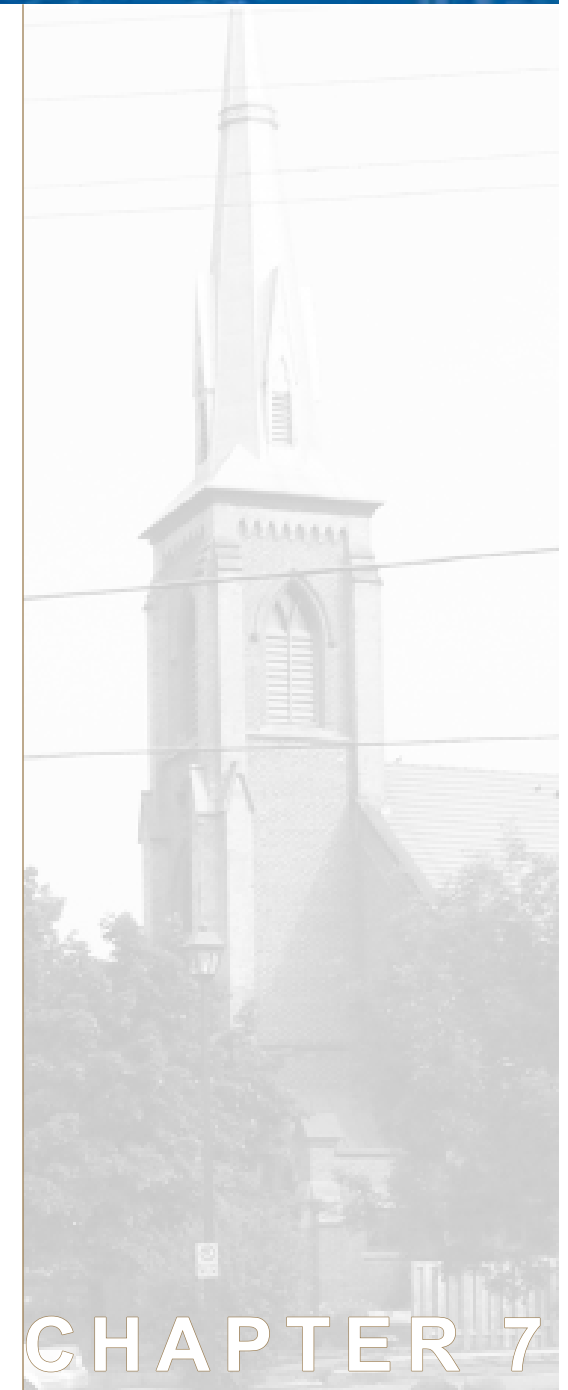
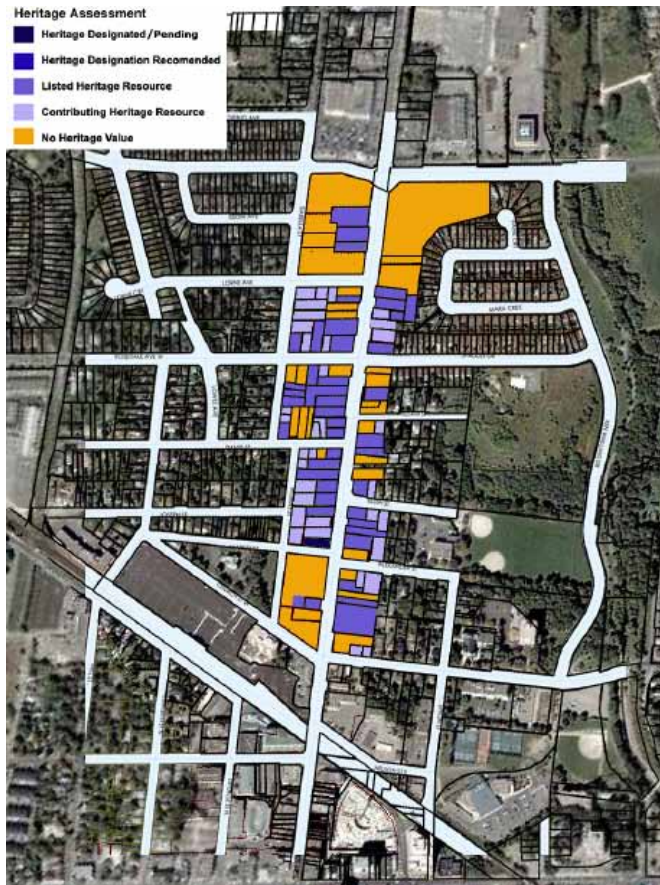


7.0 HERITAGE GUIDELINES

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CHAPTER 7



Chapter 7 Heritage Guidelines

The purpose of this section is to provide guidance in the preservation and design of the heritage character of a property. It sets out the expectation for additions, infill and reconstruction of a property from a heritage perspective.

7.1 Heritage Resources Policy

The retention and adaptive reuse of historic buildings within the Main Street North Special Policy Area is vital to the preservation of the area and its revitalization. In accordance with the applicable Official Plan Policies, buildings with architectural and/or historical significance shall be retained in their original locations wherever possible.

