



23 Centre St. S, Brampton, Ontario

Kilpatrick-Young House

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HERITAGE IMPACT ASSESSMENT

Prepared for:

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c/o 31 Centre Street South

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1.0 INTRODUCTION TO THE REPORT

1.1 EXECUTIVE SUMMARY

The scope of this Heritage Impact Assessment (HIA) report involves the evaluation of the existing heritage property and the impact on it from the proposed development on and around the subject property. The results of the background historic and archival research and the site visit review revealed that the demolition of the rear will have no adverse impact on the heritage attributes of the building, and that the demolition of a later addition will allow the important historic front portion of the structure to be rehabilitated and restored to its original architectural state, allow an adaptive reuse of the building and alleviate the parking issue for the adjacent cardio clinic.

The following mitigation options were considered and assessed for their impacts:

OPTION	DESCRIPTION	PARKING SPACES	COMMENTS	FEASIBILITY
1	Demolition of rear wing for additional parking	12	Rear (west) wing does not contain the heritage attributes. Parking provided will alleviate the parking shortage for adjacent medical facility.	Feasible
2	Retention of rear wing (or a portion thereof), direct-access parking spaces	3-4	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. Parking provided is insufficient for adjacent medical facility.	Unfeasible
3	Retention of rear wing (or a portion thereof), side-access parking spaces	0	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. No parking provided because layout does not meet the minimum parking design standards.	Unfeasible

From the assessment of various mitigation options to accommodate parking in the rear, only Option 1 represents a feasible and heritage-sensitive strategy for this site alteration. This conservation approach ensures prioritization of the original front house component as well as the preservation of the overall site context. The proposed development adopts an approach of minimal intervention and advocates alterations that are compatible with the heritage building.

The HIA proposes and requests that the BHB recommend in principle and that Council approve the following courses of actions:

- a. The partial demolition of the rear one-story section of the house, later construction than the original house, should be permitted in order to allow for additional outdoor parking spaces.
- b. The Heritage Designation Report should be updated and amended to include corrections and account for the proposed partial demolition, rear parking and change of use.
- c. This HIA should form part of a Heritage Permit Application (HPA) for the demolition of the rear portion of the house. In conjunction with the partial demolition would be a Site Plan Approval (SPA) application to follow the HIA submission. But approval in principle of the HIA and the associated HPA for the demolition of the rear portion are needed before the client undertakes the considerable engineering and other services to prepare the SPA application.
- d. Part of the SPA submission would be a set of Heritage Conservation Plan (HCP) drawings outlining in detail the methodology for the partial demolition, rehabilitation and restoration of the remaining front portion of the building.
- e. Following the SPA completion and execution of the associated agreements, a Building Permit Application (BPA) will be submitted to implement the change of use from residential to commercial. In conjunction with the BPA will be a second HPA. The BPA and HPA will allow for the proposed interior alterations and exterior restoration work outlined in the HCP.
- f. It is recommended that Council approve and, following which, that Heritage Planning and other staff undertake actions and permits to implement this partial demolition. After (and only with) the approval of the Heritage Conservation Plan and its proposed demolition of the rear wing, a Heritage Easement Agreement (HEA) would be entered into by the owner/applicant to ensure the conservation and protection of the subject property.

1.2 PROJECT BACKGROUND

AREA, Architects Rasch Eckler Associates Ltd. (AREA) has been assigned the task of preparing this Heritage Impact Assessment (HIA) report for the property situated on 23 Centre St. S. by Dona Hill (the owner) of 1743603 Ontario. Inc., which is the corporate property owner, listed on title. This report serves as an assessment of the potential impacts on the heritage attributes of the property that could result from the change of use and demolition of the rear one-story wing to create additional parking spaces.

The subject property is located in an area that is referred to as the Queen Street Corridor. Its current use is defined as single family residential and it is currently a vacant property. It is designated as a Central Area and Growth Centre by the Official Plan, and further defined as a commercial and mixed-use area through the Secondary Plan. The reason for the delay in registering the heritage designation appears to be due to a letter from the then-owner, Patrick Young, to the Regional Councillor, which identified certain errors in the Heritage Designation Report (HDR). The immediate area of this property is bordered in the southwest direction by the railroad corridor, St. Mary's Roman Catholic Cemetery to the south, Centre St. S. to the east, the Etobicoke Creek to the west, and Queen St. E. to the north.

The subject property has been identified as worthy of designation under Part IV of the Ontario Heritage Act (OHA). The City of Brampton has issued a Notice of Intention to Designate (Appendix II) the property situated at 23 Centre St. South as a property with cultural heritage significance. This property, which was built in 1876, meets three criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value, and contextual value in O.Reg.9/06. The property, while listed on the Municipal Register of Cultural Heritage Resources is also subject to a 'Designation in process'. The Notice of Intention to Designate was approved by Council, however the final heritage designation was not implemented and the Designation By-Law (DBL) has not been registered on title.

For the purposes of this report, the property orientation will be considered to be facing east with its frontage on Centre Street South, which will be considered as running north-south.

The HIA seeks to evaluate the heritage value of, and the development impacts on a cultural heritage resource. This HIA is being submitted in compliance with the requirements of the Ontario Heritage Act (OHA), the Provincial Policy Statement ('PPS') and by Council through the Official Plan ('OP'). The HIA also references technical drawings and documents associated with the subject property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources. These references include but are not limited to:

- a. Heritage Report: Reasons for Heritage Designation Kilpatrick-Young House (HDR), 23 Centre St. S., Jim Leonard, December 2009 (Appendix II);
- b. Letter from Previous Owner, Patrick Young, January 7, 2011 (Appendix III);

- c. Ontario Heritage Act, R.S.O. 1990, with amendments up to 2014 ('OHA');
- d. Provincial Policy Statement of the Planning Act, with revisions up to 2014 ('PPS');
- e. Municipal Register of Cultural Heritage Resources, 'Listed' Heritage Properties;
- f. City of Brampton's Cultural Heritage Impact Assessment, Terms of Reference ('HIA-ToR'); and
- g. City of Brampton Official Plan ('OP'), 2006 (with November 2013 consolidation).

On June 11, 2018, the initial site investigation was conducted by *AREA* staff to inspect the overall condition of the property along with acquiring photo documentation of the primary structure. The site photographs, contained and cited in this report, were taken by *AREA*, unless indicated otherwise. Archival and historical research was also undertaken based on pre-existing background information, Cultural Heritage Reports, Land Registry Records, historical and aerial maps, and other published materials that relate to the subject property.

2.0 INTRODUCTION TO THE SUBJECT PROPERTY

2.1 LOCATION OF SUBJECT PROPERTY

Municipal Address	23 Centre St. South, Brampton, Ontario
Legal Description	LT 81 & PT LT 80 Railway BLK PL BR5 as in RO719612; S/T Debts in RO719612 & BR48083 Brampton (Appendix V)
Square Area & Street Frontage	The area of the building is 1,562 sq. Ft (145 sq.m.), while the actual site area is 6,869 sq. ft. (638 sq.m.) The frontage of this parcel of land is approximately 62 feet (18.9 m).
Location & Boundaries	<p>This property is located in the Queen Street Corridor and is part of the “Railway Block” subdivision (Figure 4)</p> <p>The property is bounded by 21 Centre St. S. to the north, Centre St. S. to the east, 31 Centre St. S. to the south, and 139 John St. to the west (Figures 2 & 3).</p>
Official Plan Designation	The subject land is designated as both a “Central Area” and an “Urban Growth Centre”. In the Secondary Plan it is designated as a Commercial, Mixed Use Area in the Queen Street Corridor (Area 36, Figure 1)
Zoning By-Law	The site is zoned as “Service Commercial” (SC) by Zoning By-Law 270-2004. The residential property is currently non-conforming as this specific use is not permitted by the SC zoning (See Table 3).

2.1.1 LOCATION WITHIN CITY OF BRAMPTON

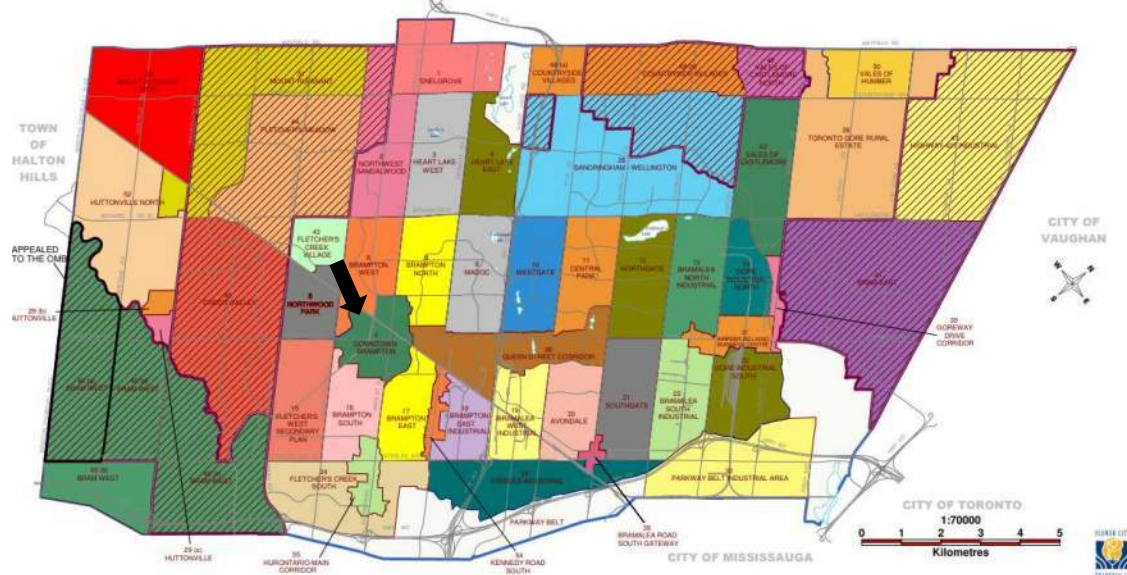


Figure 1 - Approximate Location of Subject Property in Queen Street Corridor, Brampton OP map



Figure 2 - Aerial Photograph of Subject Site (Brampton maps, 1994)



Figure 3 - Aerial Photograph of Subject Site (Brampton Maps, 2017)



Figure 4 - Detail from "Railway Block" plan of Subdivision BR-5

2.2 CONTEXT OF SUBJECT PROPERTY

2.2.1 ADJACENT PROPERTIES AND LAND USES

The subject property is surrounded (Figure 5) to the south by St. Mary's Catholic Cemetery (Figure 6) located at 39 Centre St. S. and the Brampton Cardio Pulmonary Services (Figure 7) at 31 Centre St. S. The latter building immediately adjacent to the subject property is owned by Peter and Meghan Hill, the children of Dr. Laurie and Dona Hill and is rented by Centre Street South Rentals which is associated with the Hill family and Dr. Laurie Hill, Dona's husband, is the cardiologist associated with this clinic. Across the street on 20 Lynch Street is the William Osler Health System (Figure 8) which is a community hospital that serves both Brampton and North Etobicoke.



Figure 5 - Properties surrounding 23 Centre St South



Figure 7 - St. Mary's Cemetery-39
Centre St. S. (Source: www.flickr.com)



Figure 6 - Brampton Cardio Pulmonary
Services-31, Centre St. S., AREA, 2018



Figure 8 - William Osler Health System-20 Lynch Street

(Source: www.entuitive.com)

2.2.2 ST. MARY'S CATHOLIC CEMETERY

Brampton's Catholic population dates back to the 1830-40s when travelling priests occasionally visited the City of Brampton. John Lynch was the first settler of Catholic faith in the Brampton area and held services within his home before the construction of the church. In the year of 1863, Lynch sold an acre and a half of his property for the purpose of building both a Catholic Church and a burial ground. On February 12, 1865 a wood frame building with the name of Guardian Angels was built on the property however was later destroyed in a fire on July 18, 1878.

In the early 1960s, more than thirty tombstones were taken from the Guardian Angels Burial Ground (St. Mary's Cemetery) on Centre Street and laid as a consecrated foundation under the alter of the St. Mary's Church.¹ The 1950's Etobicoke River diversion project has been documented as impacting the cemetery but it is not clear what damage and repair or replacement of the tombstone may have occurred as a result. The cemetery is a testament to the early Irish settlers of Brampton as many families such as O'Hara, Ingoldsby, Kenny, and Tighe have their tombs there.²

¹ Commemorative book and Pictorial Directory. St. Mary's Church "Mother Church of Brampton" 1909-2009

² Halton Peel Branch. Ontario Genealogical Society. St. Mary's Roman Catholic Cemetery-Brampton.

2.3 SITE CONDITIONS AND PROPERTY FEATURES

A site visit on June 11, 2018 was conducted by *AREA* staff to photograph the property, measure the floorplan, to document its overall conditions and to collect data relevant for completing a heritage evaluation.

The subject property occupies Lot 81 in the “Railway Block” plan of subdivision (Figure 4), surveyed in March 1854 and registered on May 9, 1854. Lot 81 is generally rectangular in shape. The parcel has a frontage of approximately 62 linear feet. The topography of the land on which the site is situated is relatively flat and has a rectangular configuration. The main structure is a one-and-a half storey residential house that faces Centre Street South. The structure has a T-shaped layout and consists of a main square shaped one and a half storey wing and an additional smaller rear one-storey wing.

The overall exterior appearance is of a circa 1870’s cottage (Figures 36 to 41). Ontario Gothic Cottage Style is expressed through a moderately pitched cottage or hip roof. A three-bay fenestration on a centre hall plan with a gabled dormer dominates the front façade of the house. The house is of wood-frame construction and is clad primarily in white pebble-dash stucco. A pitch cottage or a hip style is the general roof composition, which is clad in asphalt shingles. The original window types have segmental arched openings and incorporate 2/2 wood sashes with eared moulded surrounds that are painted green. These historic windows are found in and define the original front portion of the building and all have shutters except for the east-facing door. The rear wing forming the north façade of the house has an enclosed porch and is clad with metal siding. The window style of the rear wing differs greatly to that of the front wing as they are rectangular—without arches at the heads—and do not have sills or shutters. The south side elevation exhibits a gable-roof dormer.

The subject property incorporates a small front lawn that is framed with a concrete retaining wall and a sidewalk that leads to the front entrance. Along the north property line are mature conifers along with a concrete driveway adjacent to the north elevation.

Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the dwelling and its condition.

