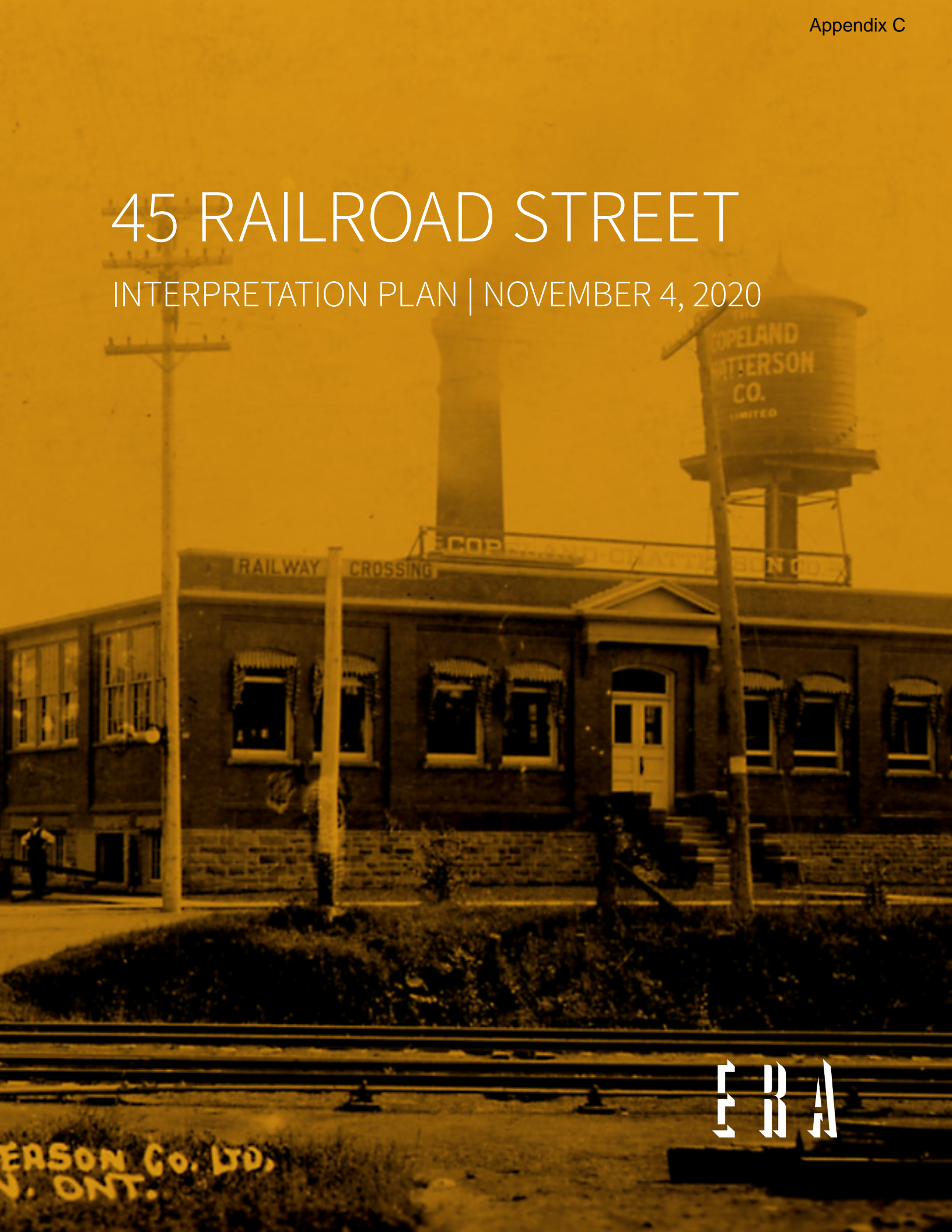


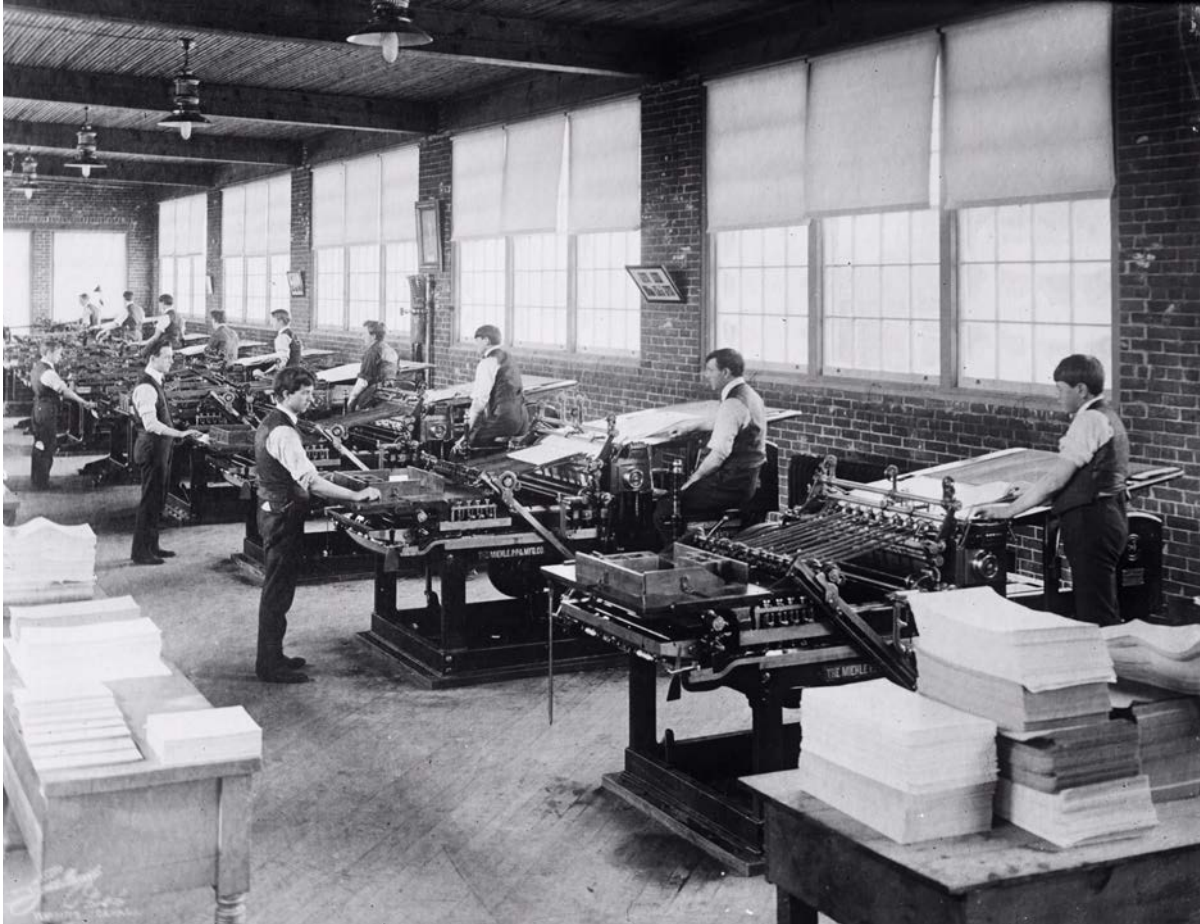
# 45 RAILROAD STREET

INTERPRETATION PLAN | NOVEMBER 4, 2020



ERA

ERSON CO. LTD,  
N. ONT.



Interior view of Copeland-Chatterson factory in 1905. (Toronto Public Library).

Project # 06-057-05  
Prepared by PE/JM/RL2

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Cover Image: Copeland-Chatterson Company building prior to second storey addition in 1915 (Peel Archives).

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Rendering of 45 Railroad Street with interpretation spaces highlighted (Norm Li; annotated by ERA).

# EXECUTIVE SUMMARY

The applicant has retained ERA Architects (“ERA”) as its heritage architectural consultant for the redevelopment of 45 Railroad Street (“the site”). The site contains the Copeland-Chatterson Loose Leaf Ledger Company Building, also known as the Dominion Skate Building. The red brick factory was constructed in 1905, and a second floor addition to the office was completed in 1914.