All options for on-site retention shall be considered before approval is given for relocation. The primary means to retain heritage structures is to encourage their adaptive reuse.

Secondary Plan (SPA 2) Policies

5.6.2.6 DEVELOPMENT POLICIES

h) Heritage Resources

i) The retention and adaptive reuse of built heritage resources within the Main Street North Special Policy Area is vital to the preservation of the area and its revitalization. Buildings with architectural, contextual and/or historical value shall be retained in their original locations where possible. Demolition shall be avoided. All options for on-site retention of built heritage resources shall be exhausted before considering relocation or other types of mitigation. The primary means to retain built heritage resources is to encourage their on-going maintenance, restoration and adaptive reuse.

ii) The preparation of a heritage impact assessment and conservation management plan, by a qualified heritage conservation professional, shall be submitted to the satisfaction of the City, prior to approval of redevelopment proposals either involving or on lands adjacent to a built heritage resource. Mitigation measures, alternative development approaches and other due diligence considerations shall be required as part of the approval conditions to ameliorate any potentially negative impacts.

iii) Property owners shall, at all times, maintain, protect and secure built heritage resources along Main Street North in accordance with the Minimum Maintenance By-law of the City of Brampton, the Ontario Fire Code and other applicable by-laws and regulations.

Secondary Plan (SPA 2) Policies

5.6.2.6 DEVELOPMENT POLICIES

h) Heritage Resources (Contd.)

iv) Council may, by by-law, designate a property to be of cultural heritage value or interest, if the property meets prescribed criteria and if the designation is made in accordance with the process set out under Part IV of the Ontario Heritage Act. Prior to the passage of such a by-law, Council shall be satisfied that the property exhibits:

- *Historical Value/Associative Value; and/or*
- *Design Value/Physical Value; and/or*
- *Contextual Value*

v) The standard heritage permit process shall apply to properties subject to designation under Part IV of the Ontario Heritage Act. Any works likely to result in the loss, damage, alteration or removal of one or more existing heritage attributes shall require a heritage permit before the work can begin. The heritage permit process applies primarily to major exterior renovations, additions, other new construction, along with removals and demolition. Approval of a heritage permit may be undertaken either before or in conjunction with the approval of a development permit.

7.2 Historical Value And Associative Value

Main Street North was originally a residential neighborhood, similar to many others that evolved across Ontario, starting in the mid 19th century. In more recent times the street has begun to transform into a retail/commercial district.

Key historical events that helped establish the Main Street North neighborhood were the arrival of the railway in the mid-1850's, and the establishment of Brampton as the County seat in 1867. The street developed as Brampton began to grow and industrialize. A relatively affluent mix of working and middle class families began to emerge and houses were built to suit their needs. A mix of large, grand homes and more modest dwellings were built along the streetscape over a 60-year period, beginning in the mid-19th century.

No doubt, the close proximity of the Dale flower nurseries also had an influence on the development of Main Street North as a residential district. The Dale Estate was located at the corner of Main and Vodden streets. A group of houses were built in this area to accommodate the Dale family members and employees. Some of these homes survive and now stand as the only tangible evidence of the once massive Dale nursery complex.

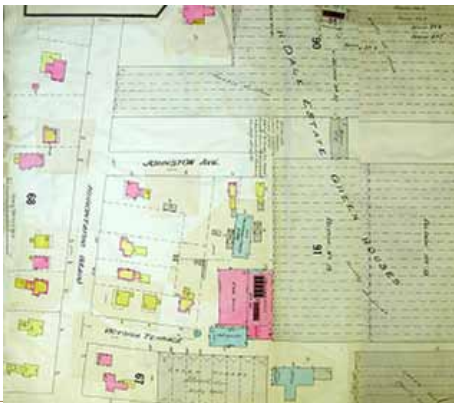
7.3 Overall Objectives

- To preserve, maintain and enhance the predominate heritage architectural fabric, building form, massing, character and pedestrian scale of the Main Street North corridor through the effective use of heritage guidelines, standards and management processes;
- To preserve and maintain individual buildings and properties that have been identified or designated as being of cultural heritage value;
- To encourage and foster the care, maintenance, adaptive reuse/rehabilitation and or restoration of individual buildings and properties identified or designated as being of cultural heritage value;
- To ensure that new additions, infill and new construction are compatible with the predominate heritage architectural fabric, building form, massing, character and pedestrian scale of the Main Street North corridor;
- To ensure that new additions, infill and new construction projects are sympathetically and effectively integrated into the streetscape;



7.4 General Conservation Principles

- Demolition or relocation of individual buildings and properties that have been identified or designated, as being of cultural heritage value shall be avoided.
- Original, early or contributing building fabric, finishes, detailing, other heritage attributes and property features shall not be removed, replaced, obscured, covered or destroyed, where possible.
- With regard to original, early or contributing heritage building fabric, detailing and other heritage attributes, minimal physical intervention is encouraged; preventive maintenance and repair is always preferred over removal and/or replacement; if replacement is required, the use of like or compatible materials, details and finishes shall be encouraged.
- Adequate care and preventive maintenance of heritage buildings is the most essential element in heritage conservation; on-going care and maintenance ensures that original, early or contributing building fabric, finishes, detailing, other heritage attributes and property features are protected and it ensures that costly repairs are avoided; minimum maintenance standards and by-laws shall be enforced.
- The correction of previous inappropriate alterations to heritage buildings is encouraged.