3.0 ASSESSMENT OF EXISTING CONDITIONS

3.1 GENERAL CONDITIONS

Through a site review conducted on June 11, 2018, *AREA* staff made several observations on the general condition of the house. Portions of the house appear to be in poor condition and are in need of general maintenance. The property has been maintained through periodic interventions and still retains its structural stability. Much of the physical deterioration on the site affects the overall exterior and interior aesthetic and are not structural issues that pose structural harm to the building. However, the repairs, replacement and, retrofit work has, in most cases, removed and replaced the original components, e.g. windows, stucco, siding, foundations, soffits, roofing, etc.

The building can be considered in two portions—the front east original house and the rear west addition. The front portion comprises two rooms on either side of a centre hall which appear to have had the following functions:

- Living Room or Parlour at the north-east corner (Figure 9); and
- Dining Room at the south-east corner (Figure 10).

The historic front house portion incorporates a small and low second floor attic accessed by a stair and which contains a dormer window featured in the front elevation (Figures 14, 15).

The rear addition is composed of a series of alterations (Figure 35) which appear to have been built at various times from the early twentieth century to post -WW II and comprise of:

- Summer Kitchen (Figure 11);
- Pantry or later kitchen extended from the Summer Kitchen (Figure 11); and
- Family Room as a later addition behind (west of) the summer kitchen (Figures 12 & 13).

Only the front (east) portion of the structure represents the original circa 1876 historic house. Of the agglomerated assembly, only the front east portion most appropriately represents the Kilpatrick-Young House, which warrants conservation.

In summary, the notable house features are primarily exterior and related to the front portion, exhibiting either original materials or direct associations with the nineteenth-century Ontario Gothic Cottage, which include:

- One-and-a-half storey scale;
- Gable roof with pointed gable dormer with a decorative bargeboard on front façade;
- Projecting eaves;
- Frame construction;
- Symmetrical, three-bay front façade with central entrance;
- Centred, plain front entrance featuring segmentally arched decorative casing, transom and single panelled door; and

- Use of a pointed arch, emphasizing Gothic Design.

Overall, the Kilpatrick-Young House is structurally stable. However, the building exhibits deterioration both on the exterior and interior components. These include peeling/flaking paint, sporadic holes within the wall assemblies, cracks in the foundation, and damaged floor finishes. If these deterioration issues are neglected it could potentially cause more extensive damage with more expensive remediation or the possibility of property standards by-law infractions.

INTERIOR PHOTOGRAPHS



Figure 9 – North-East Corner Living Room of Original Structure



Figure 10 - South-East Corner Dining Room of Original Kitchen Area



Figure 11 - Summer Kitchen in Rear (West) Addition



Figure 12 - Staircase that Leads to Basement from Non-Original Addition



Figure 13 - Family Room in Non-Original Addition behind (west of) Summer Kitchen



Figure 14 - Attic of Original Structure



Figure 15 - Original Attic with Dormer Window



Figure 16 - North Portion of Addition

3.2 INTERIOR CONDITIONS

The observed interior deficiencies and deteriorations include:

- peeling paint (Figure 17);
- holes in the wall assemblies related to plumbing or heating systems (Figures 18 & 19);
- cracks in plaster throughout (Figure 19);
- discolored floor finishes (Figure 21);
- marks and cracks on hardwood and tiles (Figures 19, 20, 22);
- cracked and deteriorated window frames and window sills (Figure 23);
- cracks on wood doors and frames (Figures 24 & 25).

These are deterioration issues that would require either repair or replacement. However, this report will not discuss them in depth as they do not affect the overall heritage character of the house and are not listed as heritage attributes in the HDR (Appendix II).

INTERIOR CONDITION PHOTOGRAPHS:



Figure 17 - Peeling Paint Finishes on Ceiling



Figure 18 - Visible Hole in Wall Assembly from former (stove) pipe



Figure 19 - Exposed Wood Framing & Deteriorated Wall Finishes



Figure 20 - Hairline Cracks on Interior Walls



Figure 21 - Discoloration on Hardwood Flooring

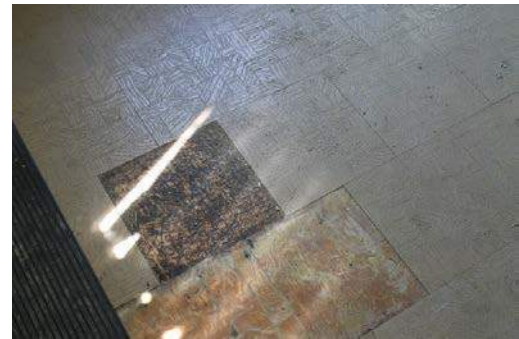


Figure 22 - Deteriorated Floor Tiles



Figure 23 - Chipped & Decayed Window Sills & Frames



Figure 24 - Cracks & Peeling on Wood Door Frame



Figure 25 -Cracks in Interior Door

3.3 EXTERIOR CONDITIONS

3.3.1 EXTERIOR WALLS

As can be seen at several locations (Figures 26, 27, 30 & 31) there are numerous visible cracks within the exterior stucco cladding and/or the substrate of the house. The cracks may, in some cases, entail damage in the substrate of wood framing or masonry and reflect structural issues such as differential settlement. The wood framing can be and will need to be rectified and reinforced as part of the rehabilitation work to be outlined in the subsequent HCP drawings.

No matter the cause, the cracks can become a pathway for water and moisture to seep into the wall assembly. When water penetrates behind the stucco, it causes the stucco to soften and break off, which is seen in several locations (Figures 26 & 29). It can be seen in these images that part of the substructure is exposed due to cracked or missing stucco cladding. If water or moisture is trapped within the walls it can manifest into issues such as mould, wood decay, masonry movement, or plaster bulge.

Patrick Young suggested that the damage to the exterior walls could have resulted from heavy pounding that occurred in 1986-87 during the grade separation that came with the construction of the railway underpass. Other reasons could include shrinkage caused by freeze-thaw cycles, or water seepage due to stucco being a porous material.

The existing stucco is not original as will be explained below. Remediating this issue can be done through patch repair which includes widening the crack, applying compatible caulking, and then allowing it to cure for at least 24 hours. However, if there are numerous damage locations, patches may generate further cracking at their edges in the future. It would be more prudent to re-stucco the entire exterior in order to have a homogeneous finish.

3.3.2 EXTERIOR FINISHES AND WINDOWS

Paint has been applied to the exterior pebble-dash stucco cladding, window and door frames, window and door sills and wood trim. Portions of the white paint finish were peeling off the exterior walls at the edges and on the windows (Figures 27, 30, 33). This peeling and fading of the paint is also seen in the shutter boards, window frames and sills (Figures 28, 29 & 30).

This type of deterioration could be the result of incompatible surfaces, condensation, water infiltration, deferred maintenance and age. When moisture penetrates through the paint coating the layers separate and detach from the walls surface. Water penetration can result from roof, flashing or gutter leakage and causes bulging, cracking, and ultimately peeling between the paint coating and the surface. Water infiltration into the surface causes the paint and stucco to bubble, flake and peel.

To remediate this deterioration all loose paint must be scraped off and the surface must be smoothed and cleaned to adequately prepare it for repainting. It is also proposed that the windows and doors of the house be replaced with reproductions since many are not original (see

subsection 5.4). The existing older windows for the most part are deteriorated. However before applying to have them removed and replaced, a more thorough examination should be conducted as a part of the Heritage Conservation Plan (HCP). No matter how the windows are determined to be treated, it is quite possible to retain their distinctive exterior frames and, if determined to be necessary, replace only the sashes. The segmental arched wood windows (Figure 30) are consistent around the front house portion: on the east elevation, a pair of windows symmetrically placed (Figure 36); on the north elevation, a single window (Figure 37); on the south elevation (Figure 36), a pair of windows symmetrically placed (Figure 39). It should be noted that, at this period of construction c. 1870s, these windows would have been factory produced. Almost identical segmental arched windows were documented by an *AREA* associate – by fully disassembling the components – from the contemporary Briarly Cottage (c. 1870), 4937 Dundas St. W., Etobicoke, which is now demolished³. All of the window components, even those internal, were factory-planed on all sides. The wood windows' casing frame incorporates surrounds with distinctive moulded ears at the top corners and a keystone ornament in the middle of the frame head. This frame features should and can be conserved no matter what window treatment is determined through the subsequent HCP.

The HCP's consideration of the windows will need to take into account the structure's new use which requires contemporary standards of thermal resistance and continuity of the air vapour barrier (AVB). For instance, insulation on top of a continuous AVB to current construction standards will be applied to the interior wall assembly. This systems of continuous AVB involves tying in the AVB around the window and overlapping with a "Blueskin" waterproofing membrane (WPM) wrapping behind the frame in the wall opening. Clearly such a continuous AVB system cannot be achieved with the existing in-situ windows since the Blueskin must wrap behind the window frames within the wall assembly. The upgrading of the thermal insulation of the overall building envelope makes the continuity of the AVB imperative. When the building envelope R-value increases substantially then any breaks of continuity of the AVB becomes the concentration points for condensation and moisture which cause long-term deterioration and failure of window components which have not been upgraded. In summary, there are significant building science reasons for reproduction windows to replace the existing fenestration.

Although many conservation standards would prescribe repairing the existing windows, their poor condition and the building envelope upgrades may entail that they be replaced by reproductions with in-kind material (wood) and profiles to match the originals. Further determination of the treatment for the windows will be provided in the subsequent HCP.

³ Briarly Cottage Window Drawings, Bruce Corley, 2018

EXTERIOR CONDITION PHOTOGRAPHS:



Figure 26 - Cracks in Exterior Wall



Figure 27- Hairline Cracks & Chipped Paint on Exterior Wall



Figure 28 - Peeling Paint on Window Sill & Exterior Shutters



Figure 29 - Peeling Paint on Window Frame



Figure 30 - Deterioration on Exterior Wall & Arched Windows with Cracks



Figure 31 - Exposed Foundation Wall



Figure 32 - Detached Window Cover for Basement Window



Figure 33 - Paint peeled of Pebble-Stucco Wall

3.3.3 ALTERATIONS TO THE HOUSE

Although the Kilpatrick-Young House seems to retain the majority of its original form, there have been alterations made to it over the past century to maintain the property. These alterations are mentioned both in Jim Leonard's Heritage Designation Report along with the letter issued by Mr. Young to the Regional Councillor.

The alterations noted by Jim Leonard are as follows:

- a metal screen door which obscures the original paneled main door (Figure 36);
- a concrete front porch with metal railings (Figures 33 & 36);
- enclosed porches installed on both the north elevation and the rear that are clad with metal siding (Figures 37, 38, 39, 40 & 41);
- metal flashing that covers the fascia and soffits (Figure 33, 36, 38, 39); and
- a concrete block chimney on the rear south side of the main house (Figure 41).

According to the letter submitted by Patrick Young there were several alterations to the house that were not mentioned by Jim Leonard's report. Young states that around the 1970's approximately 80% of the existing pebble stucco had to be replaced due to its extremely deteriorated state. For the replacement an updated cement-based version of the stucco was used and was textured to mimic the pebble look. The driveway was topped in 1987 with "concrete based paving stones" and not gravel as suggested by the HDR. The twelve decorative window shutters around the house along with seven of the ten wooden framed storm windows are non-original and were constructed and installed by Young himself in the mid 1970's.

3.4 REAR ADDITIONS TO ORIGINAL FRONT HOUSE

The rear one-storey "ell" extension is presumed to have been constructed after the original house due to the difference in material and construction style. The exact construction date of the ell is unknown however the earliest fire insurance plan found in the Peel Archives dates to 1924 in which the addition can be seen (Figure 42). The "summer kitchen" portion appears to be a later (than 1870) addition probably from the late nineteenth century or early twentieth century, but is older than the accreted extensions wrapping around it, which are post-WWII, and primarily from the 1970's. Metal siding is used for the exterior wall cladding on the remainder of the exterior walls of the rear addition which is post-war in construction (Figures 38, 40 & 41).

The south wall of this ell is clad in stucco for about two-thirds of its length (Figure 39). This stucco portion of the ell comprises approximately 25% of the perimeter wall of the addition which is the only remaining exterior portion of the earlier portion of the rear wing. This portion of the addition appears to be the first to be constructed on the original front house component.

The rear extension was constructed as a series of additions. The building portions on the property are illustrated in a site plan diagram (Figure 35), which indicates the sequence of the house's construction. The stucco façade represents the "First Addition" in this diagram but, in comparing it to the 1924 map (Figure 42), it appears to have been made up of two portions. So, this First

Addition itself may have been constructed in two stages. This First Addition component could also have been a replacement of an earlier extension which would have been commonplace for a summer kitchen. In any event, the rear wing's smaller size and different height indicate that it would have been a secondary, later add-on to the original front portion rectangle making the house into a T-shape.



Figure 34 – Typical Cottage Floor Plan, Windrush Cottage, St. Marys, Ontario (Drawing by Lee Ho Yin) ⁴

A typical Ontario Gothic Cottage in St. Marys (Figure 34) demonstrates a symmetrical floor plan without any rear addition (or a summer kitchen) in its original incarnation. “A central hall frequently divides the structure from left to right, and in the simplest cottage there are usually four rooms, two on either side of a central hall. Sometimes, a cottage may have a central hall surrounded by rooms – two on either side and one at the back, making a total of five rooms.”⁵ Among those five rooms, in this example, is a kitchen at the rear within the rectangular footprint of the original cottage structure. In the illustrated St. Marys example (Figure 34), the rear ell is labelled a “Later Addition” and is represented in dash lines. So, this Gothic Cottage style has some precedents wherein the kitchen began within the front house and subsequently may have transferred into a later rear ell addition (hence the term “summer kitchen”) which appears to be the case for the subject residence.

There are, of course, models and samples for this house style in which the rear tail extension may have been constructed concurrently with the front portion. But based upon the conditions of this house, it appears to have been built in the sequence of the Original House with its rectangular

⁴ Distefano, Lynne D. (2001). *The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century*

⁵ Distefano, Lynne D. (2001). *The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century*

footprint at the front and subsequently a series of additions at the rear (Figure 35). The construction sequence would suggest that the kitchen could have been relocated from being contained in the front portion, as shown in the St. Marys example (Figure 34), to the First Addition whenever it was built, which could have been as little as a few years or as much as a few decades after the Original House component.