The purpose of this Plan is to build upon the Heritage Interpretation Plan (“HIP”) submitted November 14, 2016 and to identify the approaches to implementing the commemoration of the cultural heritage value of the property.

This plan is organized by each of the interpretation spaces on the site. Through each space, we present implementation strategies for interpretation of historical themes of the site. The interpretation of the interior elements is evolving concurrent with the development proposal.

The report outline follows:

Space 1: Exterior East Elevation

*Strategy:* Graphic Window Treatment

Space 2: Exterior North Yard

*Strategy:* Sculptural Element

Space 3: Interior Lobby

*Strategy:* Architectural Elements

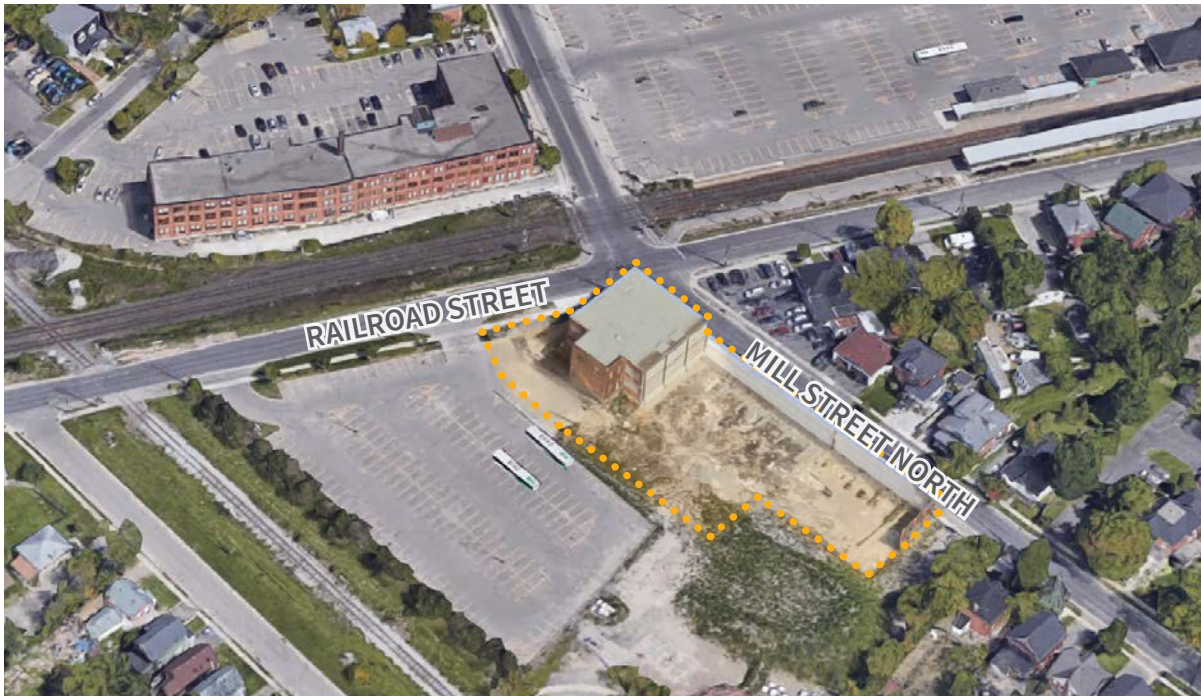
*Strategy:* Object Display

*Strategy:* Photographs and Images

*Strategy:* Etched Elevator Surround

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# 1 INTRODUCTION



Aerial view of site with buildings that are subject to this Heritage Interpretation Plan in dashed outline (annotation by ERA).

## *Site Location and Description*

The site is located in Brampton, at the evolving intersection of Railroad Street and Mill Street North. To the north of the site is the Old Shoe Factory. To the east is the Brampton GO Station and low-rise commercial and residential buildings. To the south is a GO Station parking lot, public right-of-way and rail corridor. To the west is a GO Station parking lot.

