

**HERITAGE REPORT:
REASONS FOR HERITAGE DESIGNATION**



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

October 2020

Profile of Subject Property

Municipal Address	23 Centre Street South
PIN Number	140350025
Roll Number	10-02-0-006-04200-0000
Legal Description	PL BR 5 LOT 81 AND PT LOT 80 RAILWAY BLK
Ward Number	3
Property Name	Kilpatrick-Young House
Current Owner	1743603 Ontario Inc
Owner Concurrence	Yes
Current Zoning	Commercial
Current Use(s)	Vacant
Construction Date	Circa 1876
Notable Owners or Occupants	N/A
Heritage Resources on Subject Property	Primary building, archaeological potential
Relevant Council Resolutions	HB013-2010
Additional Information	

1. Introduction

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 *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

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

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

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

The house at 23 Centre Street includes many of the key architectural features associated with the Ontario Gothic Cottage. Its main rectangular portion has a symmetrically proportioned, three bay front (east) façade, is one-and-a-half storeys in height, and has a hipped roof. It also, as with many of the examples in Ontario, has a central gabled dormer with lancet window above the front entrance framed by decorative vergeboard. The windows have segmented arched openings and 2-over-2 wood sashes.

The house is clad in stucco. Although the current stucco on the house is all original and much of it has been replaced over time, as far as can be determined, stucco has been the

principle cladding material for the house since its construction. As such, its rough cast construction is part of its representative value.

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

The rear wing, or tail, is a conglomeration of pieces from various building periods including a more recent addition and enclosed porches clad in metal siding. The original portion of the kitchen tail may have been constructed at a later date than the main portion of the building but the date of construction of the stucco-clad kitchen wing cannot be confirmed. A gabled roof dormer projects out of the roof on the south side elevation.

Numerous alterations have been made to the building since its construction; however, these alterations do not detract from the cultural heritage value of the property. Some of these alterations include:

- A concrete front porch with metal railings;
- Cinder block chimney stack off south side elevation at rear of main house block;
- Enclosed porch on north side elevation clad in metal siding;
- 80% of the original pebbled stucco replaced with a similar stucco by 1970, some original stucco remaining on east façade of the building;
- Most of the horizontal trim boards replaced in the late 1970s and early 1980s;
- Twelve (12) decorative window shutters and wood storm windows installed in the mid-1970s.

Historical/Associative Value:

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

The Kilpatrick family, while a notable early Irish Catholic working class family in Brampton, are not themselves significant to the community (Appendix B) and do not contain any family members who could be considered significant to the community. There are also no known significant themes, events, activities, beliefs, organizations or institutions associated with the property. The building also does not demonstrate or reflect the work or ideas of a specific architect, artist, builder, designer or theorist significant to the community.

Contextual Value:

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

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

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

Summary of Cultural Heritage Value:

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Kilpatrick-Young house is a representative example of an Ontario Gothic Cottage. This style, especially with rough-cast construction and hip roof, is rare in Brampton.
b) Displays a high degree of craftsmanship or artistic merit	Yes	The decorative elements of the building, including the the door and window surrounds and the central gable

		vergeboard, display a high degree of craftsmanship.
c) Demonstrates a high degree of technical or scientific achievement	No	The property does not demonstrate a high degree of technical or scientific achievement as it was built using construction methods common during the 19th century.
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	While the Kilpatrick family were an early Irish-Catholic family in Brampton, they are not notably significant and do not contain any family members who were significant to the community. There are no known significant themes, events, activities, beliefs, organizations or institutions associated with the property.
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	The property is situated in what is known as the Railway Block neighbourhood, one of the earliest subdivisions in Brampton, and is one of the few remaining historic structures in the area of Centre Street south and Queen Street. The construction of the house is associated with the increase in Brampton's population after it was declared the County seat of Peel and the railway boom which brought increased industry to Brampton.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	The builder(s) of the house is speculated to be a member or members of the Kilpatrick family. However, they were not builders or architects significant to the community.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	The siting of the building on the lot, including its front and side yard setbacks, reflect the Railway Block subdivision that the house was originally part of. The building on the lot is one of the few historic structures remaining in

