

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 20th 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 20th 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 4th, 2011 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 4th day of January, 2011.

Peter Fay, City Clerk
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