## *Historical Overview*

The Copeland-Chatterson Building was constructed in 1905 as a single-storey red brick office and factory building in the Chicago style. The building was constructed for use by the Copeland-Chatterson Company. Founded in 1893 by Robert J. Copeland and A.E. Chatterson, the company produced binders that locked loose-leaf ledger sheets with key on filing posts, which simplified the accounting procedures of the day.

The company relocated its manufacturing facilities from Toronto to Brampton to meet their needs for labour and adequate land. However, its growth was not complete, and in 1914 they constructed a second floor addition to the office spaces. Further bays were added along Mill Street North, until the company sold the building to Anthes Imperial Ltd in 1961. In 1981, the building was sold again to the Dominion Skate Company, which operated on site until 2008.

## 2 HERITAGE RECOGNITION

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The Copeland-Chatterson Building was designated under Part IV of the Ontario Heritage Act with By-law No. 150-2015. The by-law provides a description of the heritage attributes of the property as well as the statement of significance. The by-law is attached (see Appendix I), and the description of heritage attributes is included below:

### *Design/Physical Value*

#### Property Overall:

- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.

#### Mill Street Facade:

- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows);
- window openings along Mill Street facade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood case-ment basement windows;
- graffiti carved into a brick by a penknife with inscription reading: “1949 AD. Dec \_\_ CNR Survey”; located on the Railroad and Mill Streets corner before the first Mill Street window openings;
- shallow setback of building facade along Mill Street South.

#### Railroad Street Facade:

- original ground floor office windows with segmental arch brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.





Postcard image of the building with 1914 addition (Source: Peel Archives).

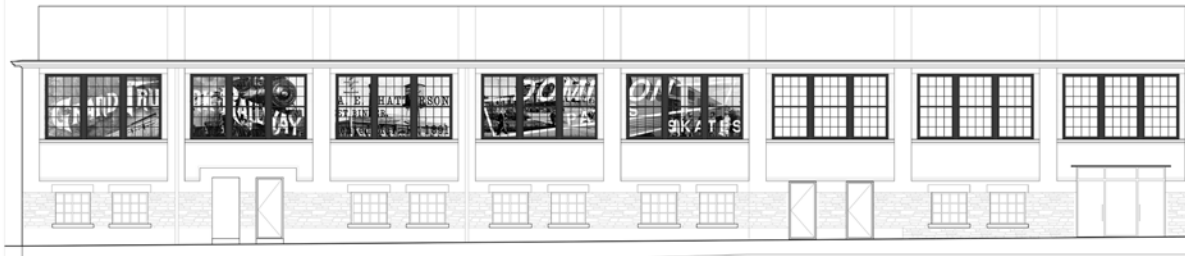
### *Historical/Associative Value:*

- association with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton;
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.

# 3 INTERPRETIVE SPACES



Rendering of 45 Railroad Street with Space 1 highlighted (Norm Li; annotated by ERA).



Conceptual rendering of interpretation along east elevation of site (ERA).

## *SPACE 1: Exterior East Elevation*

Drawing on and enhancing the strong association with the early industrial history of Brampton, this interpretive space is vital to the broader public understanding of the Copeland-Chatterson Building. This exterior elevation speaks to the way that the city of Brampton has experienced the building in an external and associative sense.

The interpretive strategy for this space is a graphic treatment of the windows along the eastern street edge. They will draw the eye of passersby on the street, telling a succinct story of the building. Using a linear collaging method, images bleed from one window to the next, communicating the passage of time and the interrelatedness of these histories. The previous HIP (2016) proposed seven windows, while this plan proposes a total of five window treatments, allowing unobscured light to enter the lobby of the building.

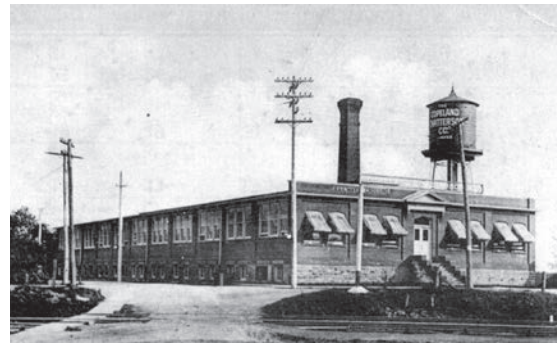
First, two windows will be treated with images of the Historic Grand Trunk Railway, extracted and collaged from maps and advertising ephemera. This placement in the sequence is purposeful, as the national rail expansion was a necessary precondition for large-scale industrial expansion to Brampton. The use of the railway imagery also encourages interpretation of the connection between the building and the nearby railway line, which forms the spine of the historic precinct.