7.5 Existing Heritage Buildings: New Additions and Alterations Guidelines

- SG1. New additions, alterations and other new construction should be physically compatible to the existing heritage building and site and shall reflect the architectural style, material choices, finishes, massing, fenestration and detailing of the existing heritage building(s) on the property.
- SG2. New additions shall not result in widening of existing front façades.
- SG3. New additions shall always be smaller in height and scale to the existing heritage building; additions shall be set-back substantially from the front façade whenever possible and must never be flush with front façades; new additions should never appear to dominate over the existing heritage building.
- SG4. New garages shall not be positioned flush or near the front façade of the existing heritage building; attached garages shall be avoided whenever possible; detached, garages are encouraged.
- SG5. Residences converted to commercial use shall retain the existing house form; appropriate ground signage is preferred over signage affixed to the building;
- SG6. Location, form, materials of new signage must be compatible with heritage character of properties and adjacent areas;
- SG7. Retain existing heritage fabric or restore as necessary using similar materials and techniques as much as possible.

Development Permit Approval Criteria

51.4 The approval of any development requiring a Development Permit pursuant to Section 51.3 of this by-law may be considered provided:

(5) Any existing built heritage resources are retained wherever possible to provide continuity between the past and the present;

(6) If an addition to a heritage building is proposed, that it is undertaken in a manner that is consistent and compatible with the character and scale of the existing building;



Secondary Plan (SPA 2) Policies

5.6.2.2 Goals and Objectives

b) Strategic Objectives:

ix) To encourage the retention of built heritage resources wherever possible to provide continuity between the past and the present;

x) To ensure that additions to heritage buildings are undertaken in a manner that is consistent and compatible with the character and scale of the existing building;

7.6 New Construction And Infill Guidelines

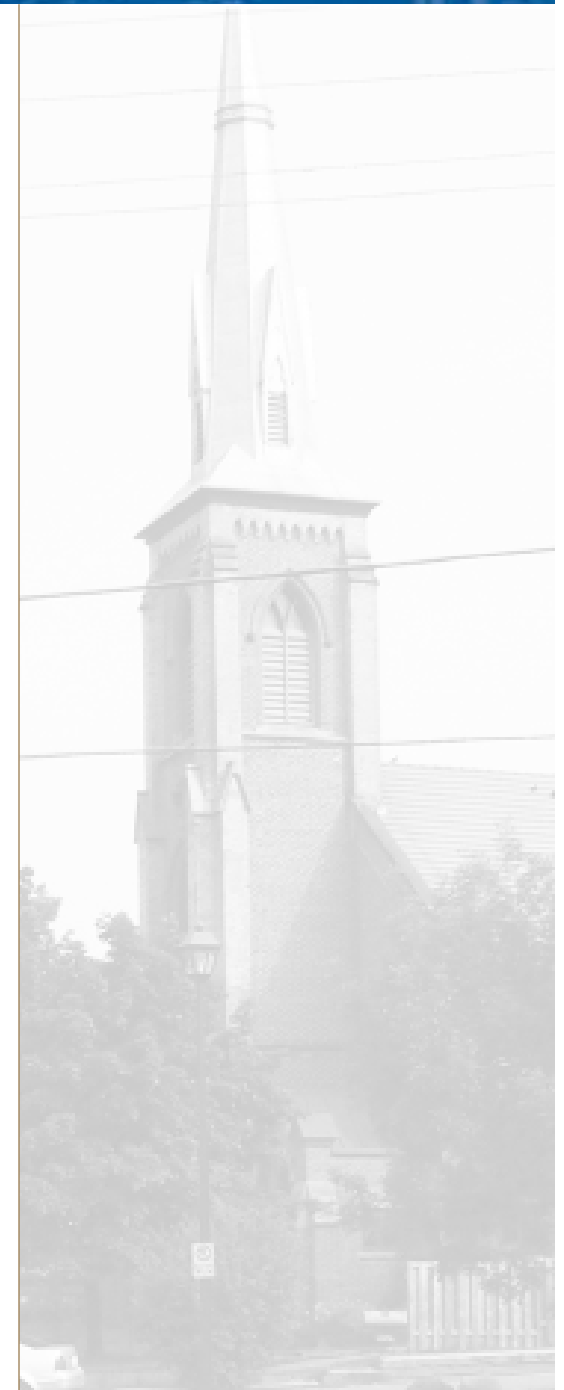
- SG8. New construction and/or infilling shall fit harmoniously with the immediate and nearby physical context and streetscape and be consistent with the predominate heritage architecture and character of the Main Street North corridor.
- SG9. New construction and/or infilling should not result in the demolition of individual buildings that have been identified or designated as being of cultural heritage value.
- SG10. Design, massing, details and finishes should accurately reflect one of the architectural styles as found in the Main Street North corridor.
- SG11. Long, uninterrupted facades are to be avoided.
- SG12. Massing and built form of low or mid-rise developments should be stepped back where possible, in order to minimize visual impact on the adjacent and nearby heritage buildings and to help maintain pedestrian scale.
- SG13. For low or mid-rise developments, stepped back building bases should be sufficiently deep so that upper storeys appear subordinate and are less visible from the street level.
- SG14. For mid-rise developments, stepped back building bases should be articulated with a traditional storefront form, where at-grade commercial uses are proposed.
- SG15. With regard to low or mid-rise developments, building massing, roof profiles, width, height, fenestration, materials, design elements, finishes, colour schemes, setbacks and pedestrian interface shall be consistent with the traditional heritage character of the streetscape
- SG16. Orientation of front facade is to face the street
- SG17. Location of additions should be to the rear of the main buildings.

