

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



***Kilpatrick-Young House
23 Centre Street South***

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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*.

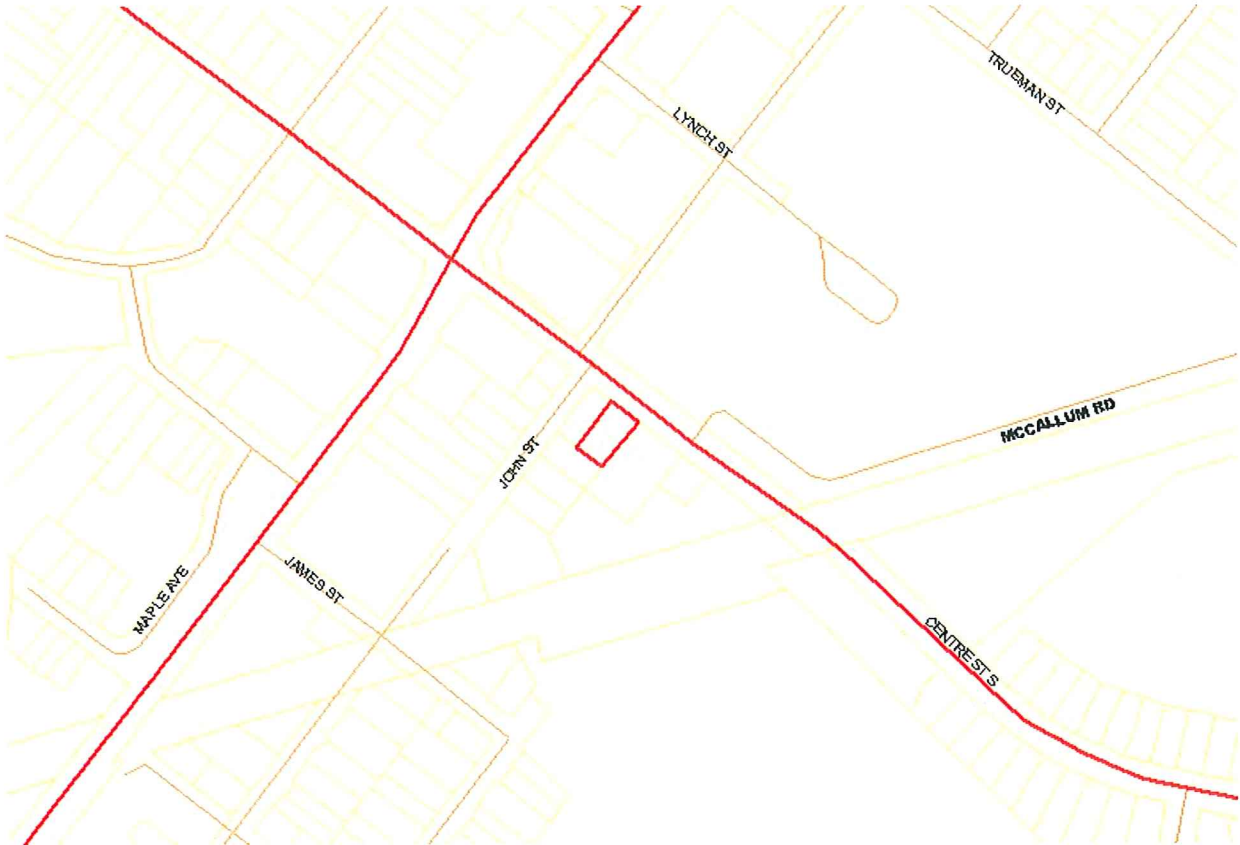
4.9.1.6: The City will give immediate consideration to the designation of any heritage resource under the *Ontario Heritage Act* if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