Second, one window will be treated with a collage of the building in its 1905 form, overlaid with a patent held by Copeland-Chatterson and the company name. This image of the original structure of the building will convey a sense of the changes to the site over time to the passerby and foreground the association with the Copeland-Chatterson Company.

Third, two windows will be treated with the Dominion Skates logo, a later image of the building showing the 1914 addition, and an image of the GO train station. This collage speaks to the continued use of the factory, the rise of the post-war leisure industry, and the continued use of the railway.



Grand Trunk Railway Company of Canada advertisement (Source Unknown).



1905 image of the Copeland-Chatterson Building (Source Unknown).



Box for Dominion Skates Company (Source Unknown).





Rendering of 45 Railroad Street with Space 2 highlighted (Norm Li; annotated by ERA).

### *SPACE 2: Exterior North Yard*

Making use of the public frontage and proximity to the railway corridor, this interpretive space creates an opportunity to recognize the creative potential of industry, with an emphasis on themes of redevelopment, movement of resources and people, and innovation.

The interpretive strategy for this space is a sculptural element. This strategy will allow for the appropriate use of the space and enliven the evolving public realm along Railroad Street.

The following page contains precedent photos selected to illustrate potential expressions of the themes outlined above.





A



B



C



D



E



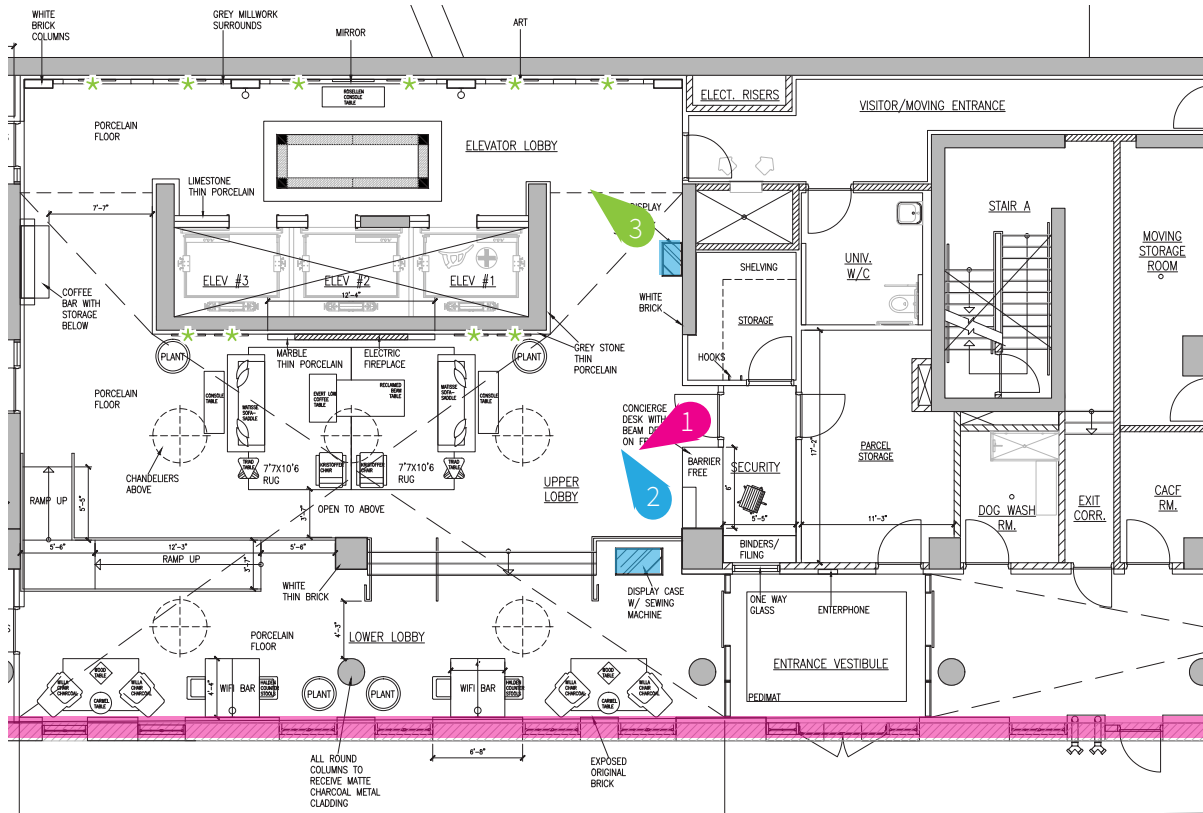
A: Source Unknown.

