

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 Heggie Block, located at 8 Main 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 8 Main Street South (Heggie Block) 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 Heggie Block at 8 Main Street South is a three storey masonry building located on the east side of Main Street South, south of Queen Street West. The plan of the principle structure is a simple rectangle shape with a frontage of approximately 48.06 feet and a depth of 93 feet. The entrance of the building is situated directly along a pedestrian walkway. The lower level is currently being rented to commercial tenants, while the above floors contain apartments.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 8 Main 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 cultural heritage value of the Heggie Block is related to its design or physical value as a well-designed Second Empire style commercial building. Inspired by French Renaissance architecture, the Second Empire style experienced a period of popularity in North America between 1865 and 1880. The Heggie Block is distinguished by its buff brick construction, mansard roof with gray slate shingles in a fish scale pattern, bracketed cornice, three dormer windows with heavy entablature and frame work, second story Palladian window, and rounded windows with voussoirs, keystones, and cut stone imports. Of particular interest is a horizontal band of raised and angled brickwork between the first and second floors, as well as an original arched entryway that further emphasizes the front facade. The Heggie Block is said to be one of the most architecturally sophisticated of its contemporaries on Main Street South.

The cultural heritage value also lies in its association with the Dr. David Heggie, one of the most prominent doctors in downtown Brampton during the late 1800s. J.S. Dennis laid out Plan BR-2 on Lot D in 1850. Peleg Howland sold all of Lot D to Kenneth Chisholm and Matthew Mitchell Elliot in 1854, and the building is believed to have been constructed circa 1860.

According to land records, Chisholm and Elliot defaulted on mortgage payments in 1891 to the Canada Permanent Loan and Savings Co. and sold part of the lot to William P. Ryan when the property transaction was foreclosed. A banker named William N. Bellhouse is noted as a tenant of Ryan on part Lot D in 1887 and 1893. Agnes Bellhouse of Hamilton bought the property in 1896 and sold it to David L. Heggie in 1897.

David L. Heggie came to Peel County from Scotland. After purchasing the property from Agnes Bellhouse, Heggie and his family resided in the building during the late 19th and early 20th century. He used the building as both a residence and an office for his practice. The book *A History of Peel County to Mark its Centenary as a Separate County* describes David Heggie as “a man of high literary attainments”. Prior to

graduating from Queen's University in medicine, he worked as a teacher and wrote a moderately well-known book called *How I Read Carlyle's French Revolution*. The *Illustrated Historical Atlas (1877)* also notes that Dr. D. Heggie was once the coroner for the Town of Brampton. Aside from his professional contributions, Heggie was also widely respected for his contributions to civic life as a member of both the Brampton High School and Public Library Boards. Three generations of the Heggie family have lived in downtown Brampton, all of which continued the tradition of practicing medicine.

The Brampton municipal office moved into the building around 1911-1912, and Dr. D. Heggie moved his practice to 73 Main Street South. Heggie sold the property to the Town of Brampton in 1923. From then on, it was used for municipal offices including the Treasurer's and Solicitor's offices with a caretaker residence in the rear part of the building. The municipal offices remained in this location until 1965 when they moved to 8 Queen Street East. The Heggie Block, as 8 Main Street South came to be known, was also the first home of the Brampton Hydro-Electric Commission.

The property holds contextual value as it contributes to the unique historical character of downtown Brampton and the "Four Corners". The City of Brampton first emerged in the 1830s as a small crossroad hamlet that grew outward from the intersection of Queen and Main Streets. The Heggie Block is one of several fine structures that were constructed during the building boom of the 1860s and 1870s. The Heggie Block is also situated on a prime location along one of Brampton's most historic streetscapes. Along with the Boyle House, First Baptist Church, St. Paul's United Church, and the Harmsworth Block, the property contributes to a string of buildings that all exhibit a significant cultural heritage value and contribute to the historic streetscape.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Second Empire architectural style
- Buff brick construction
- Arched voussoirs with keystones and cut stone imposts
- Second storey Palladian style window and rounded windows
- A unique pattern of brickwork with diagonally raised brick between the first and second floors
- Mansard roof with grey slate fish-scale shingles
- Ornamental cornice brackets
- Three dormers with heavy entablature and frame work
- Arched entryways
- Association with Dr. David Heggie
- Associated with the 1860s-1870s building boom of Brampton around the historic Four Corners (Main and Queen Streets)

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 Stavroula Kassaris, Heritage Coordinator, at (905) 874-3825 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 May 29, 2013 (within 30 days of the publication of this notice).

Date: April 29, 2013

Peter Fay, City Clerk
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