



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 57-2012

To designate the property at 249 Main Street North as being of cultural heritage value or interest.

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;

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:

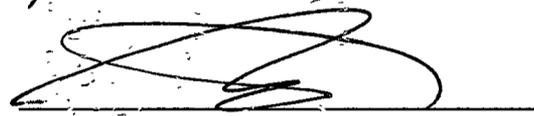
1. The property at 249 Main Street North, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described 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 249 Main Street North 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.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 7th DAY OF March, 2012.

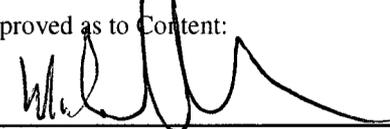
Approved as to form
<u>KP</u>
<u>Feb 15 12</u>



 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

Approved as to Content:


 Michael Won, Director, Development Engineering

SCHEDULE "A" TO BY-LAW *57.2012*

LEGAL DESCRIPTION

Part of Lot 4 Plan BR-8; Part of Lot 113 Plan BR-8 N; Part of Lot A Plan BR-8; Designated as Parts 1 & 9 on Registered Reference Plan 43R-5785;
Brampton

PIN 14122-0152 (LT)

SCHEDULE "B" TO BY-LAW 57-2012

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 249 MAIN STREET NORTH:

The property at 249 Main Street North 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 249 Main Street North is related to its design or physical value as a good example of a late Victorian dwelling with Italianate influence. The Italianate style was predominant from the 1860s to the 1890s, and became a popular choice for domestic architecture in Ontario during the 1860s. The popularity was due, in part, to the flexibility it offered as it was easily adaptable to various designs and homes. Major identifiers do not define the Italianate style, nor is it regulated by rigid proportion. Rather, it is known for its design elements, the most notable being the highly decorated eave brackets.

The property also has historical or associative value as it can be associated with Brampton's early settlers, specifically Jesse Perry, and the Dale and Brydon families.

Local builder Jesse Perry bought Lot 113, BR-8 in 1878 for \$190.00. It would appear that Perry built the present house between 1878 and 1881. Jesse Perry was a well-known builder in Brampton, working in the contracting business for over 30 years. Following his death in 1931, a former apprentice stated "his name will forever be associated with the town of Brampton and Peel County as one of its outstanding and revered pioneers." While that status is lost on the citizens of Brampton today, the architecture remains as a physical reminder of the City's past.

Reverend William McFadden, a Wesleyan Methodist minister in Brampton, bought Lot 113 from Perry for \$2700.00 in 1881. Rev. McFadden died circa 1885. Son William H. and Mary Jane McFadden and family lived in the house for many years. Mary Jane McFadden sold the property to Ethel (née Dale) in 1918. After Ethel's death, the property ownership was transferred to her husband, Dr. William Brydon in 1946. The Brydon estate sold the residence in 1964. *Might's Directory* notes Dr. W. H. Brydon, Dr. W. M. Eagleson, and Dr. H. D. Hall as occupants in 1964.

Dr. Brydon, who graduated from medical school in 1907, operated a general family practice in Brampton for fifty years. Dr. Brydon was appointed Dean of Medicine of the County of Peel in 1957. He married Ethel Dale, daughter of Harry Dale (owner of Dale Estate Ltd.) who was a graduate of Whitby Ladies College and of the Toronto Conservatory of Music. She sat on the Board of Directors of Dale Estate Ltd. in the early 1900s, and was active in her church and the Brampton community. She died in 1943.

The cultural heritage value of the property is also connected to its contextual value as it is a familiar structure on Main Street North. It maintains, supports, and defines the

character of the neighbourhood, which is composed of other 19th and 20th century houses. The property maintains the overall form, proportions, and set-back of the buildings that once ran the length of Main Street North.

The property also reflects the early history of Brampton. It is associated with the building boom of 1860 to 1880.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason 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:

- 2nd storey bay window and protruding sunroom
- Well-defined corner quoins
- Curved cornice brackets
- Half-round window above door
- Segmental windows with arched radiating voussoirs
- Verandah with 3 black pillars and slate steps
- Red brick with cream and brown trim
- Truncated hipped roof that takes on a cross-hipped configuration
- A wood carved keystone
- Carved archway element in the interior of the house
- Unique red interior stairs enhanced by decorative posts
- Ornamental ceiling element underneath ground-floor tiles
- Mature conifers on front lawn

Historical / Associative Value:

- Associated with Jesse Perry, and the Dale and Brydon families

Contextual Value:

- Contributes to the heritage character of the Main Street North streetscape
- Associated with the 1860 - 1880 building boom of Brampton
- Alludes to the former residential character of Main Street North by maintaining the overall form, proportions, and set-back of the buildings that once ran the length of the street