Although the period of its construction cannot be determined, the First Addition is conjectured to have been built after and later than the original front portion. As discussed, the five segmental arched wood windows (Figure 30) are consistent around the front house portion. The rear addition's stucco façade portion contains two rectangular windows with different orientations (Figure 41) and certainly unlike those in the front. The window with its long side oriented horizontally would not be dated any earlier than the twentieth century inter-war period. The other window with its long side oriented vertically (Figure 29) has similar proportions to the front block's arched window but is clearly different due to its flat head. However, despite its similarity in size, this rear addition's window does not contain any of the distinctive features of the front portion's five identical windows. Most conspicuously absent from this window in the addition is the arched head with its distinctive detailing. These differences between the windows of the front versus this window in the stucco addition, i.e. the shape, could not simply be minor alteration during the on-site construction process but instead intrinsic to the window fabrication. As a reasonable assumption, therefore, the five identical windows of the front house would have been procured at the time of the earlier Original House (1876) and separate from the simpler square-headed window in the rear addition. The difference in such building components again suggests that the front portion was built before and added onto by the subsequent First Addition which could have been as little as a few years or as much as a few decades after the Original House component.

This sequence of construction can also be observed in the basement construction. The foundations of the rectangular Original House, were originally constructed out of fieldstone, based on Mr. Young's letter, and which remains only in a very small vestigial section. In the current conditions, most of the foundation of the front portion of the house have been excavated and underpinned with concrete blocks primarily and bricks secondarily (Figure 43). The rear section of the house, which comprises the addition, sits on a brick foundation including common wall which is shared with the front portion (Figures 44 & 45). The use of brick for the rear foundations, instead of stone, suggests that the rear wing was added later than the 1870s front portion. Not that brick foundations would be uncommon for nineteenth century Ontario houses. But it is simply the difference in foundations materials between the front and rear portions which indicates that they have different construction dates – the front preceding the rear. The date of the rear foundations is not established from any documentary evidence. These different foundations, once again, demonstrate that the front portion was built before and added onto by the subsequent First Addition, whenever it was built.

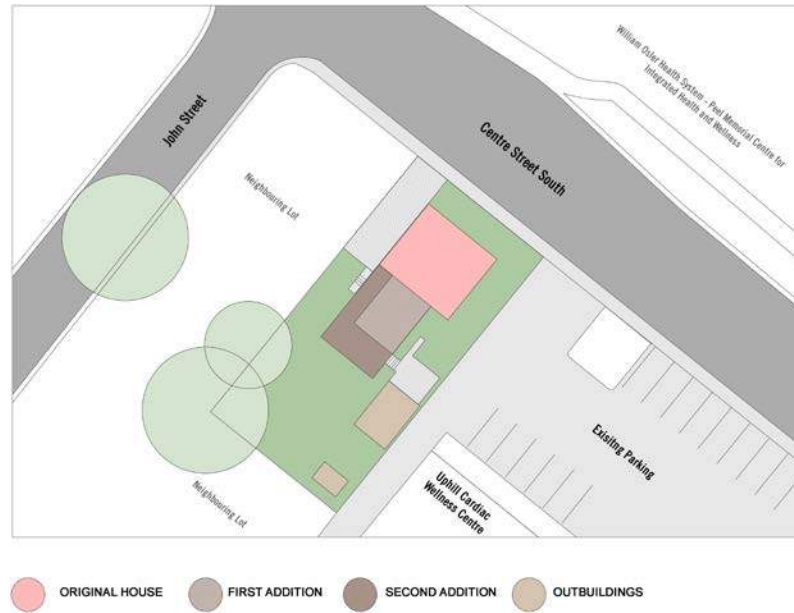


Figure 35 – Additions & Alterations to the original house, AREA

ELEVATIONS IN PHOTOGRAPHS:



Figure 36 - Street Facing East Elevation showing eaves with metal



Figure 37 - North & East Facades



Figure 38 - "EII" Addition as seen on North Elevation clad in metal siding



Figure 39 - South Elevation showing the later "EII" addition



Figure 40 - West Elevation showing enclosed porch clad in metal siding



Figure 41 - South Elevation showing "Ell" Addition with metal siding & concrete block chimney



Figure 42 - Fire Insurance Plan, 1924 (Lot line annotated by AREA to show the subject property)



Figure 43 - Partially Excavated Foundation facing north



Figure 44 - Partially Painted Brick Foundation Wall facing west



Figure 45 - Missing Brick Features in Foundation Wall facing north

4.0 HERITAGE EVALUATION OF PROPERTY

4.1 HERITAGE DESIGNATION STATUS

The subject property has received a Notice of Intent to Designate (Appendix II), which was passed by Council. The Council approved a Heritage Designation Report and the steps of the designation process. The original Heritage Designation Report (HDR) was written by Jim Leonard in 2009 and was submitted to the Brampton Heritage Board (BHB), which was then approved by Council on December 21, 2010. The Notice of Intention to Designate ('NID', Appendix IV) was issued to Patrick Young (previous property owner) on December 22, 2010, following which Mr. Young sent a letter to the Regional Councillor on January 7, 2011 (Appendix III) pointing out certain errors in the report. In 2012, the draft Designation By-Law was prepared, however the ratification of it was deferred several times.

4.2 ARCHITECTURAL STYLE

The main heritage attribute of the house is its representation of a well-preserved wood-framed Ontario Gothic Cottage Style structure. The style of architecture blends British and Gothic elements together. "Since many of the early settlers in Ontario were from the United Kingdom, it is not surprising that their buildings often contain details found in English Gothic and medieval architecture"⁶. Typically, Ontario Gothic Cottages are one or one-and-a-half storeys and integrate ornamental woodwork in the Gothic style⁷. In Ontario, the Gothic style is commonly seen in cottages such as in 23 Centre Street South. The geometry of the house is rectangular and displays a "three-bay fenestrations on a centre hall plan with a central, gabled dormer with a Gothic window opening inside it".



Figure 46 - Ontario Gothic Cottage Style Home located at 102 Main Street South, Brampton

⁶ Ontario Architecture, (2000-2016), Building Styles-Gothic Revival (1750-1900). Retrieved from <http://www.ontarioarchitecture.com/gothicrevival.html>

⁷ Ontario Heritage Trust. (2017, March 27). Places of Worship Database.

Another association of the house with the Ontario Gothic style is its pitched hip roof and ornate trim on the gable-dormer. The HDR (Appendix II) and the NID (Appendix IV) incorrectly identify the style as “Regency Ontario Cottage” which would have to be amended and reissued. This style is rare and has few examples in Brampton. One of those rare examples of an Ontario Gothic Cottage Style home can be found at 102 Main Street South (Figure 46).

4.3 HISTORY OF PROPERTY OWNERSHIP

Lot 81 in the “Railway Block” plan was surveyed in March 1854 and later registered on May 9, 1854 (Figure 4). The subject property was constructed on the site in circa 1876⁸ and has only had 5 owners since.

From a review of the Land Registry Documents (see Table 1) retrieved from the Ontario Land Registry (OLR), the property was originally owned by John Lynch who sold it off to a labourer Benjamin Kilpatrick and his wife Mary Jane McLean on 7th February, 1876. Benjamin along with his wife and son Daniel stayed in the house until 1937. On 1st March 1937, the ownership was then transferred to Charles Eugene O’Hara. On August 1st 1963, Mary Young bought the property from the estate of Charles E. O’Hara, who later transferred the registry to her son Patrick Young on January 18th, 1985.

TABLE 1: LIST OF REGISTERED OWNERS, LOT 81, CONCESSION BR-5, 1854 TO 2018 (APPENDIX: VI)

Date	From	To
9 th May, 1854		John Lynch
7 th February 1876	John Lynch	Benjamin Kilpatrick Jr.
1 st March 1937	Mary A.J. Kilpatrick Exrx. of Benjamin Kilpatrick Est.	Charles Eugene O’Hara
11 th December 1951	Treasurer’s Consent	Charles Eugene O’Hara Estate
1 st August 1963	Florence L.Core et al Exrs. Mary M. O’Hara Est.	Mary B.Young
18 th January 1985	Estate of Young, Mary	Patrick Young
11 th July 1985	Estate of Young, Mary	Patrick Young
2018	Patrick Young	Dona Hill

According to Jim Leonard’s report, the house was constructed for Benjamin Kilpatrick Jr. who occupied the house with his wife Mary and their family from construction until 1937. This timeline for the sequence of ownership corresponds with the OLR records. However, the letter from Patrick Young serves as a contradiction to this timeline as it states that the Young family occupied the house in 1941 as opposed to 1963. It also states that Charles O’Hara never occupied the property

⁸ Leonard, J. (2009). Heritage Report: Reasons for Heritage Designation "Kilpatrick-Young House-23 Centre Street South"

and instead rented it to a family named Eweles. A possible explanation for this discrepancy is that the Young family lived in the house as renters from 1941 to 1963. Mr. Young may be relaying the anecdotal information from his mother about their family's residing in the house since 1941 although some of the time they were tenants. This explanation is plausible since Mr. O'Hara only leased out (and never resided in) the house, as asserted by Mr. Young. Following this logic, the Eweles family would have been the tenants previous to the Youngs from 1937 to 1941.

The last owners of the house prior to Dona Hill's purchase were Mary Young and subsequently her son, Patrick Young. Hence the name as Kilpatrick-Young House has been given to the property in the HDR since it identifies the first and penultimate owners who occupied the house for the longest periods. Between the ownerships of the Kilpatricks and the Youngs, Charles Eugene O'Hara then acquired the property, but apparently leased it out until his estate sold it in 1963. The HDR (Appendix III) incorrectly states that Mr. O'Hara resided in the house with his family until 1963 and it would have to be amended and reissued. In 2018, Dona Hill purchased the property from Patrick Young, who was the preceding owner prior to the sale to 1743603 Ontario Inc.

4.4 CHARACTER-DEFINING ELEMENTS

From the collected information and archival research, there is no noted architect or builder identified for the house at 23 Centre St. S. However, it is a good example of a mid-19th century cottage residence within the downtown Brampton area. It has been identified to be of the Ontario Gothic Cottage Style and incorporates character-defining elements (CDE) primarily on the exterior facades.

The character defining elements are crucial to the historical integrity of the house and must be preserved in the conservation process. A character defining element is defined by the Standards and Guidelines for the Conservation of Historic Places in Canada ('SGCHPC', Parks Canada, 2010) as "materials, form, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place...". Thus, character-defining elements give value to the cultural heritage resource and provide a basis on which it should be conserved. The associated CDE of this property, which coincide with the heritage attributes listed in the HDR (Appendix II), are as follows:

- a) Example of Gothic Cottage style of architecture;
- b) one and a half storey height that is associated with the Ontario Cottage form;
- c) Well proportioned symmetrical massing;
- d) wood frame construction clad in stucco;
- e) horizontal trim boards along with vertical wood corner boards;
- f) three-bay front fenestration
- g) dormer gabled window located over front entrance;
- h) decorative vergeboard on front dormer;

- i) window openings which are decorated with moulded trims and sills, and have segmented arches with eared architraves;
- j) 2/2 wood sash windows with eared wood window surrounds and sills;
- k) paneled, single-leaf front door, door opening, fixed transom, and moulded eared surround;
- l) medium pitch roof with hip or cottage profile;
- m) gabled roof dormer located on south façade.

The above attributes have been adopted and adapted from the HDR with some edits, combining and excising of some of the elements which are not relevant. However, several attributes on the HDR should not be among the building's CDE as explained below:

- The rear one-storey wing which is also referenced in the "T-Shaped plan", represents later alterations and additions through the twentieth century.
- The stucco cladding is not original as described in Mr. Young's letter. However, any replacement of the house's finish should emulate the original pebble-dash stucco finish. But it would be inappropriate to include the descriptor "pebble-dash" in the heritage attributes because the original house finish is no longer extant.
- The former, original stone foundation was replaced by concrete block and brick masonry and only a small vestige of the original rubble foundation remains, about 5% as noted in Mr. Young's letter.
- Several of the windows have been replaced and are not original. The older window sashes are deteriorated and would not provide continuity of the thermal insulation system in the wall assembly. The windows and their treatment will be reviewed in more detail as part of the subsequent HCP phase (see subsection 3.3.2).
- The storm windows and wood shutters were installed in the 1970s by the previous owner, Mr. Young, as attested in his letter.

The above-noted proposed changes to the CDE for this property should be reflected in revised Reasons for Designation as part of the process for the proposed property redevelopment. As discussed above, other corrections to the HDR and/or the Designation Notice would relate to the house's style and the O'Hara family's tenure.

4.5 HERITAGE EVALUATION SUMMARY

As part of its heritage services, AREA conducted more research and archival investigations, as well as site and building assessments for the subject property. In the Ministry of Culture's Ontario Heritage Tool Kit, "Heritage Property Evaluation", Section 4: Municipal Criteria, Ontario Regulation 9/06 advises that "existing evaluation models may have to be revised to take into account the mandatory criteria set out in the regulation." The evaluation chart below elaborates on the criteria of the provincial regulation O.Reg. 9/06 and assesses the property based on the existing conditions and background research described in previous sections of this report. In compliance with the City of Brampton's HIA-ToR, and based on this HIA's research and investigative information, the heritage value of the subject property, 23 Centre Street South, the Kilpatrick-Young House, has been determined using the following Heritage Evaluation Summary Table.

