

BYLAW NO. 135-2002

-of-

**THE CORPORATION OF THE CITY OF BRANTFORD**

A Bylaw to designate the former Cockshutt Plow Company Office and Timekeeping Building located on the property at 66 Mohawk Street as having architectural and historical value or interest.

**WHEREAS** Section 29 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990, authorizes the Council of a municipality to enact bylaws to designate real property, including all of the buildings or structures thereon, to be of historic or architectural value or interest;

**AND WHEREAS** the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 66 Mohawk Street, but that designation be limited to the former Cockshutt Plow Company Office and Timekeeping Building;

**AND WHEREAS** no notice of objection to the said designation has been served upon the Clerk of the Municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:**

1. **THAT** there is designated as being of architectural and historical value the building known as the former Cockshutt Plow Co. Office and Timekeeping Office located at 66 Mohawk Street in the City of Brantford, as described in Schedule 'B' attached hereto and forming part of this Bylaw;
2. **THAT** the City Solicitor is hereby authorized to cause a copy of the Bylaw to be registered against the property described in Schedule 'A' attached hereto in the proper land registry office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this Bylaw to be served on the registered owner of the aforesaid property and the Ontario Heritage Foundation, and to carry out the public notice as required by the Ontario Heritage Act;
4. **THAT** the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

**READ A FIRST TIME** \_\_\_\_\_

**READ A SECOND TIME** \_\_\_\_\_

**PASSED** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

**THIS IS SCHEDULE AA@****DESCRIPTION:**

In the City of Brantford, County of Brant and being composed of Eagles Nest Tract, Part Lot 2, Part Lot 5, Pt. Glebe Lot and RP 2R2673, Parts 1,2,3, & 4.

**THIS IS SCHEDULE "B" TO BYLAW NO. 135-2002**

**STATEMENT OF THE REASONS FOR THE DESIGNATION  
OF THE FORMER COCKSHUTT PLOW CO. OFFICE  
AND TIMEKEEPING BUILDING  
66 MOHAWK ROAD, BRANTFORD**

**Historical Significance of the Cockshutt Family and Cockshutt Plow Company**

The Cockshutt family name is synonymous with the life and development of Brantford. The Cockshutt family's association with Brantford began in 1832 when Ignatius Cockshutt was sent to Brantford from York to start a grocery business. Ignatius was the young son of James Cockshutt who ran a very successful dry goods business in York. To improve the business community in Brantford, Ignatius established the first Board of Trade, set up the first independent fire company, and improved transportation with the construction of Cockshutt Road and Cockshutt bridge. Sons of Ignatius, Harry Cockshutt was Lieutenant Governor of Ontario and William Foster Cockshutt was Brant Conservative Member of Parliament for 13 years. Also, Harry Cockshutt, at the age of 31, became one of Brantford's youngest mayors in 1899. A sister to Ignatius, Jane Laycock established and endowed the Jane Laycock Children's Home in 1851. Farrington Church was built with the support of Ignatius Cockshutt. Another son of Ignatius, Edmund L. Cockshutt donated land to establish the Brant Sanatorium, was a long time supporter of the YMCA and left his estate, Glenhyrst Gardens to the City of Brantford for everyone to enjoy. The Cockshutt family also contributed to many other charities.

The Cockshutt family is best known world wide for the manufacturing of farm equipment. In 1877, James Cockshutt, son of Ignatius, started The Brantford Plow Works producing cultivators, plows and small tillage machines for local farmers. The shop, located on Market Street, just south of the Market Street bridge, had five employees. His first significant invention was a three-wheel single furrow plow that a farmer could ride. This plow became very popular and allowed the business to expand quickly. In 1882, the company was incorporated as The Cockshutt Plow Company and now employed 50 people. An opportunity to display Cockshutt products at the Colonial and Indian Exhibition in London England in 1885 gave the company exposure to overseas markets and soon the products were selling around the world.

In 1885, James Cockshutt died of tuberculosis at the age of 32, just eight years after starting the company. The sudden death of James brought in other family members to continue the business. W.F. Cockshutt, who was the owner and operator of the department store, became president of the company and Ignatius Cockshutt was vice president, controller, and financier. Each year the company continued to grow, new products were introduced and buildings were enlarged. With the changes to administration and the growing demand for Cockshutt equipment, a decision was made to expand the company and move to a larger site.

The Cockshutt Plow Company had outgrown its site on Market Street and purchased thirty-three acres on Mohawk Street and new buildings were constructed. By 1903, the company

moved to the new location on Mohawk Street with a payroll of 900 employees and was considered the most complete plow manufacturing facility of its kind in North America. The entire operation was located at one site keeping the production costs down.