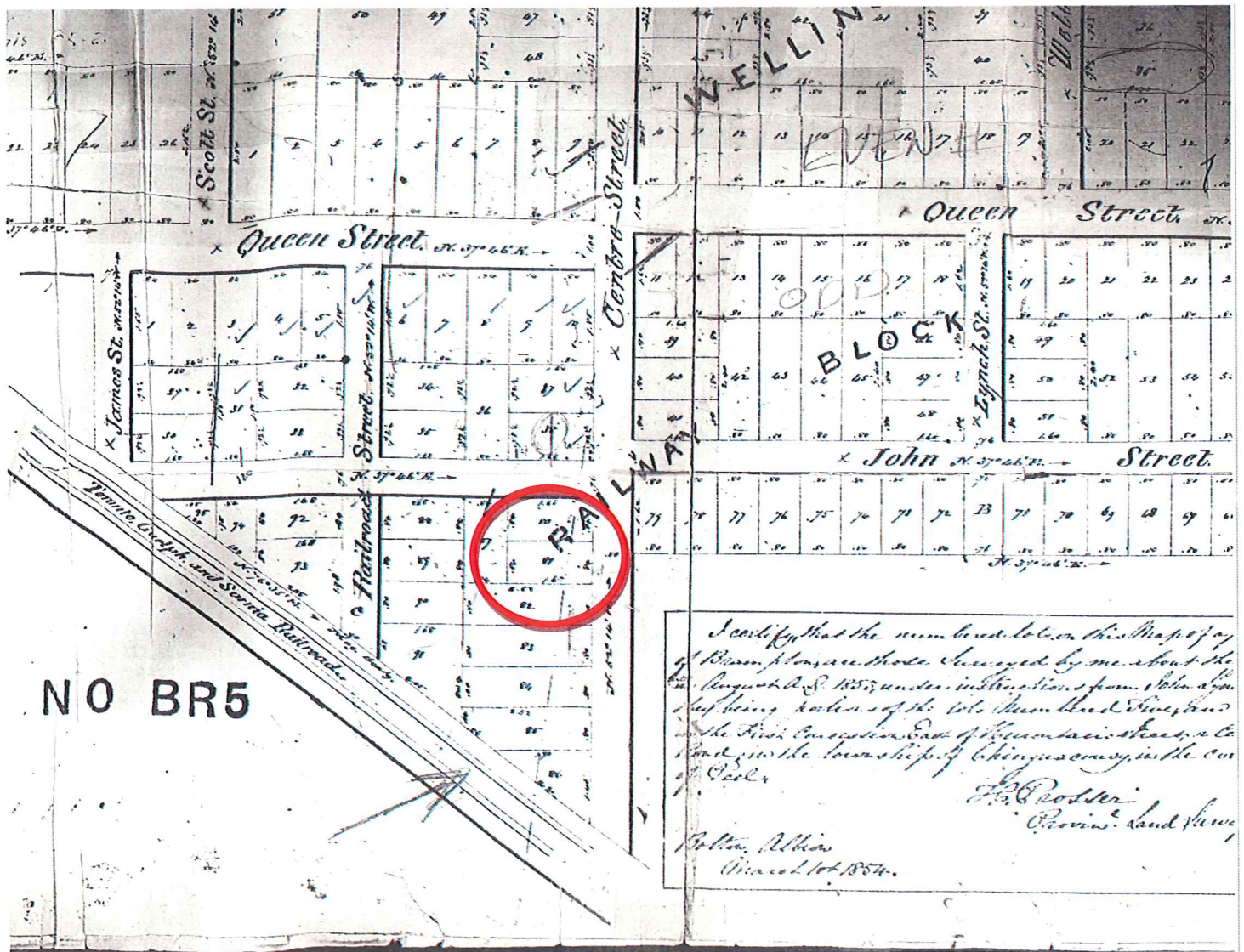
These principles are also guided by recognized best practices in the field of heritage conservation in Ontario and in Brampton's Heritage Program.

ACKNOWLEDGEMENTS:

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

LOCATION MAPS:





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.