TABLE 2: EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST SUMMARY

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST	ASSESSMENT (YES/NO)	RATIONALE
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	Yes	<p>The Kilpatrick-Young House is a good representation of a mid-nineteenth century wood frame house designed in the Ontario Gothic Cottage Style.</p> <p>The house's distinctive architectural elements are a testament to this cottage form building and have been preserved to this day. There are few examples of the Ontario Cottage style within the downtown area making the subject property rare and unique.</p>

b) Displays a high degree of craftsmanship or artistic merit	Yes	<p>The decorative elements used for the Kilpatrick-Young House exemplify craftsmanship, but in a limited number of components.</p> <p>The exterior components of the house exhibit interactions between both Regency and Gothic style detailing. Decorative embellishments are used in the centre dormer vergeboard of the front façade and on the frames of the windows and door.</p>
c) Demonstrates a high degree of technical or scientific achievement.	No	<p>Adherence to the prevalent Ontario Cottage style does not represent a technical or scientific achievement.</p> <p>The construction of the house conforms with commonplace construction techniques of its time.</p>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	<p>The historical associations of the Kilpatrick-Young house are limited to its direct link with the Kilpatrick, O'Hara and Young families.</p> <p>These families consist of some of the early European settlers in the area of Brampton. With this being said, this property does not have a significant association with any theme, event, belief, person, activity, organization, or institution.</p>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	Yes	<p>Situated in the "Railway Block" neighborhood, the house relates to this areas evolution and is associated with the construction boom that occurred after the railway was introduced in the mid 1850s.</p>

		Being built in one of the earliest subdivisions in Brampton, the house provides a glimpse of how the City developed during that time.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>No architect, builder or designer is associated with the construction of the original house.</p> <p>The house is an example of an Ontario Gothic Ontario Cottage which, by definition, is a vernacular style without a specific designer.</p>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	<p>The Kilpatrick-Young House portrays the features of a typical Victorian building lot in the City of Brampton.</p> <p>This is displayed through shallow front yard setbacks and narrow lot sizes, which reflects an early type of subdivision plan.</p>
b) Is physically, functionally, visually, or historically linked to its surroundings	No	<p>The visual and physical relationship between the property and the surrounding streetscape has changed since its original development.</p> <p>The heritage character of the surrounding area has greatly declined due to the development of the hospital along with commercial infill. With this house being a rare mid-19th century dwelling in downtown Brampton, it can provide a bridge between the present and the previous architectural character of the community.</p>
c) Is a landmark	No	The property is not known to serve as a landmark as it does not have a locational value,

		<p>considering it is not located on a corner or on an axis, in fact the area has changed considerably around it.</p> <p>The surrounding area has significantly changed since the period of the “Railway Block” subdivision plan in the 1850’s. This house no longer has a relationship to the St. Mary’s Cemetery or the railway, which were previous contextual landmarks.</p>
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4.6 ASSESSMENT OF HERITAGE VALUE

The subject property meets 2/3 of architectural criteria. The Kilpatrick-Young House shows direct association with the Ontario Gothic Cottage style of architecture in Brampton. The overall materials, ornamental gable, and window surrounds exemplify craftsmanship of the period. However, the existing assembly and materials of the original house — front portion not rear portion — do not display an innovative approach or any scientific achievement.

The subject property meets 1/3 of historical criteria. The subject property is not directly associated with any theme, person, or activity that has a significant impact on the community. It also does not have an associated architect, artist etc. who is significant to the surrounding community. However, the property does yield, or has the potential to yield information that contributes to an understanding of a community or culture.

The Kilpatrick-Young House has a direct association with the Kilpatrick, O’Hara and Young families. Its location within the “Railway Block” neighborhood brings to light the evolution of the area after the construction boom that occurred after the railway was introduced in the mid-1850s.

The subject property meets 1/3 of contextual criteria. The subject property maintains a distinctive presence along Centre Street as a well-preserved Victorian building and provides a glimpse to how the area may have looked in that period. The heritage value of the surrounding area has declined due to commercial infrastructure and the development of the railway. However, the stylistic approach of this house helps to retain some of the historic background of this area and connects the community with Brampton’s past.

5.0 PROPOSED DEVELOPMENT:

5.1 DESCRIPTION OF PROPOSED DEVELOPMENT – OPTION 1 LAYOUT

Currently the subject property occupies a 6,869 sq. ft. (638 sq.m.) lot, located in the “Railway” Block subdivision of Brampton, and is a unique Ontario Gothic Cottage Style dwelling from the nineteenth century in the downtown area. The adjacent Cardio-Pulmonary Services facility, which is an associated ownership to 23 Centre St. S., has significant issues with lack of parking for patient use. The proposed development aims to convert the residential house into commercial office space and create additional parking to serve the Brampton Cardio Pulmonary Services facility, 31 Centre Street South, adjacent to the subject property. The conversion in use — residential to commercial — is allowed under the current Zoning By-Law (ZBL) but requires Building Permit Approval for the Ontario Building Code (OBC) change in occupancy. Site Plan Approval under section 41 of the Planning Act is also required for this adaptive reuse.

To allow for additional parking space, it is proposed that the rear one-storey section of the house be demolished. By demolishing the rear-west section, it would allow for an additional 12 parking spaces that can be used by patients and employees of the Cardio-Pulmonary Services facility. A site plan drawing (Figure 47) has been prepared showing the proposed demolition of the rear wing and the additional parking spaces that replace it.

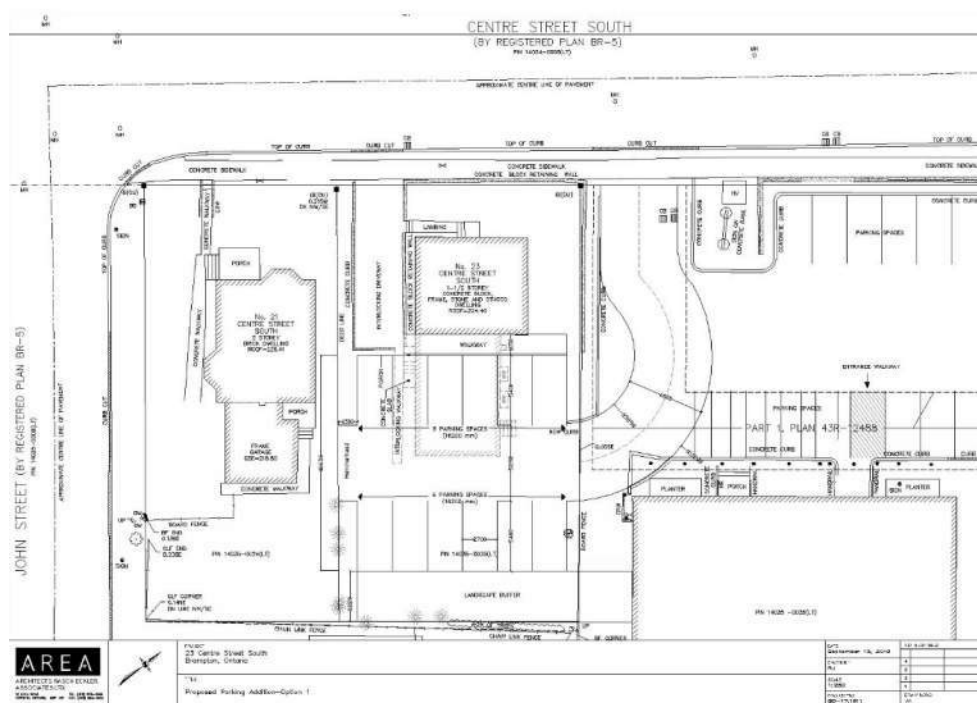


Figure 47 - Option 1: Site Plan Drawing with proposed demolition of rear wing and additional parking

12 Car Parking

5.2 CHANGES IN LAND USE

Block Plan BR5 of the Official Plan, and the Queen Street Corridor Secondary Plan Area (SPA 36) designates “Service Commercial” (SC) and “Commercial/Mixed Use” for the land use of the subject property. It was most recently used for residential purposes, which was existing legal non-conforming with respect to the zoning regulations for the property.

The proposed repurpose of the Kilpatrick-Young house would be for office use and thus is within the Zoning By-law’s Permitted Uses as seen in Table 3. The property therefore does not need to be rezoned to accommodate for the planned use of office space for the medical cardio testing facility.

TABLE 3: PERMITTED USES FOR SERVICE COMMERCIAL ZONING

Commercial Uses	Other Uses
A personal service shop	A lodging house
An animal hospital	A day nursery
An office	A place of worship
A custom workshop	A type 2 group home
A dining room restaurant, a convenience restaurant, a take-out restaurant	
A parking lot	
A tavern	
A Garden centre sales establishment	
A health or fitness centre	
A community club	
A bank, trust company & finance company	
A service shop	
A laundromat	
A retail establishment having no outside storage	
A printing or copying establishment	
A dry cleaning and laundry distribution station	

5.3 IMPACT OF PROPOSED DEVELOPMENT

The “Summer Kitchen” is arguably a later addition to the original front house portion and was not constructed at the same time as the original 1876 cottage. The cultural heritage value of the property mainly stems from the attributes linking it to the Ontario Gothic Cottage style of architecture, which excludes the rear wing. The rear wing was constructed using different materials and style than the remainder of the house. Demolishing this section of the house would not have an adverse impact on the architectural value of the house, as the main character defining elements would remain intact.

Of the existing structure, the front house portion has the most physical authenticity and historical significance to the 1870's one-and-a-half storey Ontario Gothic Cottage Style, with the original east façade still intact. The streetscape defined by the property will not be altered as the front (east) façade, which is being retained, is the main visible component of the house. Prioritizing the preservation of the original façade that articulates a three-dimensional character ensures that the public face of the building is maintained.

The proposed development incorporates the Kilpatrick-Young House in-situ and permits for the residential property to be retained. No physical alterations except for preventative maintenance and conservation is suggested for the main structure (excluding rear wing) which will allow for the character defining elements (CDE) to be preserved, rehabilitated, and restored and be maintained into the future. By preserving the property's CDEs the house's heritage value will remain authentic.

Currently the Kilpatrick-Young House is vacant and will remain so until all proposed restorations and alterations on the property are completed. As this project moves forward, a Heritage Building Protection Plan (HBPP) and a Vacant Heritage Building Strategy (VHBS) will be prepared to provide guidelines for the protection of the Cultural Heritage Resource (CHR) and to reduce risks associated with the property's short or long-term vacancy. For future development applications, the preparation of an HBPP or a VHBS would then be required to include components such as, the description the CHR's materials and assemblies, and its preventive maintenance, stabilization, and security plan based on an assessment of its existing building conditions.

5.4 ALTERATIONS TO THE KILPATRICK-YOUNG HOUSE

To move forward in the repurposing of this structure certain renovations and additions may be proposed to satisfy the needs of the new spatial use. The forms of alterations listed below are anticipated by this HIA, but are general in their description and do not necessarily comprehensively represent the complete intentions of the owner. They are listed below so that potential future changes to the Cultural Heritage Resource (CHR) can be anticipated and prepared for by both owner and City staff. Once the final spatial requirements are determined for the CHR, and the proposed restoration and/or alterations are determined, the forthcoming Heritage Conservation Plan (HCP) drawings will demonstrate compliance with widely-accepted conservation standards and principles. The following list comprises the most common forms of building alterations involving heritage structures which would be incorporated in the future submission:

- (a) **modifications to interior layout**, to improve the character, arrangement, and hierarchy of spaces;
- (b) **removal and replacement of interior fixtures**, including but not limited to cabinetry, millwork, interior partitions, and plumbing fixtures to incorporate current market demands, involving fire-

rating requirements, low-VOC wall finishes, high water-saving features, smart security systems, etc.;

(c) **upgrades to the building envelope's thermal insulating properties**, by installing new wall and floor insulation, and/or replacing existing non-original or deteriorated windows. The incorporation of new reproduction windows on a heritage structure, if such is determined in the HCP, will emulate the historic 2-over-2 sashes. While historic windows were traditionally built with wood frames and components, it is possible to replicate their profile in new reproduction sashes with in-kind materials of wood, to accommodate double glazing. All existing double-glazed windows and non-original single-glazed windows will be replaced as they are non-historic and have no associated heritage value. Any remaining original windows will be examined in more detail as part of the subsequent HCP process to determine their condition and treatment (see subsection 3.3.2).

(d) **repairs and in-kind replacement of exterior cladding components**, should they be deemed damaged or deteriorated;

(e) **building of new exterior components for entrances**, such as ramps, for barrier-free access;

(f) **alterations to the landscape features around the heritage building**, walkways, fences, driveways, gardens, and sheds may be altered to conform to the property's proposed lot configurations and roads;

(g) **full water and sanitary servicing**, to be provided as part of the reuse of the property since the house is currently on well and septic system.

6.0 CONSIDERED ALTERNATIVES & MITIGATION STRATEGIES

This HIA assesses alternative development options and mitigation measures in order to evaluate the impact on the cultural heritage resource under study. The following alternative development approaches were evaluated and assessed:

6.1 POTENTIAL MITIGATION OPTIONS

A. Retention of Rear Wing (or Portion Thereof) – Option 2 Parking Layout

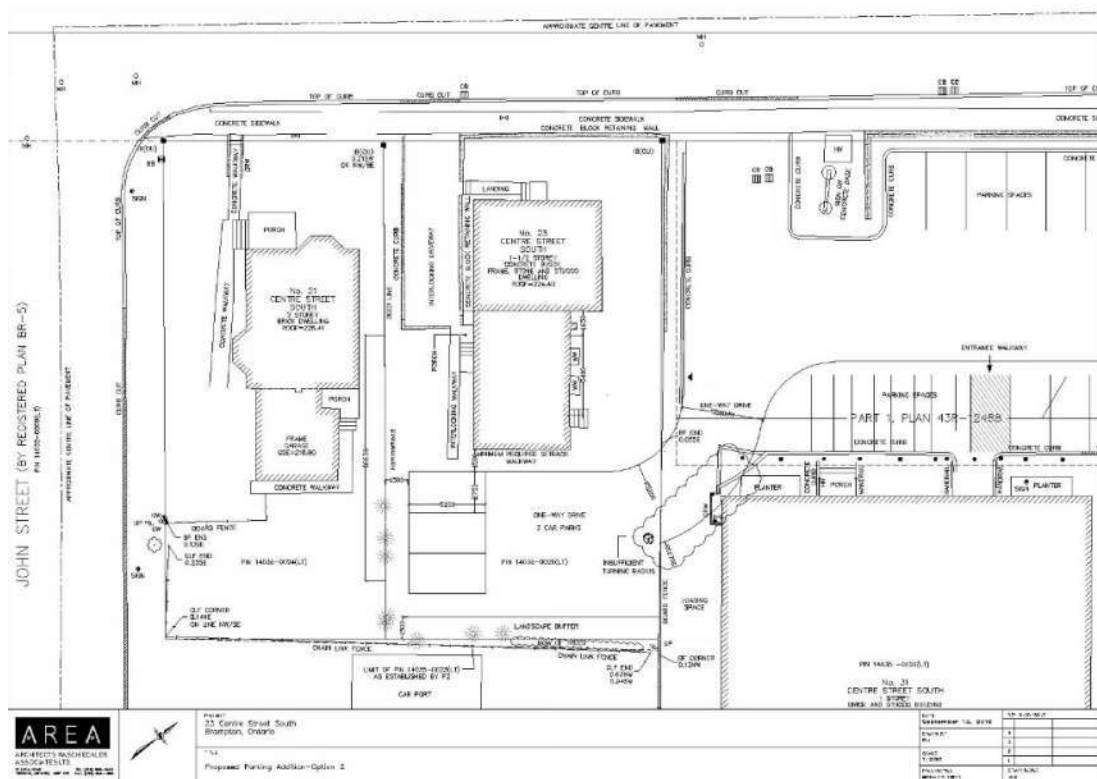


Figure 48 - Option 2: Site Plan Drawing showing proposed additional parking direct-access retaining the rear wing
3 car parking

This alternative development option proposes the development of a parking lot at the rear (west) end of the lot (Figure 48), while retaining the rear wing of the CHR. Conforming to the development guidelines for parking lots of commercial spaces, this arrangement allows for only 3 car parking spaces, which don't provide sufficient parking for the Brampton Cardio Pulmonary Services.

