



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To designate the property municipally known as 17 Frederick Street as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

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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;

AND 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 **17 Frederick Street** 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. City Council 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 **17 Frederick Street** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

The short statement of the reason for designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

ENACTED and PASSED this 6<sup>th</sup> day of December, 2023.

Approved as to  
form.  
2023/11/24  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2023/11/24  
Henrik Zbogor

\_\_\_\_\_  
Peter Fay, City Clerk

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

**LEGAL DESCRIPTION**

PL BR3 PT LOTS 1 AND 2

140650054 (LT)

## SCHEDULE "B" TO BY-LAW

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 17 FREDERICK STREET:**

The property at 17 Frederick Street 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.

17 Frederick Street is located on the south-west corner of Elizabeth Street South and Frederick Street. The house is an excellent example of the Tudor Revival Style in Brampton. It is a one and a half storey, brick building with half-timbering in the gables and on the dormers. The property is located within Secondary Plan Area 7, and within the historic B23 subdivision plan which includes all properties on the south side of Frederick Street from Elizabeth Street South to Main Street South. The Secondary Plan states the importance of retaining and conserving buildings of architectural and/or historic merit on their original sites within this distinct "Character Area" within the Downtown Brampton precinct of the Central Area. It is a unique and historical area based on the lot pattern, the presence of historical dwellings and an existing mature tree canopy.

#### **Design/Physical Value:**

The Design/Physical value of the property at 17 Frederick Street relates to its Tudor Revival architectural style. The Tudor Revival Style was popular in Ontario from approximately 1914 to the 1940s, along with other revival styles such as Queen Anne, and English Cottage. Tudor Revival style is characterized by small paned windows, half-timbering with plaster, masonry on the first storey, hipped roofs, and prominent framing around openings. Although modest in size it is a good example of its type.

Constructed at the end of the revival period era, circa 1941, the house at 17 Frederick Street exhibits many of the features of the Tudor Revival style. Red-brown multi-toned vertically scraped brick veneer is the predominant façade material. A half-timbering with plaster finish is used on the gable and dormers. This mimics wattle and daub with exposed timber which was present in the Tudor Style. 17 Frederick also exhibits small paned six over nine casement windows, with a soldier course brick lintel, and stone sills. The stone framing around both the front and back door, and hip roof style, also reflect the period revival style. The metal roofing is not original to the house.

17 Frederick Street has been well maintained. Both additions, the front verandah, and rear addition have been done thoughtfully, and with consideration to the Tudor Revival Style and finishes as noted on the original floorplans by J.B. Mackenzie and Sons. Note that the rear addition uses original 1941 brick, and the angel stone from the rear wall and sunroom respectively.

#### **Historical/Associative Value:**

Built in 1941, the property at 17 Frederick Street also has historical value as it is associated with a prominent Brampton family, and a prominent Georgetown builder. The Builder, J.B. Mackenzie and Son had constructed multiple homes in

the Georgetown area, as well as multiple commercial buildings. The initial owners of the home at 17 Frederick Street were V.R. Dale, local pharmacist, and Jean Dale, his wife.

John Boyd Mackenzie (1876-1947) and his son Samuel J. Mackenzie were the team which made up J.B. Mackenzie and Son. J.B. Mackenzie was trained as a carpenter and was quite successful, opening up his own planing mill in 1900 in Action, Ontario. He acquired an additional planing mill in 1909, and expanded his portfolio to include buildings of multiple types and sizes throughout that time. J.B. Mackenzie designed few buildings in what is now Brampton, with only one known residence in Huttonville other than this residence on Frederick Street.

V.R. Dale, or Vivien Dale (January 31, 1911 - December 16, 1991) was a druggist in Brampton. His father Robert F. Dale was the founder of Dale & Morrow Insurance Limited, a prominent Brampton business in the 20<sup>th</sup> century. Vivien Dale and Jean McMeekin (September 8, 1911 – January 22, 1996) were married on June 5, 1937 in Toronto. Dale's Pharmacy opened its doors in July 1934, and closed post 1975.

**Contextual Value:**

The property has contextual value as it defines, maintains and supports the historic character of the Elizabeth Street South streetscape. The B23 Subdivision Plan was registered in 1929, which includes all properties on the south side of Frederick Street from Elizabeth Street South to Main Street South. 17 Frederick Street is linked historically and visually to its surrounding context through mature trees, appropriate period architecture, and lot sizes. The site is an integral and familiar part of the well preserved 20<sup>th</sup> century downtown residential streetscape.

**Description Of The Heritage Attributes Of The Property:**

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:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Red-brown multi-toned vertically scraped brick veneer
- Half-timbering with plaster in the gables and on the dormers
- Clipped, jerkin-head roof
- Tall, slender brick veneer chimney
- Gabled wall dormer on main façade
- Stone doorway surround on both the front and side/back doors
- Wood panelled front door
- small paned six over nine casement windows
- Soldier course brick lintel on main façade and voussoirs on remaining windows
- Stone sills on windows
- Interior fireplace mantel and brick surround with tile hearth