-detached dwelling from the mid-to-late nineteenth and early twentieth century, ranging in size from cottages to large estates. Then house is visually, functionally, and historically linked to its surroundings and therefor meets criteria 8 of O. Reg 9/06.

The house is a known and prominent property in the neighbourhood and sits prominently at the corner of Mill and Nelson streets where it acts as a landmark within the neighbourhood. This meets criteria 9 under O. Reg. 9/06 of Ontario Heritage Act.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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

Design/Physical Value:

- The setback, placement, and orientation of the building on the north-east corner of Nelson Street West and Mill Street North;
- The scale, form, and massing of the two-storey house form building with two recessed rear wings;
- The symmetrical organization of the two-storey principal south façade;
- The combined truncated hip and gabled roof;
- The materials with the dichromatic brick cladding and buff brick quoining and voussoirs;
- Dichromatic Brick Patterns;
- Curved dichromatic voussoirs with keystones on the second storey windows and flat dichromatic voussoirs with keystones on the first storey;
- The fenestration including symmetrical bay windows with;
- The frontispiece with projected portico including the enclosed second-storey conservatory with its wood frieze, colonettes and wood detailing, narrow windows;
- Various Window Shapes and Sizes;
- 3-Bay Windows with brick work over the window.