A variation of this option would entail the retention the stucco-clad section of the rear addition which was reviewed (but not illustrated here). In the case of partial demolition of the rear addition, the number of parking spaces potentially increases from three to four that still does not fulfil the medical facility's parking needs.

B. Complete retention of Rear Wing (or Portion Thereof) – Option 3 Parking Layout

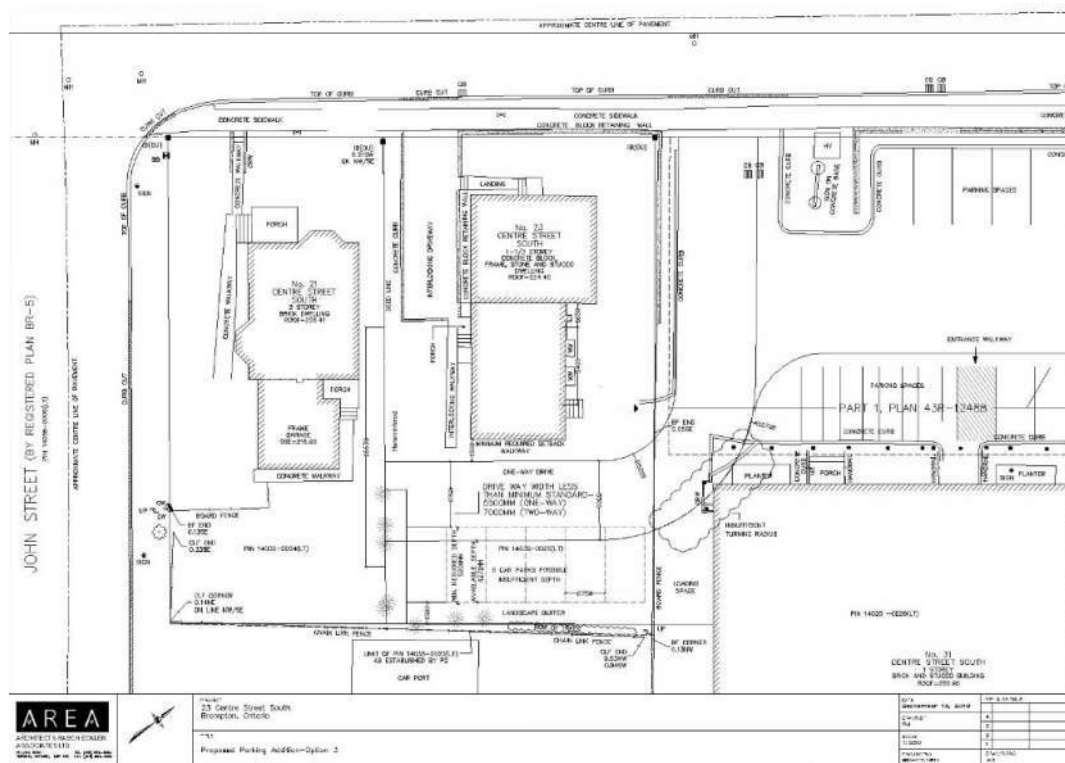


Figure 49 - Option 3: Site Plan Drawing showing proposed additional parking side-access retaining the rear wing

This development alternative proposes single row perpendicular parking at the rear (west) end of the lot (Figure 49) while retaining the rear wing of the CHR. This design uses a one-way drive aisle but does not meet the minimum parking design standards due to both insufficient depth and vehicle turning radius and hence cannot be implemented.

A variation of this option would entail the retention the stucco-clad section of the rear addition which was reviewed (but not illustrated here). In the case of partial demolition of the rear addition, the number of parking spaces potentially increases to six that still do not fulfil the medical facility's parking needs.

6.2 IMPACT ASSESSMENT

The following section identifies and assesses the proposed removal of the rear addition from the site, with an assessment of the impacts, negative direct or indirect, on the cultural heritage value of the property. Factors to be considered in the evaluation are, the scale or severity of impact, and whether temporary, permanent, reversible or irreversible.

Direct Impacts include:

- Removal of a non-heritage building portion
- Land disturbance that may adversely affect the property
- Changing of landscape
- Modest intensification of use at the property

Positive Impacts may be:

- Adaptive reuse that is compatible
- Interpretation and commemoration
- Changes that are in line with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, MTCS Eight Guiding Principles in the Conservation of Built Heritage Properties.

The following table outlines the category of proposed alterations, the heritage values and/or character-defining elements and the *potential* impacts and then ranks the severity of the impacts if mitigation measures are not successful.

NONE	The proposed undertaking has no impact on heritage value/character-defining element(s).
LOW	The undertaking has minimal impact on heritage value/character-defining element(s).
MEDIUM	The undertaking affects/disturbs heritage value/character-defining element(s) and may require moderate repair as a mitigation measure.
HIGH	The undertaking replaces/removes heritage value/character-defining element(s). The undertaking requires mitigation to lessen the impact.

The heritage evaluation (Section 4) of and development impacts (Section 5) on the subject CHR called for the assessment of different mitigation options (6.1). The following alternatives have been assessed with regards to the proposed development:

TABLE 4: ASSESSMENT OF OPTIONS FOR PROPERTY ALTERATIONS

PROPOSED ALTERATION	VALUES AND/OR CDEs AFFECTED	POTENTIAL REUSE VIABILITY	SEVERITY OF IMPACTS	HERITAGE CONSERVATION ARGUMENTS
1. Removal of the rear addition	<i>No values identified</i>	A potential improvement to the property as a whole, in terms of	None	1. Front historic portion of house retained on the property. This hierarchical approach ensures prioritization of the front original

		house rehabilitation and added parking spaces (12 car parking) for the proposed office use. The parking amount is feasible for the property owner to offset the considerable work and cost for the property's restoration and adaptive reuse.		cottage as well as the preservation of the overall site context. 2. The proposed development adopts an approach of minimal intervention and advocates alterations that are compatible with the heritage building. 3. This conservation strategy promotes the adaptation of the building in a manner that was in keeping with the overall character of the site. 4. The proposed redevelopment would support the site with adaptive reuse, ongoing sustainability and, hence, long-term stewardship by the owners.
2. Retention of the rear wing (or a portion thereof) - Option 2 Parking Layout (6.1A)	<i>No values identified</i>	A potential improvement to the property as a whole, in terms of house rehabilitation and added parking spaces (3-4 car parking) for the proposed office use. But the low parking amount is not feasible for property owner.	None	This conservation strategy involves considerable repairs to portions of the house with none or very little heritage value affected and with the incorporation of only 3-4 additional parking spaces. The proposed parking count is not viable when compared to the development costs of building restoration and adaptive reuse and constructing an above-ground parking lot.
3. Retention of the rear wing (or a portion thereof) - Option 2 Parking Layout (6.1B)	<i>No values identified</i>	A potential improvement to the property as a whole, in terms of house rehabilitation. But the low or no parking amount is not feasible for property owner.	None	This conservation strategy involves considerable repairs to portions of the house with none or very little heritage value affected and with none or only 6 additional parking spaces. The lack of or low number of legal parking spaces does not meet the needs of the Brampton Cardio Pulmonary Services Centre. The lack or low amount of parking count is not viable when compared to the development costs of building restoration and adaptive reuse and constructing an above-ground parking lot.

6.3 COMPARISON OF MITIGATION OPTIONS

1. Removal of the Rear Addition | Option 1 is feasible because it allows for sufficient parking to support the expense of conserving the original (front) house:

- a. Cost-benefit of concentrating the rehabilitation work on the front heritage-significant portion;
- b. Adaptability for future needs, vehicles and usability of both the original heritage house and the adjacent medical facility.

2. Retention of Rear Wing (or a portion thereof) | Option 2 Parking Layout (6.1A) is not feasible because of the deteriorated conditions of the subject CHR (Section 3) both from the interior and exterior. This would entail considerable reconstruction and/or repair of the structure of the rear (west) wing, which does not contain the heritage attributes. It would be cost-inefficient to expend repair work and costs on a structure with no or little heritage value. This layout would also result in the addition of only 3 or 4 car parking spaces, which would not satisfy the parking needs of the Brampton Cardio Pulmonary Services Centre.

This mitigation strategy will not be a feasible development as:

- a. The proposed parking count is not viable when compared to the development costs of building restoration and adaptive reuse and constructing an above-ground parking lot.
- b. The parking spaces do not meet the needed off-street parking demand.
- c. The proposed layout is not flexible enough to adapt to vehicle dimensions and movement templates and is possible only with a one-way drive aisle.

3. Retention of Rear Wing (or a portion thereof) | Option 3 Parking Layout (6.1B) is not feasible because it does not provide any parking for the Brampton Cardio Pulmonary Services Centre.

- a. The available house lot depth is not sufficient to fulfil the minimum parking by-laws and architectural design guidelines for the off-street parking.
- b. The lack of any legal parking spaces does not meet the requirements of the Brampton Cardio Pulmonary Services Centre.

6.4 EVALUATION OF LAYOUT OPTIONS

The layout Options 2 and 3 are not recommended because they are not financially viable for the property owner in comparison to the modest amount of extra parking they would provide. Options 2 and 3 have also been assessed for partial rear demolition. As it would be difficult to separate the older portion of the house from the contemporary alterations, this HIA does not recommend adopting either of those options. Also, the retention of just the stucco portion of the rear wing would not be any different than retaining the entire wing as it does not allow for a sufficient increase in the number of parking spaces.

Option 1 is the only feasible alternative for the owner in order to focus the building conservation efforts on the Original House component which is the only portion which contains the heritage attributes (CDEs). The various alternative development options are evaluated in the Table 4 below:

TABLE 5: COMPARISON OF MITIGATION OPTIONS

OPTION	DESCRIPTION	PARKING SPACES	COMMENTS	FEASIBILITY
1	Demolition of rear wing for additional parking	12	Rear (west) wing does not contain the heritage attributes. Parking provided will alleviate the parking shortage for adjacent medical facility.	Feasible
2	Retention of rear wing (or portion thereof), direct-access parking spaces	3-4	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. Parking provided is insufficient for adjacent medical facility.	Unfeasible
3	Retention of rear wing (or portion thereof), side-access parking spaces	0	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. No parking provided because layout does not meet the minimum parking design standards.	Unfeasible

This HIA thus recommends Option 1, which proposes the demolition of the rear wing and provides 12 parking spaces for the adjacent medical facility.

7.0 HERITAGE PLANNING PROCESS

7.1 HERITAGE BUILDING PROTECTION PLAN FOR VACANT HERITAGE BUILDING

At various stages of the development, the Kilpatrick-Young House will be subject to vacancy at an interim period as future planning applications are being processed, and as the required site grading work commences. Pursuant to OPA 2006-057 and Section 34 (10.2 & 10.3) of the Ontario Planning Act, the City of Brampton requires the submission of a Heritage Building Protection Plan (HBPP) as part of a complete land use planning application and is to be fully executed within 3 months following its approval. The HBPP could be submitted as part of the submission of a Conservation Plan, subject to the review of Brampton Heritage Board (BHB), City Heritage Staff, and Council. The required components of the HBPP include:

- (a) Description of all buildings and structures;
- (b) Baseline documentation report;
- (c) Preventive maintenance and stabilization plan;
- (d) Security plan for vacant buildings and structures and
- (e) Proof of insurance.

As part of the HBPP, a building inspection and preventative maintenance program must be prepared and conducted for the subject CHR. The maintenance program must comply with the requirements of Guidelines for Securing Vacant Heritage Buildings, the Minimum Maintenance (Property Standards) By-Law, and the Ontario Fire Code. In addition, the HBPP requires the submission of Financial Securities, which are not to be released by the City until the approved Conservation Plan is satisfactorily implemented.

7.2 PREPARATION OF A CONSERVATION PLAN

Once the City serves the Notice of Intention to Designate in accordance with the OHA, a Heritage Permit Application (HPA) will then be required for the restoration and/or alteration of the CHR. A complete Conservation Plan will then be required by the City as a condition of approval for any HPA or other planning application, a SPA in this case, and the conservation work must be completed in accordance with the SPA conditions.

A Heritage Conservation Plan outlines the implementation of a conservation strategy. It may be presented in the form of a document and/or a set of drawings that would supplement a full planning application. The recommendations of the plan include descriptions of “repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures” (Ministry of Culture, 2006). The Conservation Plan may comprise components that include, but are not limited to:

1. Drawings and “Outline” Specifications for restoration,

2. Building Material Inventory, which may include photos and/or samples of components (i.e., lumber components, millwork, etc.) to be used for documentation and archival purposes,
3. Cost Estimate, and
4. Other requirements to fulfill other planning requirements, such as the HBPP or the VHBS.

The Conservation Plan will be based on the requirements of Section 8 of the City of Brampton's HIA Terms of Reference, which outline the following scope (numbering added by AREA for reference):

- a. Preliminary recommendations for adaptive reuse;
- b. Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
- c. Measures to ensure interim protection of heritage resources during phases of construction or related development;
- d. Security requirements;
- e. Restoration and replication measures required to return the property to a higher level of cultural heritage value or interest integrity, as required;
- f. Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
- g. Longer term maintenance and conservation work intended to preserve existing heritage fabric and attributes;
- h. 'As found' drawings, plans, specifications sufficient to describe all works outlined in the Conservation Plan;
- i. An implementation strategy outlining consecutive phases or milestones;
- j. Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan; and
- k. Compliance with recognized Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

These and other submissions for various applications will require the City's heritage approval through the Heritage Planning staff, the Brampton Heritage Board, and ultimately Council. Therefore, at milestones in the development process, the City will have the opportunity to review and approve the heritage aspects of this project.

7.3 REVISION TO REASONS FOR DESIGNATION

There are some discrepancies that have been noted on the heritage assessment written by Jim Leonard. A letter written by Patrick Young, who was the former owner of the house prior to Dona Hill identifies contradictions with the HDR related to the timeline of ownership and when certain renovations occurred. It is suggested that the Heritage Designation Report written by Jim Leonard in 2009 be revised and updated as per the statements of Patrick Young. The HDR and reasons for Designation should also be amended with respect to the building's style and CDE, which were not original or have little or no heritage value (see sub-sections 4.3 & 4.4).