B: Source Unknown.

C: Wonderland (Jaume Plensa).

D: End of the Line (City of Mount Gambier).

E: Navy Yard Landscape Design (D.I.R.T. Studio).



Strategy one is highlighted in pink, strategy two is highlighted in blue, and strategy three is highlighted in green (annotated by ERA).

### SPACE 3: Interior Main Lobby

This Plan provides a more refined interior lobby concept than the previously submitted HIP (2016). In this Plan, the materiality has evolved to fit a contemporary industrial aesthetic, incorporating images of patents and historic photos. Interpretation concepts for this space are evolving concurrently with the lobby design.

The first strategy is the retention of key architectural elements. As shown in view one, the steel beams from the support structure used during construction are re-used throughout the interior. This allows an uncovering of the process of adaptive re-use. Importantly, the retention of the original window formation and brick



View one shows the salvaged steel beams, retained brick wall, and large-scale industrial sash windows (Studio 8 Design).

work can be appreciated to the fullest degree in this common space. The large industrial-scale sash windows allowed a pleasant light and air to circulate through the original factory space. The lobby plan has expanded to include an additional window and more space to experience the quality of light emanating from the window configuration. The images from the third strategy (below) will allow visitors and residents to connect these architectural features to the past use of the building as a factory.

The second strategy is the display of objects created within the factory. The first object, rendered in view two, is a sewing machine used by Dominion Skates to manufacture goods. It was recovered from the site, and will be displayed in a cabinet made of wood reclaimed from the site. The second object will be a pair of dominion skates, manufactured in Brampton, displayed with its original packaging.

The third strategy provides context for visitors and residents of the property. The display of historic photographs and patents associated with the site will be a key decorative feature throughout the lobby. These will tell the story of the building's evolution over time.

The interior main lobby provides further opportunity to explore interpretation of the interior elements of the building and the connection to the people and products who have entered and exited this space over time.