The family business continued to prosper. It was registered on the stock exchange in 1910 and purchased Adams Wagon Company and the Frost and Wood Company to expand their line of machinery. The company introduced new products and in 1930 invented the Tiller Combine. During World War II, the company built aircraft parts, grenades and other war equipment with the factory running three shifts, at times employing 5,000 people, many of whom were women.

Following World War II, the Cockshutt plant began to manufacture the Model "30" tractor, their first 'built in Canada' line of farm tractors. The Model 30 was the first farm tractor to be equipped with 'live' power takeoff. In 1948, the Cockshutt plant invented a variable speed belt drive mechanism for self-propelled combines and pioneered the use of flotation tires. In 1995, Canada Post released a postage stamp to commemorate the Model 30 tractor. The Model 30 tractor has also been featured at the Canadian Agricultural Museum.

In 1958, the cost of Cockshutt shares were lower, due to weaker profits, than the book value and a New York group obtained thirty percent of the voting stock. The Board of Directors was replaced with other appointees and the Cockshutt family was no longer running the business. In 1962, the Cockshutt Company was sold to the Oliver Corporation, a subsidiary of White Motor Corporation of Cleveland. The name of the Company was eventually changed to White Farm Machinery. White Farm Machinery operated at 66 Mohawk Street until 1985.

The Cockshutt family certainly made a valuable contribution to the farm implement industry around the world and helped to shape the development of the City of Brantford. The family gave generously to charity, donated land for many facilities in the city and served the community in politics. The innovative farm machinery produced at the Cockshutt Plow Company works at 66 Mohawk Street contributed significantly to the development of the agricultural industry in Canada and particularly in the prairie provinces.

### **Architectural Significance of the Former Cockshutt Plow Company Limited, Office and Timekeeping Building**

The buildings of architectural significance at 66 Mohawk Street, formerly the Cockshutt Plow Company, are the former Office and Time Office buildings. The other industrial buildings on the property are either demolished or slated for demolition at the time of designation.

The Office and Time Office buildings were constructed in 1903 when the company expanded and moved to this location from Market Street. The large three-storey red brick building was the office for the Cockshutt Plow Works Company. This building is an example of late nineteenth century industrial architecture and the building's exterior retains many original features. To the rear of the Office Building is a large three-storey section that was formerly used as a warehouse and which has partially been demolished.

The main front entrance consists of a brick enclosure with a single door opening with sidelights. Two brick columns flank the main doorway with the inscriptions of the years 1877 and 1903 below the columns. The brickwork above the entrance forms a gable shape and contains a stone label, "Office". The windows surrounding the entrance vary from the windows found elsewhere on the building. These windows have flat openings with lug sills and the arrangement of having large rectangular windows with small windows above adds to the enhancement of the main entrance. The windows on the front façade are symmetrically located and have predominantly segmental openings with plain lug sills and three/three pane arrangements. On the first storey, the window openings have brick voussoirs. The building has a cut stone foundation and on the front façade, the basement windows are aligned with those on the building's three floors.

Extensive ornamental brickwork has been used on the building. The entire building, including the rear section formerly used for warehousing, has corbelling at the roof line and protruding brickwork forms a linear pattern that resemble pillars on all facades. On the front façade and below the roofline, the bricks have been laid to form three semi circular patterns with the centre opening containing a stone inscription of the company name, "Cockshutt Plow Co. Limited". The brickwork has been further enhanced with the placement of white stone to form two stripes across the front and side facades of the building. The use of ornamental brickwork softens the industrial characteristics of the building.

The brick corbelling at the roofline and the protruding brickwork marking the boundary of each bay extend the entire length of the building's rear section. The windows on the first and second storeys are paired symmetrically, while on the third floor there is only one window opening centrally located in the bay. The windows on this section have a four/four pane arrangement.

To the right of the main office building is small timekeeping office. According to Building Permit records, a permit was issued in 1912 to construct a brick exterior to the time office and it is only the front façade that has a brick exterior. It would appear that the brick exterior wall, with a stepped parapet design, was added to the front façade of this building in 1912. Some of the ornamental brickwork is repeated on the front façade of this building similar to the design on the main office building. The bricks have been laid to form three semi circular patterns with the centre having a stone inscription, "Time Office". The use of white stone to form a stripe across the front façade and around the semi circular pattern contrasts the red brickwork.

The property at 66 Mohawk Street is situated in an industrial area that is in close proximity to residential neighbourhoods that provided housing to the industrial workers and their families. To the southwest of the former Cockshutt Plow Company plant is the Eagle Place residential neighbourhood and to the north is the East Ward neighbourhood.

