



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 127 - 2011

To designate the property at 63 Elizabeth Street South (William Coggins House) as being of cultural heritage value or interest.

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

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

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

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

- 1. The property at 63 Elizabeth Street South (William Coggins House) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 63 Elizabeth Street South (William Coggins House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 27th DAY OF April 2011.

Approved as to form [Signature]

Sandra James - ACTING MAYOR SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content: Karl Walsh, Director, Community Design, Parks Planning and Development

**SCHEDULE "A" TO BY-LAW**

**LEGAL DESCRIPTION**

Part of Lot A, Plan BR 30 as in RO728412; Brampton

140660110 (LT)

**SCHEDULE "B" TO BY-LAW****SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF WILLIAM COGGINS HOUSE ON 63 ELIZABETH STREET SOUTH:**

The property at 63 Elizabeth 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.

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The subject property is a good and generally well-preserved example of the vernacular Italianate style. The house retains considerable original or early elements and heritage fabric including: massing, wood sash windows, front door overhang supported by heavy decorative wood brackets and main single leaf door. The house is a representative example of the bricklayer's trade featuring well-executed brick masonry details, such as a diamond shape brick panel decorating the side gables just below the roof, brick water table, and slender brick voussoirs over windows and doors.

Certain interior finishes and details exhibit a high degree of craftsmanship. The interior spaces, particularly on the ground floor, are noted for decorative plaster ceiling medallions, plaster cornices, original wood baseboards, doors and Eastlake style door hardware, main hall staircases with original wood newel posts and turned balusters, moulded wooden window and door trim with rosette corner blocks, 'servants' staircase at rear of the house and hardwood flooring. The interior of the house retains the original the original floor plan and room arrangements.

Historical research and field observations suggest that the subject house may have been among the very first houses built within the BR-30 plan of subdivision.

The subject property is associated with William Coggins and his family. The Coggins family were the first owners of the house.

The property (likely among the oldest in the immediate area) contributes much to the prevailing character and identity of Elizabeth Street South which is generally distinguished by early to mid 20<sup>th</sup> century houses on large, heavily treed lots.

**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. They include:

Design / Physical Value:

**Exterior:**

- Scale, form and massing;
- Symmetrical proportions of front façade;
- T-shaped building footprint;
- Exterior brick masonry cladding;
- Wood trim around windows and doors;
- Side gabled roof;
- Fenestration with segmental arched windows containing double hung wood sash windows and wood storms;
- Brick water table at foundation;
- Brickwork including diamond shaped panels decorating the upper side gables;
- Slender, Italianate brick voussoirs over most windows and doors;
- Triple dormer windows on upper storey of the front façade;
- Single storey bay windows on ground floor of the front façade;
- Central main entrance with transom and paneled single leaf wood door;
- Wood overhang that shelters the main door, with exposed rafter tails and heavy wood brackets.

**Interior:**

- Centre hall plan;
- Decorative plaster ceiling medallions;
- Decorative plaster cornices;
- Picture rails;
- Wood baseboards;
- Kitchen wainscoting;
- Doors and Eastlake style door hardware;
- Open string staircases in main lower and upper hallways, including railing, balusters, newel posts and decorative elements;
- "Servants" staircase at rear of the house;
- Moulded wooden window and door trim, including rosette corner blocks;
- Hardwood flooring and decorative iron vents;
- Original floor plan and room arrangements.

Historical / Associative Value:

- Direct associations with the history and development of Brampton's downtown residential neighbourhoods;

- Historical associations with the William Coggins family;

Contextual Value:

- Visually, physically and historically linked to its surroundings along Elizabeth Street South and Craig Street;
- Property lines defined by decorative metal fence along front and side property lines;
- Cast iron water pump in side yard and gas lamp on post in front yard;
- Property is important in defining and maintaining the prevailing character of a late Victorian/early 20<sup>th</sup> century residential urban neighbourhood on Elizabeth Street South;
- Position and associated landmark status on a conspicuous corner lot;

## **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 known as William Coggins House, located at 63 Elizabeth 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 63 Elizabeth Street South (William Coggins House) 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 comprises a well proportioned brick house on a rectangular lot. The property is situated in a residential plan of subdivision known as BR-30. The detached house faces Elizabeth Street on a prominent corner lot with Craig Street. The property line is defined by a decorative metal fence surrounding the front and side yards and a wooden privacy fence along the rear. The house is a side-gabled, two storey, T-shaped brick masonry structure with a centre hall plan.