7.7 Vegetation Guidelines

- SG18. Existing natural features and historical landscapes, including mature trees, shrubs, lawns, fencing and the like shall be conserved, maintained and/or re-established, as applicable, on both private and public lands.
- SG19. Lawns, trees, shrubs and other landscaping elements shall remain prominent front yard features.
- SG20. An appropriate tree replacement or succession strategy shall be adopted when existing vegetation reaches the end of its natural life cycle to ensure continuation and enhancement of historically appropriate tree canopy and landscaping plan for the corridor.
- SG21. Public works and private construction activities that might harm root systems, drainage patterns or the overall health and well being of existing vegetation shall be avoided.
- SG22. With regard to new construction, mature trees and other vegetation shall be preserved to the greatest degree possible.
- SG23. Trees, other plant material and landscaping plans introduced along public spaces shall be native and historically compatible in species and landscaping patterns within the Main Street North corridor.
- SG24. The re-establishment of the once dense tree canopy that existed along Main Street North shall be encouraged.
- SG25. Front yard parking pads shall be prohibited.

7.8 Existing Heritage Buildings: Generally Appropriate Materials and Finishes

- SG26. With regard to alterations, new additions and other works on individual buildings and properties that have been identified or designated as being of cultural heritage value, existing exterior finishes, details or other character defining elements shall not be altered, covered, removed, obscured or destroyed, if possible.
- SG27. Maintain original and early windows, doors, claddings, openings, fenestration, ornamentation, foundation characteristics, verandahs and other character defining elements, as possible, particularly on principle and highly visible facades.
- SG28. Replication, restoration or replacement of exterior detailing such as porch railings and windows is encouraged, and when undertaken, shall have appropriate regard for historical accuracy, architectural style and period of the heritage building.
- SG29. Muted, neutral colour tones in building materials and paint colours schemes are strongly encouraged.
- SG30. Appropriate Exterior Cladding includes:
 - unpainted dark red brick (predominating exterior finish within the corridor);
 - muted buff brick for accents and dichromatic trim;
 - wood clapboard (narrow profile)



Development Permit By-Law 2.0 K1

Open Porches may be permitted on the wall facing the streetline, provided the porch is designed in a manner that complements the architectural design and heritage of the existing building, as well as, the character of the existing building in accordance with the Main Street North Urban Design Guidelines.

- board and batten and pebble-dash textured stucco finishes do appear along the Main Street North corridor to some degree, and its application should remain limited to additions, outbuildings and garages – not principle buildings and facades visible to the street.

SG31. Appropriate Exterior Detailing:

- louvered wood shutters;
- open verandahs and porches with either turned railings and posts or squared railings depending on the architectural style of the building;
- 'gingerbread' bargeboard trim (as appropriate);
- wood brackets at eaves (as appropriate).

SG32. Appropriate Roofs:

- asphalt or wood shingles;
- hipped or gable roof profiles as appropriate;
- dormer or gable windows as appropriate.

SG33. Appropriate Doors:

- single leaf paneled wood doors and door framing;
- transoms and sidelights as appropriate;
- screen doors;
- single bay paneled doors for garages.

SG34. Appropriate Windows:

- double hung sash windows (true divided muntin bars or high quality simulated muntins are preferred);
- casement windows (as appropriate);
- storm windows (as appropriate).
- Existing window openings to remain intact, not blocked up or altered.

7.9 Appropriate Materials By Academic Styles

7.9.1. Gothic Revival / Ontario Gothic:

SG35. Gothic Revival/Ontario Gothic style buildings shall exhibit:

- Non-textured, unpainted dark red brick exterior walls often with muted buff brick for accents and dichromatic trim;
- Wood clapboard, board and batten and pebble dash rough stucco is sometimes used as cladding; asymmetrical facades;
- Wood finials at peaks of gables are common, turned posts and balusters on porches and verandahs; open porches and verandahs sometimes with bell-cast roof profiles;
- Ornate 'gingerbread' barge board trim along eaves, brackets along eaves;
- Steep pitched roof profiles; dormers;
- Some use of lancet shaped windows; 1/1 and 2/2 double hung sash windows with segmental arches;
- ground floor bay windows; wood shutters; gable roofs; fieldstone foundations.

