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Planning, Building & Economic Development
City Planning & Design

March 28th , 2024

Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Notice of Intention to Designate 44 Nelson St W

Dear Sir/Madam,

Enclosed please find the *Notice of Intention to Designate* 44 Nelson St. W, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,

Arpita Jambekar
Heritage Planner
905-874-2618
Arpita.jambekar@brampton.ca

Received

APR 02 2024

Ontario Heritage Trust

The Corporation of the City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

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, located at 44 Nelson Street West 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 44 Nelson Street West 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. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The property at 44 Nelson Street West is located on the northeast corner of Nelson Street West and Mill Street North and situated on a residential block immediately to the south of the CN Railway tracks and the CNR station. Legal description of the property is PL CO 9 LOT 1 RP 43R16671 PARTS 1 & 2 and the property identifier number 141230049. It contains a two-storey, three-bay, Italianate detached brick home constructed circa 1875. The layout is comprised of three progressively smaller rectangular forms – the largest comprising the front section of the home. The property has a truncated hip roof, frontispiece with front gable and roundel, and central portico with an attached second-storey wood and glass conservatory.

The property is located within Secondary Plan Area 7. The Downtown Brampton 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.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 44 Nelson Street West 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 c.1 s. 27 (3) (b) for the categories of design/physical value, historical/associative value, and contextual value.

DESIGN/PHYSICAL VALUE:

The property at 44 Nelson Street West is valued for its design or physical value under the Ontario Heritage Act, Ontario Regulation (O. Reg) 9/06 criteria 1 as a fine, representative example of a late nineteenth century house designed in a vernacular Italianate architectural style. The subject property, constructed circa 1875, is a very well-designed, two-storey, three-bay, brick clad dwelling with a truncated hip roof, a pedimented projecting frontispiece with bargeboard and roundel, an intricately 4 detailed wooden portico with a second-storey glass and wood conservatory, ornate cornice brackets, deep projecting eaves, and several tall, narrow windows with segmentally-arched window cornices and bossed keystones. The property is exceptionally well maintained with minimal exterior alterations, as discussed further below.

The house retains considerable original or early elements including but not limited to: front portico with extensive millwork supported by squared columns, second-level conservatory with original wooden frame and detailing, circular window below the roof gable, window forms with the associated voussoirs and keystones, front gable bargeboard, ornate cornice brackets and cornice detailing, setback, unpainted brick, and some mature vegetation and trees surrounding the property. The overall visual balance, visual appeal and elegance of the property's architectural features displays high degree of craftsmanship and artistic merit as identified under criteria 2, O. Reg. 9/06 of the Ontario Heritage Act.

HISTORICAL/ASSOCIATIVE VALUE:

44 Nelson Street West meets criteria 4 of O Reg. 9/06 of Ontario Heritage act as it is closely associated with the early Euro-Canadian settlement of the Village of Brampton, which is Brampton's historic downtown center, and the building boom of the late 19th century. The house was built circa 1875, at the height of Brampton's first population and housing construction boom, which was attributed to the arrival of the Grand Trunk Railway in 1856 and the subsequent development of large rail-based industries, such as the Hewetson Shoe factory (45 Railroad Street) and the Copeland-Chatterson Loose-leaf Binder Company (later Dominion Skate Company), in the surrounding area. This was a period of significant economic prosperity for the town.

The block on which 44 Nelson Street West is situated appears on the 1850 Plan of the Village of Brampton and forms part of Brampton's early settlement history. The property is therefore closely linked with Brampton's cultural and economic transformation from a Village to an urbanizing Town. This meets the requirements of criteria 5 of O. Reg 9/06 of Ontario Heritage Act. Further, it is representative of the new professional generation of settlers attracted to the urbanizing Village of Brampton. An 1894 fire insurance map (approximately 20 years post-construction) shows that 44 Nelson Street West was one of very few brick homes in the neighborhood and was surrounded by a significant majority of wood-framed homes. It was not the average Brampton home, nor was it built for the average Brampton family. Examined against the neighborhood as a whole, 44 Nelson Street West provides a valuable perspective of changing populations and demographics in Brampton as it began transitioning from a Village to a Town.

CONTEXTUAL VALUE:

Constructed in 1875, the property at 44 Nelson Street West is functionally, historically, and visually linked to its surroundings. Sited and generously setback on a corner lot, the dwelling with its architectural detailing and minimal alterations has a role in defining, maintaining, and supporting the mature streetscape of Nelson and Mill Streets as a substantial, late nineteenth century property meets criteria 7 of O. Reg. 9/06 of Ontario Heritage Act.

The property is located in this mature, low density residential neighbourhood that dates to the period of Brampton's economic boom and development, which occurred after 1856 with the arrival of the Grand Trunk Railway. The subject property is located within the Nelson Street Neighbourhood, which was identified as a potential Heritage Conservation District (HCD) by the 2009 HCD Feasibility study prepared for the City. This neighbourhood contains a diverse collection of single detached residences and the occasional semi-detached dwelling from the mid-to-late nineteenth and early twentieth century, ranging in size from cottages to large estates. Then house is visually, functionally and historically linked to its surrounding s and therefor meets criteria 8 of O. Reg 9/06.

The house is a known and prominent property in the neighbourhood and sits prominently at the corner of Mill and Nelson streets where it acts as a landmark within the neighbourhood. This meets criteria 9 under O. Reg. 9/06 of Ontario Heritage Act.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- The setback, placement, and orientation of the building on the north-east corner of Nelson Street West and Mill Street North;
- The scale, form, and massing of the two-storey house form building with two
- recessed rear wings;
- The symmetrical organization of the two-storey principal south façade;
- The combined truncated hip and gabled roof;
- The materials with the dichromatic brick cladding and buff brick quoining and
- voussoirs;
- Dichromatic Brick Patterns;
- Curved dichromatic voussoirs with keystones on the second storey windows and
- flat dichromatic voussoirs with keystones on the first storey;
- The fenestration including symmetrical bay windows with;
- The frontispiece with projected portico including the enclosed second-storey
- conservatory with its wood frieze, colonettes and wood detailing, narrow
- windows;
- Various Window Shapes and Sizes;
- 3-Bay Windows with brick work over the window

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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 **Arpita Jambekar**, Heritage Planner, at arpita.jambekar@brampton.ca to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on April 12, 2024 (within 30 days of the publication of this notice).

Dated: March 12, 2024

C. Gravlev, Acting City Clerk
2 Wellington St. W., Brampton, ON, L6Y 4R2
905 874-2114 cityclerksoffice@brampton.ca