		the area from the 19th century.
b) Is physically, functionally, visually, or historically linked to its surroundings	No	The physical, functional, visual and historic link of the property to its surrounding has been lost over time due to surrounding development including commercial and institutional infill.
c) Is a landmark	No	Other than the property being more readily visible as a surviving historic structure, the property is not a landmark in the community and in the 19th century, would have been one of several such buildings in the area. There is no indication that it acts as a landmark for past or present communities.

4. Description Of The Heritage Attributes/Character Defining Elements

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

5. Policy Framework

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

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:

Section 4.10.1.3: 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.

Section 4.10.1.5: 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.

Section 4.10.1.6: 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.

8. Resources

AREA Architects. *23 Centre St. S, Brampton, Ontario, Kilpatrick-Young House Heritage Impact Assessment, Revised*. September, 2020.

Brampton Conservator. Various articles. Brampton, 1877-1901. PAMA

Brampton Centennial Souvenir 1853-1953

Census Records - Ancestry.ca

Douglas A. Lawr, "LYNCH, JOHN," in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003–, accessed July 30, 2015, http://www.biographi.ca/en/bio/lynch_john_11E.html

William Perkins Bull files. PAMA, 1930s.

Patrick Young, previous owner

Helen Warner, former Brampton Heritage Board member

Appendix A – Figures



Figure 1: Street and parcel network of area including 23 Centre Street South.