Main Street North Urban Design Guidelines

Gothic Revival



Distinctive Architectural Features



Italianate



Distinctive Architectural Features



Roof



Details



7.9.2. Italianate

SG36. Italianate style buildings shall exhibit:

- Non-textured, unpainted dark red brick exterior walls;
- Muted buff brick for accents and dichromatic trim; pebble dash rough textured stucco is relatively common;
- Extended eaves with repeating double wood brackets; prominent, wide cornice along eaves is common; turned posts and railings, balusters on porches and verandahs;
- Open porches and verandahs, often wrap-around in form and sometimes with bell-cast verandah roofs; simple 'gingerbread' bargeboard trim along eaves; ground storey bay windows sometimes two storey bays are seen;
- Wood shutters; heavy voussoirs over windows; sometimes slender twined windows and segmental arched windows are common;
- Gable roof profiles; 1/1 and 2/2 double hung sash windows;
- Raised or buff brick quoins are common;
- Fieldstone foundations.

7.9.3. Queen Anne Revival

SG37. Queen Ann Revival style buildings shall exhibit:

- Variety of window shapes including round arched and flat arched openings; irregular roof profiles and massing; towers are common;
- Partial cladding of wall surfaces with patterned wood shingles or decorative wood panels facing gables;
- Wood clapboard or dark red brick exterior walls; decorative brick courses are common;
- porches with elaborate turned balusters;
- balconies are common;
- tall brick chimneys sometimes with corbelled brick detailing;
- Queen Anne windows;
- wood shutters;
- elaborate wood brackets at eaves;
- stained glass windows are common;
- fieldstone foundations.

Main Street North Urban Design Guidelines

Queen Anne



Main Street North Urban Design Guidelines

Edwardian Classicism



Distinctive Architectural Features



7.9.4. Edwardian Classicism

- SG38. Edwardian Classicism style buildings shall exhibit:
- Simple lines; non-textured, unpainted dark red brick walls are very common;
 - heavy flat stone lintels and sills; open verandahs and porches often with front facing pediments;
 - Side hall plans are common;
 - Front gable ends facing street are typical;
 - simple, square balusters for porch railings;
 - turned wood posts in Doric order (sometimes resting on brick piers) are used for verandahs;
 - strict avoidance of Victorian embellishments such as 'gingerbread', fretwork and ornate mill work;
 - large 1/1 or 2/2 double hung sash windows;
 - no wood shutters;
 - fieldstone, rusticate stone or concrete block foundations.



7.9.5. Loyalist / Georgian:

SG39. Loyalist/ Georgian style buildings shall exhibit:

- very simple, clean lines; rigidly symmetrical fenestration;
- side gable orientation of massing in relation to street;
- centre hall plan; 6/6 (or greater) double hung wood sash windows;
- chimneys at side gable ends; prominent front door usually with flat arch transom and side lights;
- front verandahs are not common; wood shutters; wood window sills; clapboard wall cladding is typical;
- red brick cladding is also relatively common; wood cornice (sometimes with lentils) at eaves is common;
- strict avoidance of Victorian embellishments such as 'gingerbread', fretwork and ornate mill work;
- fieldstone foundations.

Main Street North Urban Design Guidelines

Georgian/Loyalist



Distinctive Architectural Features

Details



Roof



Main Street North Urban Design Guidelines

Arts and Crafts



Porch



Details



Distinctive Architectural Features

Roof



7.9.6. Arts and Crafts Style:

SG40. Arts and Craft style buildings shall exhibit:

- Wire cut or clinker brick is common for wall cladding;
- Low, sloping roof profiles; open front verandahs sometimes with knee walls at base of steps;
- Usually square wood posts sometimes resting on brick or stone piers;
- Exposed rafter tails; wood casement windows are very common;
- Leaded glass windows are common;
- Squared boxed bay windows (oriel windows) at side elevations are common;
- Shed dormer windows along front façade;
- Strict avoidance of Victorian embellishments such as gingerbread,
- Fretwork and ornate mill work; upper storey gables sometimes clad in wood shingles;
- Concrete block foundations sometimes parged.
- Stone limited to accent elements and foundations;
- Fieldstone or rusticated dressed stone;
- Wall shingle accents.



7.10 Generally Inappropriate Materials And Finishes

SG41. Inappropriate exterior wall cladding shall include:

- No stacked fieldstone as predominant exterior wall cladding;
- Stone walls, ceramic tile, concrete block, concrete brick;
- Red brick and window siding are prevailing wall cladding materials; Some stucco, board and batten uses are limited and wall shingles can be used for accents;
- Pre-cast materials used to fabricate Quoining keystones, moulded window surrounds and lintels;
- Vinyl and metal siding;
- Enclosing previously open verandahs and porches;
- Applying 'Du Rock' or other stucco finishes over masonry walls;
- Covering wood clapboard with metal or vinyl siding;
- Painting unpainted brick.