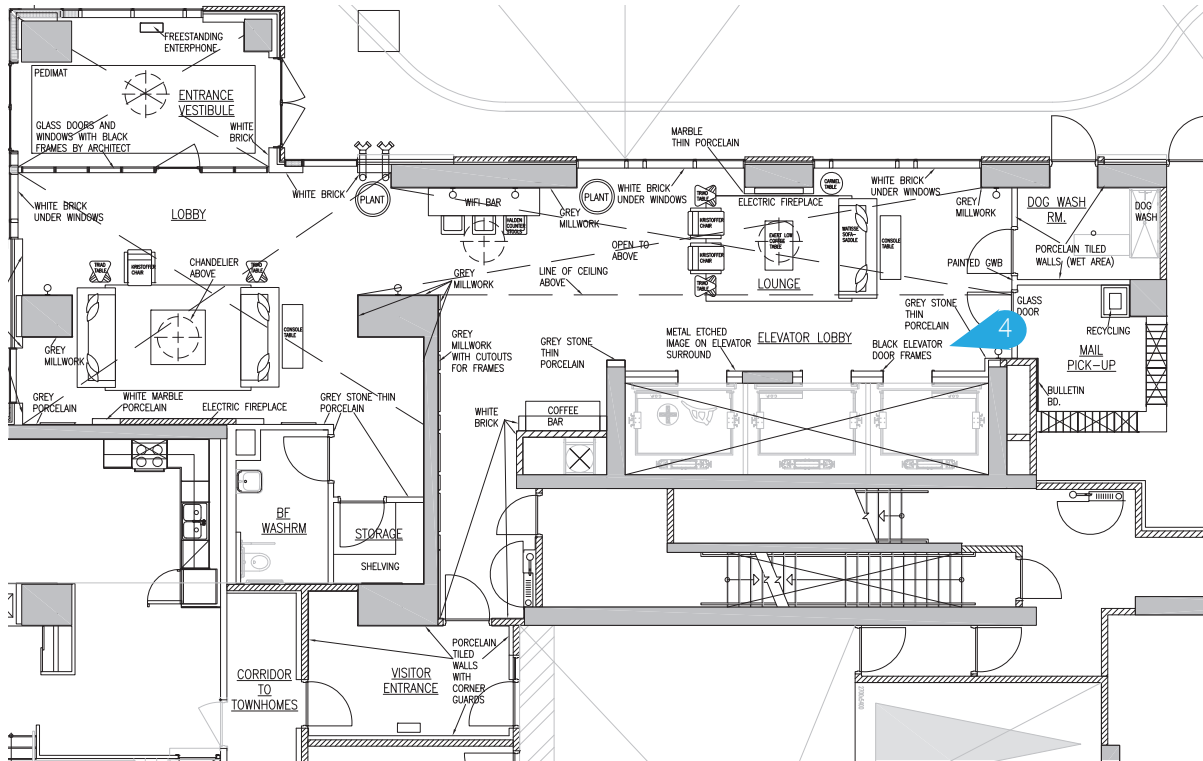


View two shows two display cases in context within the lobby (Studio 8 Designs).



View three shows some of the photographs displayed near the elevator bank in the main lobby (Studio 8 Designs).

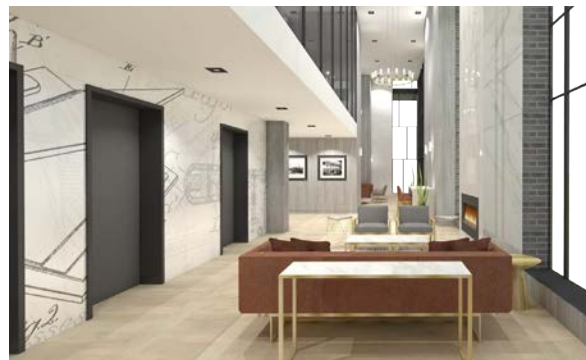




Strategy four is highlighted in blue (annotated by ERA).

The west secondary elevator lobby provides additional opportunity to interpret the history of the building as it relates to creation and innovation. As the space contains multiple entryways, there are multiple circulation patterns and view corridors through which to understand the interpretation efforts within the space. For this reason, additional patent images and historic photographs will be present in the space.

The final strategy is a metal etched image on the elevator surround. Using a patent held by Copeland-Chatterson, the scale of the etching will connect the space to the ideas that drove the creation of the factory.



View four shows the metal etched image on the elevator surround in the secondary lobby, with two framed photographs on the nearby wall (Studio 8 Designs).



## 4 CONCLUSION

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The proposed redevelopment of the Copeland-Chatterson Building provides residents, visitors and passersby with opportunities to understand not only the history of the building, but its broader meaning to the community.

This interpretation plan has identified strategies to aid in the interpretation process. These strategies highlight the history of the building and its connection to the railway, the architectural elements of the site, the objects produced on site, and images associated with its history.

The proposed interpretation plan for 45 Railroad Street will promote public awareness and appreciation of the historic resources of the site.

# 5 PROJECT PERSONNEL

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## PHILIP EVANS

Philip Evans is a Principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

## JORDAN MOLNAR

Jordan Molnar is an Associate with ERA. He is a Member of the Royal Architectural Institute of Canada and holds a Master of Architecture as well as a Bachelor of Environmental Design from Dalhousie University.

## RAY LISTER

Ray Lister is a planner at ERA Architects. Ray received his Master of Planning in Urban Development at Ryerson University after completing a Bachelor of Arts (Honours) in History at the University of Victoria.