8.0 CONCLUSION

Based on the results of archival research, a field review, and heritage evaluation, the property at 23 Centre Street South in the City of Brampton, meets the criteria for designation under Part IV of the Ontario Heritage Act. Its heritage significance revolves around its design, associative, and contextual-related value. The preservation of the resource on site is recommended.

This HIA report proposes the partial demolition of the property located at 23 Centre St. South to allow for additional parking spaces, and for the change of its use. The original front portion of the house should be rehabilitated and restored to preserve its existing heritage attributes.

The results of the background historic and archival research and the site visit review revealed that the demolition of the rear will have no adverse impact on the heritage attributes of the building, and that the demolition of a later rear addition will allow the important historic front portion of the structure to be rehabilitated and restored to its original architectural state, allow an adaptive reuse of the building and alleviate the parking issue for the adjacent cardio clinic.

The implementation of a feasible adaptive re-use strategy will ultimately make the property a stable, well-maintained and properly stewarded heritage resource. The following mitigation options were considered and assessed for their impacts:

OPTION	DESCRIPTION	PARKING SPACES	COMMENTS	FEASIBILITY
1	Demolition of rear wing for additional parking	12	Rear (west) wing does not contain the heritage attributes. Parking provided will alleviate the parking shortage for adjacent medical facility.	Feasible
2	Retention of rear wing (or portion thereof), direct-access parking spaces	3-4	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. Parking provided is insufficient for adjacent medical facility.	Unfeasible
3	Retention of rear wing (or portion thereof), side-access parking spaces	0	Rear (west) wing retention will entail cost-inefficient work on addition structure with no or little heritage value. No parking provided because layout does not meet the minimum parking design standards.	Unfeasible

From the assessment of various mitigation options to accommodate parking in the rear, only Option 1 represents a feasible and heritage-sensitive strategy for this site alteration. This conservation approach ensures prioritization of the original front house component as well as the preservation of the overall site context. The proposed development adopts an approach of minimal intervention and advocates alterations that are compatible with the heritage building.

The HIA proposes and requests that the BHB recommend in principle and that Council approve the following courses of actions:

- a. The partial demolition of the rear one-story section of the house, later construction than the original house, should be permitted in order to allow for additional outdoor parking spaces.
- b. The Heritage Designation Report should be updated and amended to include corrections and account for the proposed partial demolition, rear parking and change of use.
- c. This HIA should form part of a Heritage Permit Application (HPA) for the demolition of the rear portion of the house. In conjunction with the partial demolition would be a Site Plan Approval (SPA) application to follow the HIA submission. But approval in principle of the HIA and the associated HPA for the demolition of the rear portion are needed before the client undertakes the considerable engineering and other services to prepare the SPA application.
- d. Part of the SPA submission would be a set of Heritage Conservation Plan (HCP) drawings outlining in detail the methodology for the partial demolition, rehabilitation and restoration of the remaining front portion of the building.
- e. Following the SPA completion and execution of the associated agreements, a Building Permit Application (BPA) will be submitted to implement the change of use from residential to commercial. In conjunction with the BPA will be a second HPA. The BPA and HPA will allow for the proposed interior alterations and exterior restoration work outlined in the HCP.
- f. It is recommended that Council approve and, following which, that Heritage Planning and other staff undertake actions and permits to implement this partial demolition. After (and only with) the approval of the Heritage Conservation Plan and its proposed demolition of the rear wing, a Heritage Easement Agreement (HEA) would be entered into by the owner/applicant to ensure the conservation and protection of the subject property.

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10.0 APPENDICES:

APPENDIX I: Site Photographs, Contact Sheet

APPENDIX II: Original Designation Report

APPENDIX III: Letter from Previous Owner Patrick Young

APPENDIX IV: Notice of Intention to Designate

APPENDIX V: Ontario Electronic Property Index Map, Ontario Land Registry Access – Peel County

APPENDIX VI: Land Registry Record for Lot 81, Concession Br-5

APPENDIX VII: Qualifications of *AREA* and Resumes

APPENDIX I: SITE PHOTOGRAPHS, CONTACT SHEET



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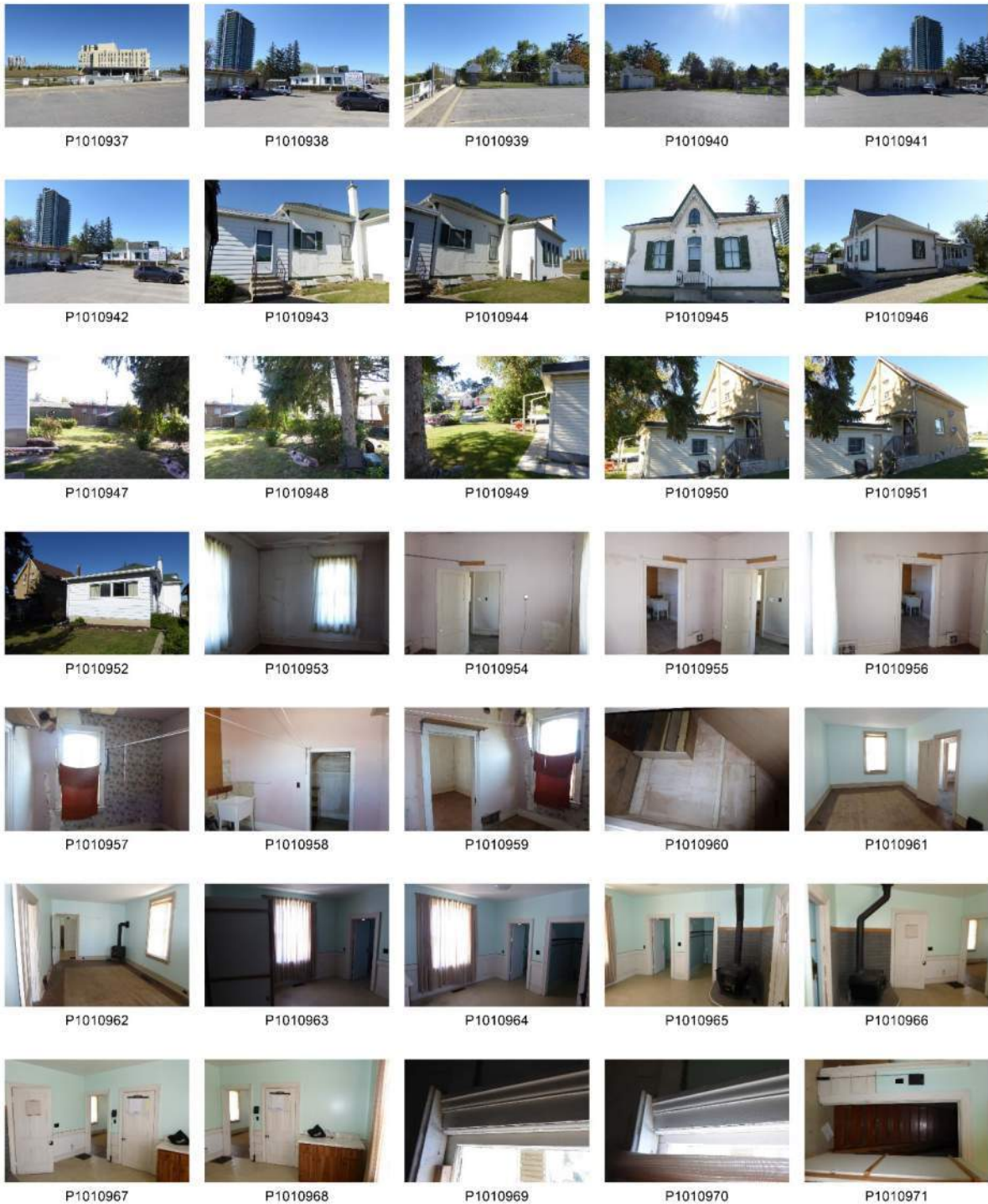
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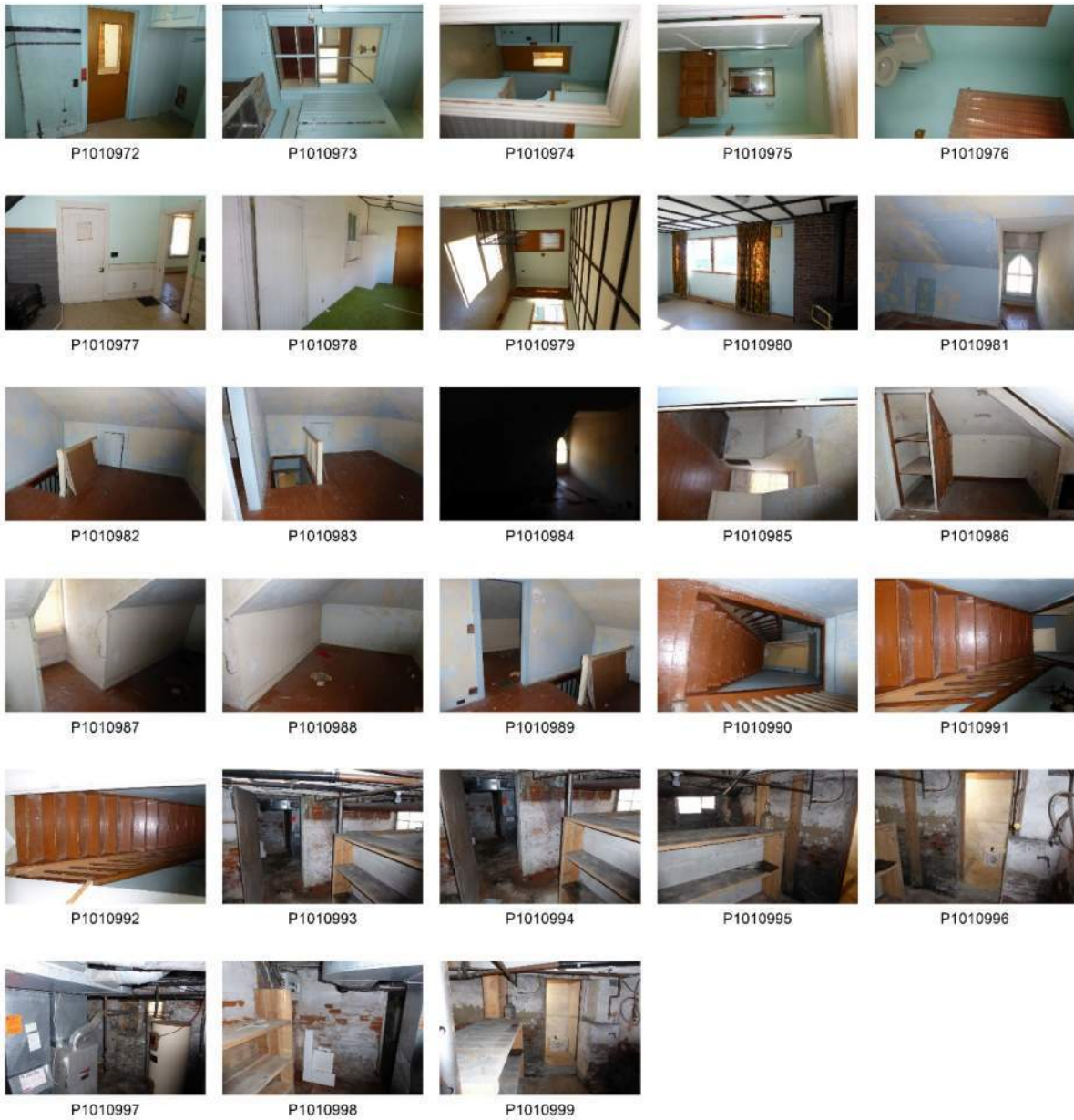


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APPENDIX II: ORIGINAL DESIGNATION REPORT

***HERITAGE REPORT:
REASONS FOR HERITAGE DESIGNATION***



*Kilpatrick-Young House
23 Centre Street South*

December 2009

Jim Leonard
Heritage Coordinator
Planning, Design & Development



PROFILE OF SUBJECT PROPERTY:

ROLL NUMBER	10-02-0-006-04200-0000
PIN NUMBER	140350025
MUNICIPAL ADDRESS	23 Centre Street South
WARD NUMBER	3
LEGAL DESCRIPTION	PL BR 5 LOT 81 AND PT LOT 80 RAILWAY BLK
SECONDARY PLAN	
PROPERTY NAME	
CURRENT OWNER	Mr. Patrick Young
CRITERIA GRADE	A
CURRENT ZONING	Commercial
OWNER CONCURRENCE?	
CURRENT USES AND FUNCTIONS	residential
PREVIOUS OWNERS AND OCCUPANTS	
CONSTRUCTION OR CREATION DATE	1876 circa
RESOURCES ON SUBJECT PROPERTY INCLUDED IN DESIGNATION (circle)	Building

REASONS FOR HERITAGE DESIGNATION:

The property at 23 Centre Street South 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 the three categories of design or physical value, historical value and/or contextual value. The design or physical criteria is especially significant.

GENERAL PROPERTY DESCRIPTION:

The subject property occupies Lot 81 in the "Railway Block" plan of subdivision, surveyed in March 1854 and registered on May 9, 1854. Lot 81 is generally rectangular in shape. The parcel has a frontage of approximately 62 linear feet.

The primary standing structure is a one and a half storey house facing Centre Street South. The plan of the principle structure is a squat T-shape, comprising a one and a half storey square main wing and a slightly smaller rear one storey wing (possibly a summer kitchen).

The front façade of the house has a three bay fenestration on a centre hall plan with a central, gabled dormer with a pointed or "Gothic" window opening inside the dormer. The house has a moderately pitched cottage or hip roof which is typical of the Regency Ontario Cottage style. The primary exterior cladding is pebble-dash stucco. Most windows have gently segmented arched openings and 2 over 2 wood sashes with eared moulded wood surrounds. Enclosed porches, clad in metal siding, are located off the rear wing of the house and also the north side façade. A gabled roof dormer projects out of the roof on the south side elevation.

The house rests on its original foundation of field stone, later parged.

The house has a shallow front yard setback. There is a small front lawn bisected by a sidewalk to the front door. A concrete retaining wall surrounds the front lawn. A gravel driveway is situated off the north side elevation. A detached rear garage is extant on the property. The rear yard has mature conifers along the north property line.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The cultural heritage value of 23 Centre Street is related primarily to its design or physical value as a highly representative, early and well preserved example of a wood frame house designed in the Regency Ontario Cottage style. The style is exhibited generally by the cottage or hip roof, low, one and half storey massing, well proportioned symmetrical form and dormer centred over the main door.