SG42. Inappropriate exterior detailing shall include:

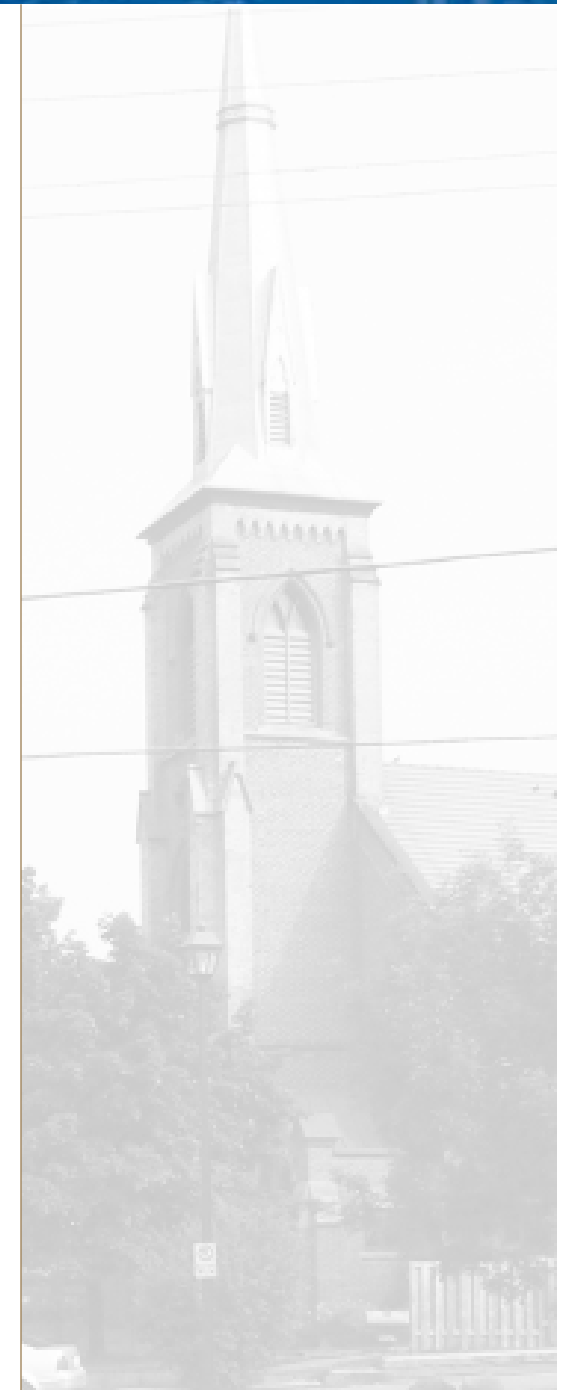
- Metal porch railings and posts;
- Pressure-treated wood railings and posts; metal shutters;
- Metal soffits and fascia; inappropriate, historically inaccurate or "Ye Olde" decorative embellishments such as Tudor style 'half timbering' and overly ornate fretwork and trim.

SG43. Inappropriate roofs shall include:

- Metal or corrugated roofing materials;
- Modern skylights visible from public realm;
- Flat roof profiles and other non-traditional roof profiles and slopes.
- Inappropriate doors:
 - Double-leaf doors;
 - Metal doors;
 - Metal screen doors;
 - Sliding patio style doors on front or public facing facades;
 - Double or triple bay garage doors.

SG44. Inappropriate windows shall include:

- "Picture windows";
- "Snap in" or taped muntin bars;
- Fixed plate glass windows;
- Curtain walling systems;
- Inappropriately sized window openings; metal or plastic trim and finishes;
- Side-sliding windows



Secondary Plan (SPA 2) Policies

5.6.2.6 DEVELOPMENT POLICIES

f) Signage and Display Areas

i) All signs shall be in accordance with the Main Street North Urban Design Guidelines and the City's Sign By-law. They shall be designed as an integral element of the site layout and/or building design and not dominate the overall development character. The height and overall size of the sign shall be of a pedestrian scale and be primarily in the form of a ground sign. Signs on listed or designated heritage properties pursuant to the Ontario Heritage Act shall be compatible with the architecture and character of the property.

ii) Display areas should be designed to make a positive contribution to the streetscape and the overall site development. Generally, there shall be a limited percentage of site frontage devoted to outside display areas. Architectural and/or landscaping components shall be used as appropriate, to provide well-defined display areas that work in harmony with adjacent buildings and display areas. The Development Permit by-law shall impose appropriate limits to the nature and extent of the outdoor display of goods.

7.11 Heritage Permit System

The existing heritage permit process shall be observed and will be required for all alteration works on properties designated under Part IV of the Ontario Heritage Act, with the exception of minor changes or maintenance.

- Heritage permits are required before building permits can be issued.
- Heritage permits shall be secured prior to seeking any approvals through the Committee of Adjustment, Conservation Authorities or other agencies in conjunction with Development Permit Approval.
- Routine maintenance and minor repairs to roofs, fences, windows, doors, eaves troughs do not require a heritage permit.