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION**

The property at 63 Elizabeth 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 subject property is a good and generally well-preserved example of the vernacular Italianate style. The house retains considerable original or early elements and heritage fabric including: massing, wood sash windows, front door overhang supported by heavy decorative wood brackets and main single leaf door. The house is a representative example of the bricklayer's trade featuring well-executed brick masonry details, such as a diamond shape brick panel decorating the side gables just below the roof, brick water table, and slender brick voussoirs over windows and doors.

Certain interior finishes and details exhibit a high degree of craftsmanship. The interior spaces, particularly on the ground floor, are noted for decorative plaster ceiling medallions, plaster cornices, original wood baseboards, doors and Eastlake style door hardware, main hall staircases with original wood newel posts and turned balusters, moulded wooden window and door trim with rosette corner blocks, 'servants' staircase

at rear of the house and hardwood flooring. The interior of the house retains the original floor plan and room arrangements.

Historical research and field observations suggest that the subject house may have been among the very first houses built within the BR-30 plan of subdivision.

The subject property is associated with William Coggins and his family. The Coggins family were the first owners of the house.

The property (likely among the oldest in the immediate area) contributes much to the prevailing character and identity of Elizabeth Street South which is generally distinguished by early to mid 20<sup>th</sup> century houses on large, heavily treed lots.

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

Unless otherwise indicated, the reasons 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. They include:

#### Design / Physical Value:

##### **Exterior:**

- Scale, form and massing;
- Symmetrical proportions of front façade;
- T-shaped building footprint;
- Exterior brick masonry cladding;
- Wood trim around windows and doors;
- Side gabled roof;
- Fenestration with segmental arched windows containing double hung wood sash windows and wood storms;
- Brick water table at foundation;
- Brickwork including diamond shaped panels decorating the upper side gables;
- Slender, Italianate brick voussoirs over most windows and doors;
- Triple dormer windows on upper storey of the front façade;
- Single storey bay windows on ground floor of the front façade;
- Central main entrance with transom and paneled single leaf wood door;
- Wood overhang that shelters the main door, with exposed rafter tails and heavy wood brackets.

**Interior:**

- Centre hall plan;
- Decorative plaster ceiling medallions;
- Decorative plaster cornices;
- Picture rails;
- Wood baseboards;
- Kitchen wainscoting;
- Doors and Eastlake style door hardware;
- Open string staircases in main lower and upper hallways, including railing, balusters, newel posts and decorative elements;
- "Servants" staircase at rear of the house;
- Moulded wooden window and door trim, including rosette corner blocks;
- Hardwood flooring and decorative iron vents;
- Original floor plan and room arrangements.

Historical / Associative Value:

- Direct associations with the history and development of Brampton's downtown residential neighbourhoods;
- Historical associations with the William Coggins family;

Contextual Value:

- Visually, physically and historically linked to its surroundings along Elizabeth Street South and Craig Street;
- Property lines defined by decorative metal fence along front and side property lines;
- Cast iron water pump in side yard and gas lamp on post in front yard;
- Property is important in defining and maintaining the prevailing character of a late Victorian/early 20<sup>th</sup> century residential urban neighbourhood on Elizabeth Street South;
- Position and associated landmark status on a conspicuous corner lot;

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 served on the Clerk no later than 4:30 p.m. on February 4<sup>th</sup>, 2011 (within 30 days of the publication of this notice).





## Public Notice

Dated at the City of Brampton on this 4<sup>th</sup> day of January, 2011.

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](mailto:cityclerksoffice@brampton.ca)

SCHEDULE "C" TO BY-LAW 127-2011

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate William Coggins House on 63 Elizabeth Street South was served on the owner of the property, the Ontario Heritage Trust, and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the William Coggins House on 63 Elizabeth Street South came before City Council at a Council meeting on April 27, 2011 and was approved.

SWORN before me at the City )  
of Brampton, in the Region of )  
Peel, this 29th day )  
of JUNE , 2011 )

*Earl Evans*

**EARL EVANS, Deputy City Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
A Commissioner, etc., ....  
in the Regional Municipality of Peel**



A Commissioner for Taking Affidavits, etc.