The house also reflects a high degree of craftsmanship. The front facade is particularly well articulated by the central door, gabled dormer window with decorative vergeboard and a pointed Gothic window (elements shared with its stylistic cousin, the Ontario Gothic style). Also noteworthy is the eared main door architrave, moulded eared wood trim surrounding most windows and main door, also the wood storm windows, and the highly decorative vergeboard that decorates the front dormer,

The property stands as a historical 'survivor', retaining considerable built heritage fabric. Most elevations remain virtually unchanged from construction in the mid Victorian era. Original architectural fabric includes: pebble-dash stucco cladding, vertical wood corner-boards and horizontal trim boards intricate decorative vergeboard over central gable window, wood shutters, eared main door architrave, eared moulded window openings, wood sashes, delicate arched window heads and wood trim. The subject property is possibly the best preserved example of this architectural style in Brampton and offers a glimpse of how this part of Brampton may have once appeared.

The subject property has had only three owners since its construction in the mid 1870s. The house was built for Benjamin Kilpatrick Jr. (born 1858-died 1934). He was the son of an Irish immigrant originally from County Tyrone, Ireland. He, his wife Mary and family occupied the house from construction to 1937 when title changed hands. Charles Eugene O'Hara was the next owner. The O'Hara family occupied the house until 1963 when Mary Young acquired the property. Her son Patrick is still owner.

The house was built in one of the early residential subdivisions in Brampton and at a time when the town was entering a residential building boom following incorporation, arrival of the railway and the emergence of the local flower industry.

Contextually, the surrounding area has changed considerably since the "Railway Block" plan of subdivision was developed. Commercial infill and development of the hospital has diminished the overall heritage character of the area. Nevertheless, with respect to the subject parcel, the visual and physical relationship between the house and street remains unchanged. The parcel helps illustrate the characteristics of a typical mid Victorian building lot in Brampton – noted by narrow lots and shallow front yard setbacks which were intended to encourage closer interaction between residents and passers-by.

Despite redevelopment on adjacent and nearby parcels, the house at 23 Centre Street South is one of the best preserved mid 19th century dwellings in the downtown neighbourhood. There are other good examples of the Ontario Cottage style in the downtown but they do not necessarily retain as much original building fabric as the subject property.

The statement explaining the cultural heritage value or interest of the subject property, including a description of the heritage attributes of the property along with all other components of the Heritage Report: Statement of Reasons for Heritage Designation, constitute the "reason for heritage designation" required under the *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, 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:

Design / Physical Value:

- excellent and very well preserved example of Regency style of architecture in the Ontario Cottage form;
- low one and a half storey height;
- well proportioned symmetrical massing and T-shaped plan;
- wood frame construction clad generally in pebble-dash stucco;
- vertical wood corner boards and horizontal trim boards
- original fieldstone foundation (later parged);
- well articulated three bay front fenestration;
- steeply pitched front gabled wall dormer with pointed Gothic window;
- highly decorative vergeboard decorating front dormer;
- all window openings; most of which having eared architraves and gently segmented arches, moulded trim elements and sills;
- wood storm windows with decorative vent openings through bottom rail;
- wood shutters and associated hardware;
- 2/2 wood sash windows, with eared wood window surrounds and wood sills;
- paneled, single leaf front door, door opening, moulded eared surround and fixed transom;
- dormer gabled window over front entrance;
- cottage or hip roof profile and medium pitch;
- rear, one storey wing with (presumably the original summer kitchen);
- gabled roof dormer window on south side facade.

Historical / Associative Value:

- associated with Kilpatrick, O'Hara and Young families;
- helps document evolution of "Railway Block" neighbourhood;
- part of construction boom following introduction of railway and local flower industry in the mid 1850s;

Contextual Value:

- helps document a typical mid Victorian building lot in Brampton with shallow front yard setback and narrow lot plan;
- contributes to understanding of original character of "Railway Block" as a cohesive mid Victorian residential neighbourhood;
- long established physical and visual relationship between subject property and street;
- helps define the history and evolution of this neighbourhood;
- extremely well preserved building;
- highly visible property.

HERITAGE EVALUATION / CRITERIA NOTE:

The property meets the criteria for designation prescribed by the Province of Ontario under Ontario Heritage Act Regulation 9/06.

The property was listed in the Municipal Register of Cultural Heritage Resources in 2005 as a "Category A" heritage resource.

ALTERATION HISTORY AND HERITAGE INTEGRITY NOTE:

The house exhibits a generally excellent state of heritage integrity. Minor alterations have been made over the years but they do not detract from the cultural heritage value of the property. Alterations include:

- Metal flashing covers fascia and soffits but are not obtrusive;
- Metal screen door obscures original paneled main door;
- A more recent concrete front porch with metal railings;
- Unobtrusive cinder block chimney stack off south side elevation at rear of main house block;
- Enclosed porch on north side elevation clad in metal siding;
- Rear enclosed porch clad in metal siding.

Some concern is noted regarding physical condition of the house. There are small holes forming in the stucco cladding. There is also an ever increasing need for exterior painting. At this stage, these deficiencies remain relatively minor and can be repaired with relative ease. If neglected, they can result in more extensive damage, more costly repairs or may result in property standards by-law infractions. With designation, the property would be eligible for heritage incentive grant to assist with repairs to heritage fabric of the house.

RARITY NOTE:

The Ontario Cottage style is relatively common form in Brampton but it is rare to see Brampton examples exhibiting such a high degree of heritage integrity and character. Almost every element of this property (including most landscape characteristics) remain well preserved or compatible.

NOTE ON ARCHAEOLOGICAL POTENTIAL:

Some archaeological potential, from the European settlement period reflected by the Kilpatrick and O'Hara occupancies, may be present considering the age and level of preservation on the property.

EXCLUSIONS:

The following features and attributes are specifically excluded from the scope of heritage designation. The designating by-law does not apply to the following:

- all interior spaces and detailing.

POLICY FRAMEWORK BEHIND MUNICIPAL HERITAGE DESIGNATION

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2005. At that time the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement is PPS 2.6.1, which states that: "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act* which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the *Ontario Heritage Act*. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

4.9.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to help ensure effective protection and their continuing maintenance, conservation and restoration.

4.9.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the *Ontario Heritage Act*.

4.9.1.6: The City will give immediate consideration to the designation of any heritage resource under the *Ontario Heritage Act* if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

These principles are also guided by recognized best practices in the field of heritage conservation in Ontario and in Brampton's Heritage Program.

ACKNOWLEDGEMENTS:

Helen Warner, Brampton Heritage Board, for completing in-depth primary historical research on the subject property.

LOCATION MAPS:





Detail from "Railway Block" plan of subdivision (BR-5), registered in May 1854. Lot 81 (subject property) is highlighted.

IMAGES:

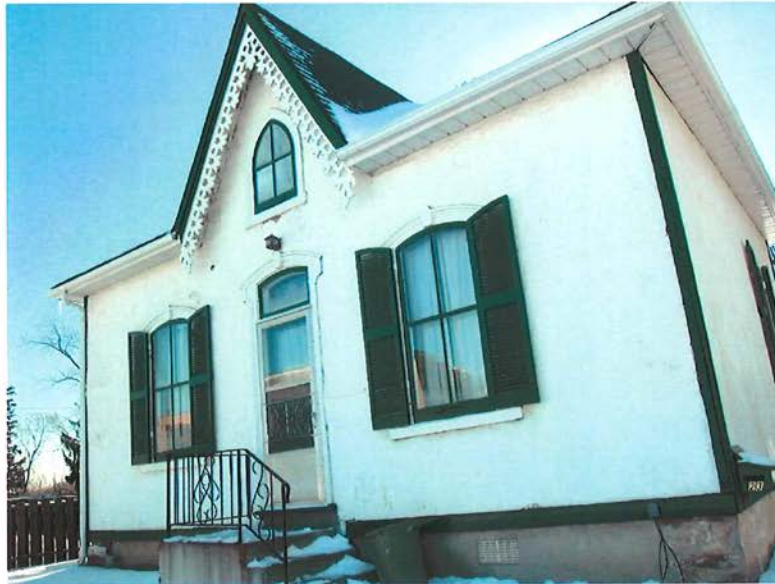


Figure 1 and 2: Views of principle façade of subject property showing fenestration, main entrance, front gable dormer window as well as lawn, and existing landscaping elements.





Figure 3: Detail shot of single-leaf front door, fixed transom and moulded eared architrave surrounding door opening; also the gabled wall dormer with pointed Gothic window and highly decorative wood vergeboard trim.



Figure 4: Detail of decorative vergeboard on front gabled wall dormer.



Figures 5 and 6: Details of south side showing moulded window surround, segmented arch over window, storm and wood shutters



Figure 7: South side elevation.



Figure 8: North side elevation.



Figures 9, 10 (this page) and 11, 12 (next page): Contextual views along Centre Street South.



APPENDIX III: LETTER FROM PREVIOUS OWNER PATRICK YOUNG

23 Centre Street South
Brampton, Ontario
January 7, 2011

Mr. John Sanderson
Regional Councillor
Brampton

Dear John

Just prior to my conversation with you on Friday Jan. 7/11 I was speaking with Ms. Antoniette Minichillo, Heritage Co-ordinator, City of Brampton. Among other things discussed with her at this time was mention of several factual errors in the designation report. Upon reflection it seems strange to me that she would dismiss these errors as insignificant to the overall designation process while asking for them so as to revise the original report. Hmmm.

Please find enclosed my note that provides my rationale for pursuance of a challenge to this designation process. Included too is a copy of the designation report and my eight points of criticism of it.

Many thanks for hearing me

Yours truly
Pat Young

John

With respect to the dispute resolution mechanism that might be invoked in this case would you happen to know if the final decision rests with a vote by (a) members of the City Council or by (b) some ad hoc group of citizens who might possibly have contributed in some way or other, directly or indirectly, in the preparation of the designation report itself? Obviously if it's the latter, the dispute process could be seriously tainted.

I'd certainly welcome any of your comments and/or suggestions related in any way to this matter before me. And please feel free to be candid.

Thanks John

Pat

Rationale for Challenge of the Designation Process

The eight notes presented below contain factual information that disputes certain heritage attributes of my house at 23 Centre Street South, Brampton contained in the designation report. As you will see all of the disputed heritage attributes appearing in the designation report are highlighted in green with numbered reference on the immediate left margin. The number(s) will direct you to the factual information.

In my view the erroneous "factual" content of this designation report is sufficiently serious as to disqualify the report as a legitimate presentation and calls into serious question the very legitimacy of the heritage designation process as it relates to my house at 23 Centre Street South, Brampton.

Sincerely

Patrick Young

January 7, 2011

Page 1

Notes that Challenge the Reasons for Heritage Designation

1. Approximately 80% of the pebbled stucco that originally clad the 23 Centre Street South house had by 1970 deteriorated to the point whereby replacement was required. A more updated version of stucco with a cement base was applied during this period and textured to resemble to some degree the pebbled look. Presently a cursory examination of the state of repair of the eastern exterior wall of the house (i.e. the front outside wall) indicates a level of deterioration requiring a complete replacement of the sort comparable to that which was undertaken on the north and south exterior walls in the 1970's *
2. Field stones account for no more than approximately 5% of the foundation upon which the 23 Centre Street South house rests while concrete blocks and bricks account for approximately 95% or more of the foundation upon which this house rests. Further, the field stones have not been parged.

Page 2

3. The driveway at 23 Centre Street South is not topped by gravel but rather is covered by concrete based paving stones as of 1987.
4. The conifers herein referred to are situated on the property line between 21 Centre Street South and 23 Centre Street South. These conifers are jointly owned by the respective owners.
5. All twelve decorative window shutters presently in use were made and installed by the present owner, Patrick Young, during the mid-1970's. Also, the only hardware associated with the installation of these shutters consists of two 3-inch wood screws per shutter.
6. Charles E. O'Hara never occupied the house at 23 Centre Street South. After he purchased this house he rented it to a family named Ewles. The Young family moved to this house in 1941 shortly after the death of Owen Young, the husband of Mary Young and father of three young children, of which I was one.

Page 3

7. Seven of the ten wooden framed storm windows presently in use at 23 Centre Street South were made by the present owner, Patrick Young, during the mid to late 1970's.
8. Most of the horizontal trim boards were replaced in the late 1970's and early 1980's.

Comment

In view of the above notes that indicate serious factual errors in the designation report

I suggest that the present criteria grade of A be significantly downgraded to fairer status.

- * Much of the damage to the front outside wall was most likely triggered by the heavy pounding that this house endured during the 1986-87 grade separation that accompanied the construction of the Centre Street South railway underpass — see enclosed pictures.

APPENDIX IV: NOTICE OF INTENTION TO DESIGNATE



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

**Public Notice****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. c. O. 18.

DESCRIPTION OF PROPERTY

The subject property occupies Lot 81 in the "Railway Block" plan of subdivision. Lot 81 is generally rectangular in shape. The parcel has a frontage of approximately 62 linear feet. The primary standing structure is a one and a half storey house facing Centre Street South. The plan of the principle structure is a squat T-shape, comprising a one and a half storey square main wing and a slightly smaller rear one storey wing (possibly a summer kitchen).

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 23 Centre Street South 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 23 Centre Street is related primarily to its design or physical value as a highly representative, early and well preserved example of a wood frame house designed in the Regency Ontario Cottage style. The style is exhibited generally by the cottage or hip roof, low, one and half storey massing, well proportioned symmetrical form and dormer centred over the main door.

The house also reflects a high degree of craftsmanship. The front facade is particularly well articulated by the central door, gabled dormer window with decorative vergeboard and a pointed Gothic window (elements shared with its stylistic cousin, the Ontario Gothic style). Also noteworthy is the eared main door architrave, moulded eared wood trim surrounding most windows and main door, also the wood storm windows, and the highly decorative vergeboard that decorates the front dormer.

The property stands as a historical 'survivor', retaining considerable built heritage fabric. Most elevations remain virtually unchanged from construction in the mid Victorian era.

The Corporation of The City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130



Public Notice

Original architectural fabric includes: pebble-dash stucco cladding, vertical wood corner-boards and horizontal trim boards intricate decorative vergeboard over central gable window, wood shutters, eared main door architrave, eared moulded window openings, wood sashes, delicate arched window heads and wood trim. The subject property is possibly the best preserved example of this architectural style in Brampton and offers a glimpse of how this part of Brampton may have once appeared.

The house was built in one of the early residential subdivisions in Brampton and at a time when the town was entering a residential building boom following incorporation, arrival of the railway and the emergence of the local flower industry.