Other Considerations

- Prior to approval of new, larger-scale development along the Main Street North corridor, a Heritage Impact Assessment and Conservation Plan shall be required as part of the proponent's standard due diligence; development proposals or new construction likely to negatively impact heritage conservation principles along or immediately adjacent to the specified Main Street North corridor shall be avoided.
- Minimum maintenance by-law provisions shall be enforced particularly with respect to heritage building fabric and heritage attributes; consult with heritage staff prior to issuance of orders to comply.
- Public and private works must respect and complement the identified heritage character of the neighbourhood.
- Commercial signage shall be regulated under municipal by-law.
- Wall murals shall be discouraged.
- Demolition of Heritage buildings shall be avoided; buildings exhibiting advanced structural decay, designated as having no or little Heritage value, may be considered for demolition, only following a satisfactory completion of a due diligence.

7.12 Statement Of Cultural Heritage Value

7.12.1. Design Value and Physical Value

Main Street North is defined by a rich concentration of heritage residential buildings of between one and two-and-a-half storeys in height. The predominate height being two storey. The buildings are situated on square or rectangular lots. They have relatively uniform front and side yard setbacks.

The buildings exhibit a variety of architectural styles and influences, suggesting a relatively lengthy pace of development along this corridor. The predominance of later Edwardian masonry buildings suggests a peak of development at the end of the 19th century and into the early 20th century. An important Queen Anne Revival landmark house and a rare Octagon style house can be found along this corridor. Representative examples of Georgian, vernacular Gothic Revival, Italianate and Edwardian Classicism are also present.

Some buildings appear to have been constructed by the same builder. Many homes had prominent front verandahs or porches and those that remain are important character defining elements on the street.

Many homes exhibit considerable landmark status and prominence. Others buildings are more modest in scale and form yet remain significant heritage buildings. Most of the heritage buildings exhibit a considerable degree of craftsmanship with vintage details and finishes intact on many.

7.12.2. Contextual Value

Archival images document the general characteristics of the street in the late 19th century and early 20th century. Initially, the houses were situated along a narrow, unpaved rural road with no curbs and gutters and essentially no boulevards. The front yards of each house had lawns and uniformly planted rows of deciduous trees. After the introduction of telegram poles and street lighting, curbs and gutters were introduced and very narrow grassed boulevards were also established.

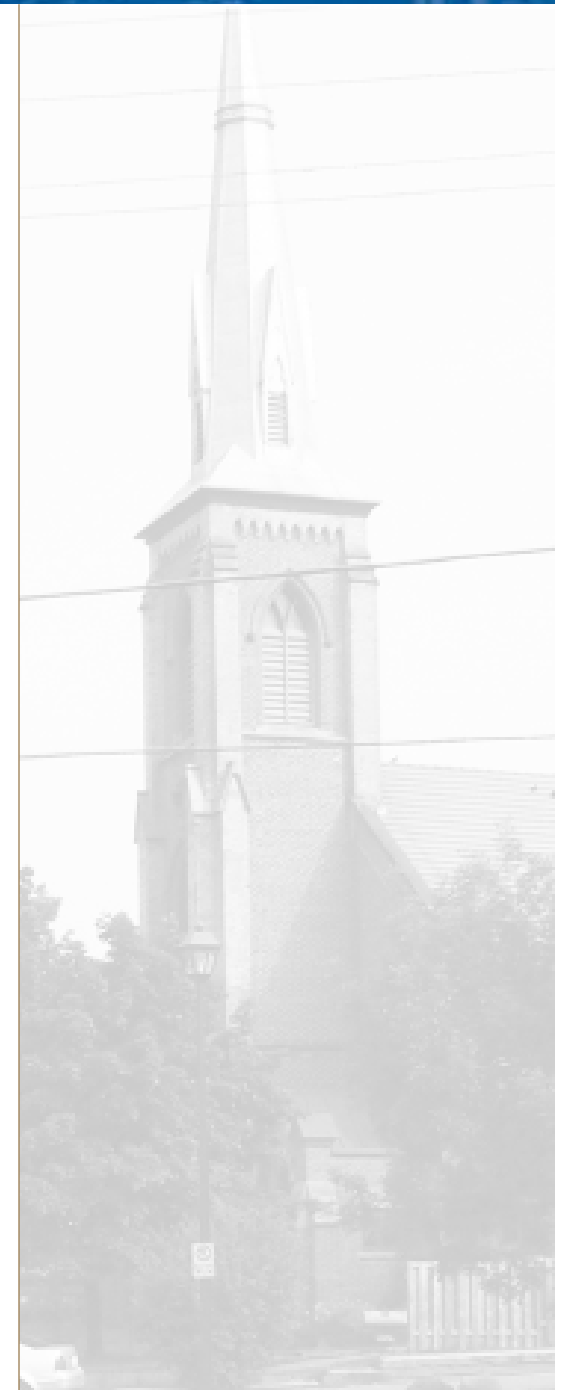
Front yard setbacks are generally uniform (10-12 metres), resulting in long, uninterrupted views up and down the streetscape. The front yard setback and relatively narrow side yard setbacks are key components that dictate building siting. They also help maintain the pattern of the streetscape.