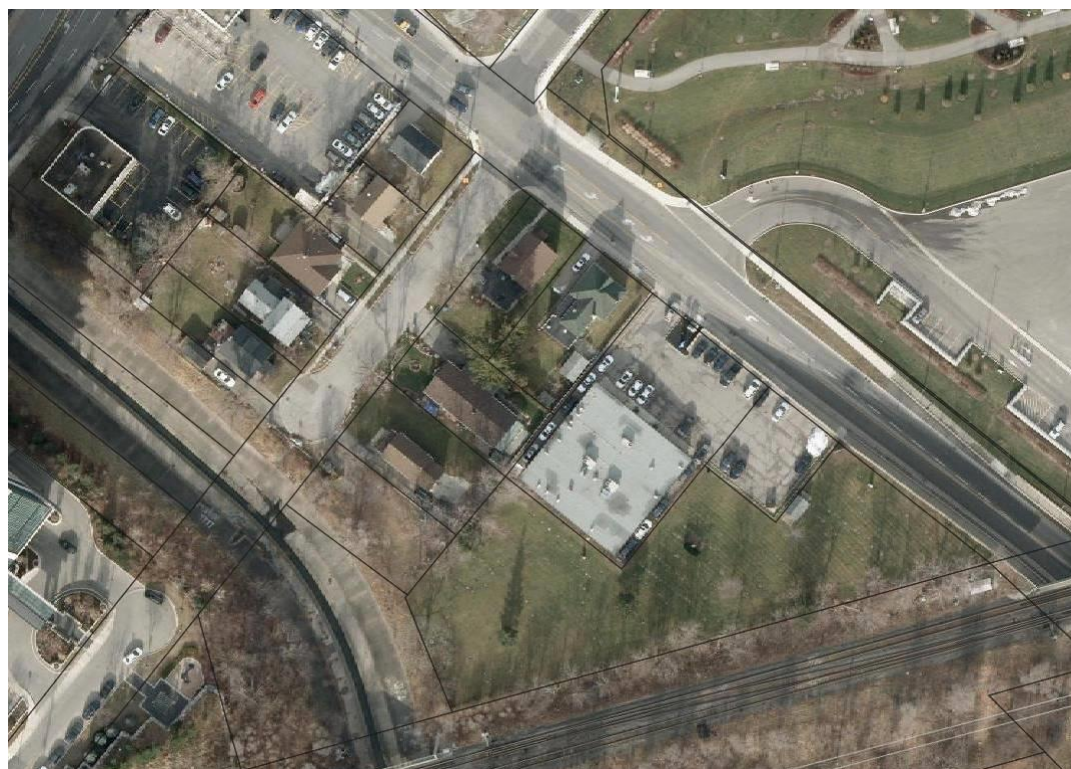


Figure 1: Aerial location of 23 Centre Street South (Brampton Planning Viewer).



Figure 3: Detail from “Railway Block” plan of subdivision (BR-5), registered in May 1854. Lot 81 (subject property) is highlighted.



Figure 4: East and south façades of the Ontario Gothic Cottage at 23 Centre Street South (2017).



Figure 5: East and north façades of the Ontario Gothic Cottage at 23 Centre Street South (2017).



Figure 6: East façade lancet window with wood surround and sill. Wood lathe visible underneath (2017).



Figure 7: East façade entrance decorative wood door surround with eared architrave (2017).

Appendix B – Additional Historical Research

The Kilpatrick family, an early working class family of Brampton. The lot was purchased in 1876 by Benjamin Kilpatrick Jr., a Protestant Irish immigrant laborer born in County Tyrone, Ireland to Benjamin Kilpatrick Sr. Benjamin and his wife, Mary, were married in Ireland in 1851 and directly immigrated to Canada. Benjamin Kilpatrick Sr. lived in Brampton until his death in 1901.

In 1876, he purchased Lot 81- now known as 23 Centre Street South, as well as Lots 80 (which today is known as 21 Centre Street South) and 87 (now 139 John Street) from Squire Lynch. It is possible that the family built the home themselves, as Mr. and Mrs. Kilpatrick would have had two grown daughters and 18 year old “Ben” Kilpatrick Jr. (later listed as a bricklayer in the 1881 Census) to assist. Lots 80 and 87 were later sold to the older Kilpatrick daughters, and Lot 81 which held the family’s residence was sold to Ben Kilpatrick Jr in 1892 for a small amount.

Benjamin Kilpatrick Sr. bought the land at 23 Centre Street South from Squire John Lynch in 1876. It is possible that the Kilpatricks built the house themselves around this time, as Benjamin Kilpatrick Jr. was listed as a bricklayer in the 1881 Census records. Ben Kilpatrick Jr. bought the property in 1892.

The Kilpatrick family appears in the baptism records of St. Andrew’s Presbyterian Church (on John Street) in 1854, identifying Benjamin Kilpatrick Sr. as the father of Sarah and subsequently daughter Mary Jane, and in 1857 Benjamin Kilpatrick, the third child. Census records in 1861 and 1871, have Benjamin Sr. listed as a laborer with his wife and young children. In 1873, Kilpatrick paid “Squire” John Lynch’s fee to be listed in the Brampton directory as a labourer living on John Street.

Throughout the 19th Century, the Kilpatrick family continued to be a successful working class family. Benjamin and Ben Kilpatrick worked on the bell tower of the Dominion Building in 1889. All three Kilpatrick daughters worked: the oldest as a servant, and the younger ones as a tailoress and a milliner. Later on, two of the Kilpatrick brothers opened the Kilpatrick Bros Butcher Shop and another son went to work at “The World” newspaper in Toronto.

The Kilpatrick family continued to live at 23 Centre St until 1937, three years after Ben Kilpatrick died and was sold to Charles Eugene O’Hara. Mr. O’Hara owned a number of rental properties and did not live in the house himself, but purchased it as a rental property. The home was rented for a number of years to a family named Eweles. Records show that Mary Young moved into the home in 1941 with her young children shortly after the death of her husband and assumed ownership of the home in 1961. The property remained in the possession of the Young family until 2017.