Contextually, the surrounding area has changed considerably since the "Railway Block" plan of subdivision was developed. Commercial infill and development of the hospital has diminished the overall heritage character of the area. Nevertheless, with respect to the subject parcel, the visual and physical relationship between the house and street remains unchanged. The parcel helps illustrate the characteristics of a typical mid Victorian building lot in Brampton – noted by narrow lots and shallow front yard setbacks which were intended to encourage closer interaction between residents and passers-by.

Despite redevelopment on adjacent and nearby parcels, the house at 23 Centre Street South is one of the best preserved mid 19th century dwellings in the downtown neighbourhood. There are other good examples of the Ontario Cottage style in the downtown but they do not necessarily retain as much original building fabric as the subject property.

DESCRIPTION OF HERITAGE ATTRIBUTES

Unless otherwise indicated, the reason for designation applies 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. They include:

Design / Physical Value:

- excellent and very well preserved example of Regency style of architecture in the Ontario Cottage form;
- low one and a half storey height;
- well proportioned symmetrical massing and T-shaped plan;
- wood frame construction clad generally in pebble-dash stucco;
- vertical wood corner boards and horizontal trim boards;

The Corporation of The City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130



Architects Rasch Eckler Associates Ltd.
Project No. 17-1811



Public Notice

- original fieldstone foundation (later parged);
- well articulated three bay front fenestration;
- steeply pitched front gabled wall dormer with pointed Gothic window;
- highly decorative vergeboard decorating front dormer;
- all window openings; most of which having eared architraves and gently segmented arches, moulded trim elements and sills;
- wood storm windows with decorative vent openings through bottom rail;
- wood shutters and associated hardware;
- 2/2 wood sash windows, with eared wood window surrounds and wood sills;
- paneled, single leaf front door, door opening, moulded eared surround and fixed transom;
- dormer gabled window over front entrance;
- cottage or hip roof profile and medium pitch;
- rear, one storey wing with (presumably the original summer kitchen);
- gabled roof dormer window on south side facade.

Historical / Associative Value:

- associated with Kilpatrick, O'Hara and Young families;
- helps document evolution of "Railway Block" neighbourhood;
- part of construction boom following introduction of railway and local flower industry in the mid 1850s.

Contextual Value:

- helps document a typical mid Victorian building lot in Brampton with shallow front yard setback and narrow lot plan;
- contributes to understanding of original character of "Railway Block" as a cohesive mid Victorian residential neighbourhood;
- long established physical and visual relationship between subject property and street;
- helps define the history and evolution of this neighbourhood;
- extremely well preserved building;
- highly visible property.

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 Antonietta Minichillo, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at 905-874-3744 to view this document, and for further information. Notice of objections to the proposed designation may be

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Architects Rasch Eckler Associates Ltd.
Project No. 17-1811



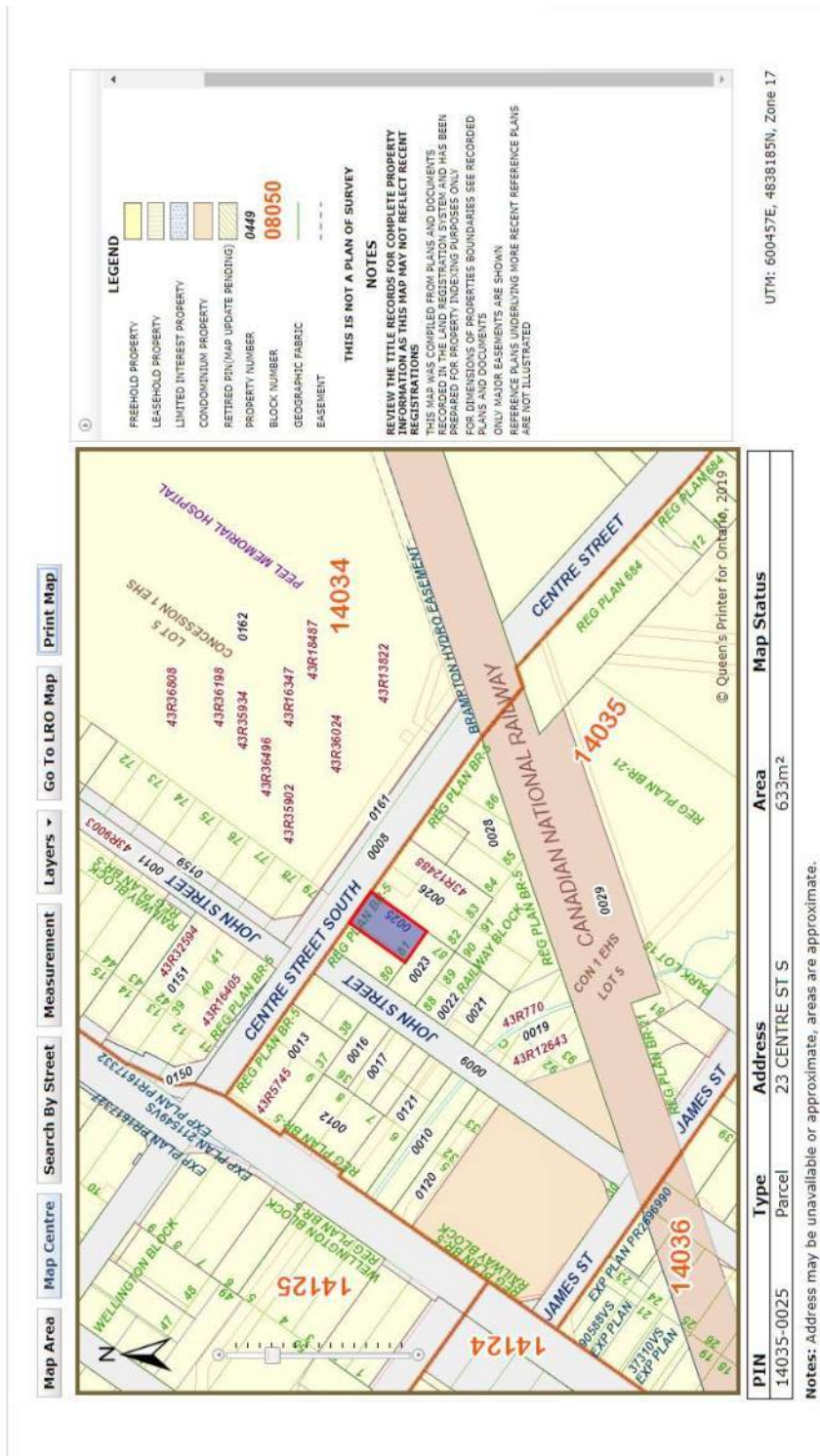
Public Notice

served on the City Clerk no later than 4:30 p.m. on January 28, 2011 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 21st day of December 2010.

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2116 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca

The Corporation of The City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

**APPENDIX V: ONTARIO ELECTRONIC PROPERTY INDEX MAP, ONTARIO LAND
REGISTRY ACCESS - PEEL COUNTY**

APPENDIX VI: LAND REGISTRY RECORD FOR LOT 81, CONCESSION BR-5**Abstract/Parcel Register Book**

PEEL COUNTY (43), BRAMPTON

PLAN 5; RAILWAY BLOCK

DATE PLAN REGISTERED May 9, 1854
OWNERS John Lynch, et al
LOTS SUBDIVIDED Pt. 5, 1, E.H.S. & G.L.

Abstract Index
Répertoire par lot

Lot 81 Plan/Concession BR-5 Page 1

Railway Block

Abstract/Parcel Number	Instrument Type	DATE, MONTH, YEAR	Parties from	Parties to	Consideration	Land/Remarks
1675	B & S	7 Feb 1876	John Lynch	Ben. Kilpatrick Jr.	174.00	A11 & OL
19220	Grant	1 Mar 1937	Mary A. J. Kilpatrick Exrs. of Benjamin Kilpatrick Est.	Charles E. O'Hara	2,000.00	A11 & OL Consent attached
See Deposit no. 650						
800958	Cert	11 Dec 1951	Treasurer's Consent	Charles Eugene O'Hara Estate		A11 & OL
48023	Grant	1 Aug 1963	Florence L. Core et al Exrs. Mary M. O'Hara Est.	Mary B. Young	1.00 & c	A11 & OL
703636	Grant	18 01 85	Estate of YOUNG, Mary	YOUNG, Patrick		A11 & OL
719612	Grant	11 07 85	Estate of YOUNG, Mary	YOUNG, Patrick		A11 & OL

NOTICE
All Documents/Instruments
registered on or after
JUN 24 1997
are required to be accompanied by the
INDEX SET OUT IN SECTION 27(2) OF THE
REGISTRY ACT

1021-000 FORM 1

Previous 283 of 316 Next

APPENDIX VII: QUALIFICATIONS OF AREA AND RESUMES**FIRM PROFILE | HERITAGE & MUSEUM WORK**

AREA is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings; urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

AREA and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters [1830], Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration [c. 1850], Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound [1821], Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), [Yorkville]
- Cedar Ridge Studio Gallery [1918], 225 Confederation Drive, [Scarborough]
- Aurora Historical Society Museum [1886 school], 22 Church Street, Aurora
- The Niagara Institute [early 20th.c], 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall [1840] – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration [1852], 108 Stayner Ave.
- William Wonch House Restoration [1840], 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration [c. 1833], 7111 Reesor Rd., Markham
- McDougall Farmhouse [1893] Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition [circa 1923], 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop [c.1840], 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn [c. 1830], 367 Kingston Road East, Ajax
- Valley Halla Villa [Jackson Residence, 1922], Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess [1913, 'Strathrobyn'], Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre [1887], 95 Bellevue Ave.
- Gerrard & Bay Historic Houses [1860-1890], 68-84 Gerrard St. W.
- Toronto French School Restoration [Sifton Estate, 1923], 294 - 318 Lawrence Ave. E.

DAVID ECKLER, AREA



EDUCATION

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of
Architects
(Former Councillor & Chair
Awards Committee)

Royal Architectural Institute of
Canada

Canadian Standards
Association [CSA]

Architectural Conservancy of
Ontario Advisory Board

Society for the Study of
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA, Architects Rasch Eckler
Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC
AREA, Architects Rasch Eckler Associates Ltd.
President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Adaptive Re-use

- Goldring Student Centre [Wynmildwood, 1954] – 150 Charles St. W., Toronto
- Warwick Office Building [1905] – 401-409 King St. W.
- Church of Christ, Scientist [1928], Condominium Redevelopment, 70 High Park
- Eglinton Hunt Club [1929] – Condominiums, 1355 Kingston Rd.
- Hutton House [1853] – Community Centre, Ardmore Park, St. Marys
- Bellevue Daycare Centre [1887] – 95 Bellevue Avenue

Restoration of Institutional Historic Buildings

- Allan Gardens Conservatory Complex [1910] – 160 Gerrard St. E.
- Aurora Historical Society Museum [Church Street School, 1886]
- Toronto French School [Sifton Estate, 1924] – 306 Lawrence Ave. E.
- Armour Heights Officers' Mess [Strathroybn' 1913] – 215 Yonge Blvd.
- Medical Arts Building Restoration [circa 1929]
- Officers' Barracks [1830] – Discovery Harbour, Penetanguishene
- Heliconian Hall [first Olivet Church, 1876] – 35 Hazelton Ave.

Heritage Planning, Parks & Streetscape Design

- Cookstown Heritage Conservation District – Innisfil, ON.
- Old Pickering Village Planning & Heritage Study, Ajax
- Yorkville-Hazelton Avenue Heritage Conservation District
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses [1860-1890]

BRUCE J.F. CORLEY, AREA

**EDUCATION &
PROFESSIONAL
DEVELOPMENT**

Ontario Building Officials
Association (2005),
Registered and qualified
to design Small Buildings

Ryerson Polytechnic
University (2004),
Certificate in Architecture

Building Owners and
Managers Institute (2002)
Real Property Administrator

Ivey Business School,
University of Western
Ontario (2001),
Masters in Business
Administration

Ontario Real Estate
Association (1995),
Registered Member with
Toronto Real Estate Board

Huron College,
University of Western
Ontario (1985),
Honours Bachelors of
Arts & Science in History

**MEMBERSHIPS &
DIRECTORSHIPS**

Canadian Association of
Heritage Professionals
(2007),
Registered Professional
Member

Historica Foundation of
Canada (2005-07),
Past Council Member

Canadian Warplane
Heritage Museum (2002-9)
Board of Directors

BRUCE J.F. CORLEY HBA, MBA, Cert. Arch., CAHP
AREA, Architects Rasch Eckler Associates Ltd.
Heritage Consultant, Site Coordinator & Recorder

Bruce Corley is an associate consultant of AREA and specializes in the documentation and restoration of historic buildings many of which become incorporated into adaptive reuse redevelopment projects. Mr. Corley has over 12 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers.

Mr. Corley has provided detailed measured drawings, photographs and conditions reports to numerous owners, developers, planners and municipalities for over 50 heritage properties. These assessments and documentation assignments have allowed the heritage buildings to be restored, adapted, reused, removed, rebuilt or replicated. Mr. Corley's process involves measuring, researching and documenting heritage structures to a high degree of accuracy and completeness in order to understand the information provided by the buildings. The property information is derived from published works, civil records and oral history to ascertain when, how and by whom the buildings were constructed.

RELEVANT EXPERIENCE: Toronto location unless indicated**Heritage Restoration, Cultural & Museum Facilities**

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Dalziel-Schmidt Barn, Black Creek Pioneer Village
- Montgomery Inn, Etobicoke
- Club House (1918), Royal Canadian Yacht Club

Masonry Restoration, Churches & Office Buildings

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Kingsway-Lambton United Church (1937), 85 The Kingsway
- Emmanuel Howard Park United Church, 214 Wright Ave.
- Timothy Eaton United Church, 230 St. Clair Ave. West

Heritage Retail & Commercial Development

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Old Fire Hall Redevelopment, 23 King St., Niagara-on-the-Lake
- Retail Restoration (1910), Baby Point area
- Retail building (1912) adaptive reuse, Bloor West Village
- Prescott Harbour, development financing, Prescott
- First London Centre: Rezoning & financing

Measured Drawings of Heritage Residences

- Henhoefer House (Italianate), Fisher Hallman Rd. Kitchener
- Becker House (1850), Fisher Hallman Rd. Kitchener
- Napier Simpson House, Caledon Hills
- Hall House (Classical Revival), Hallstone Rd. Brampton
- Tudor Revival House, The Kingsway
- Home Smith House, The Kingsway
- Harrison House, Gore Road, Brampton
- Laidlaw House, Winston Churchill, Georgetown