In decades past the streetscape was distinguished by a tree canopy established around the turn of the last century with plantings along the inside edges of the sidewalls. Despite some losses, mature shade trees remain an important component of the streetscape character. This is an important character defining element. Backyard tree plantings and hedges along many side yards are also important.

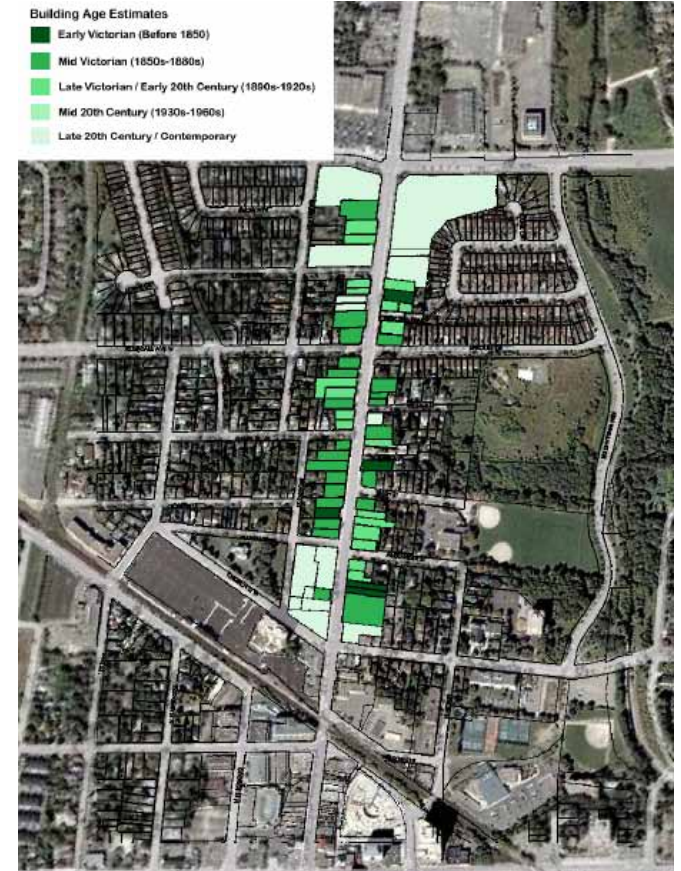
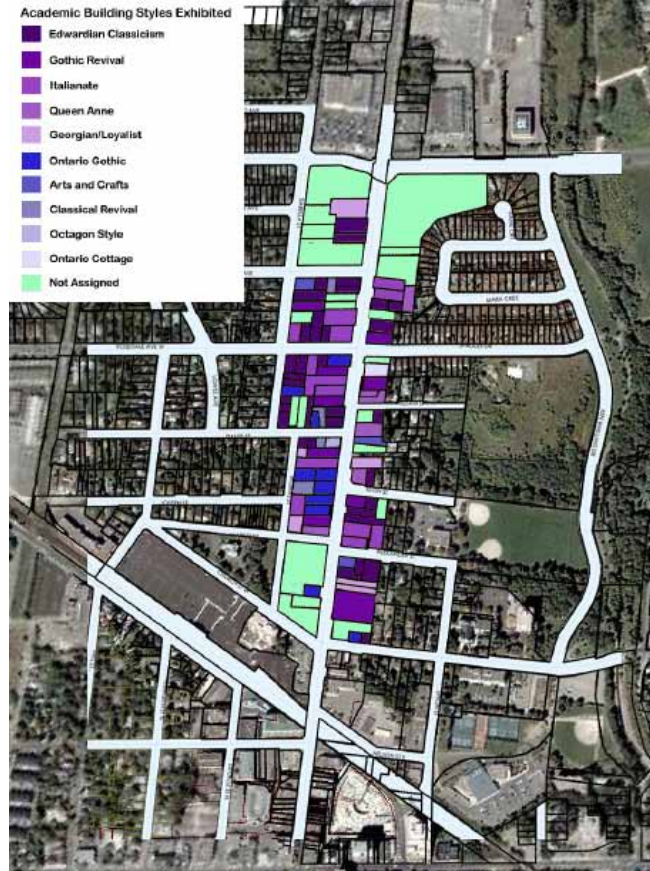
Originally, all houses had front lawns. In recent years this important feature has been diminished with the introduction of inappropriate front yard parking pads and wide, hard paved driveways. This practice should be curtailed and existing parking pads should be removed.

To a surprisingly large degree, many of these historical streetscape qualities remain, with obvious areas where the streetscape rhythm has been broken. This is most evident at the approaches to the historical area from Vodden in the north and Church Street in the south, where large-scale commercial plazas, gas bars and apartment towers have been built.

The visual qualities of the area have been enhanced greatly in recent months with the removal of overhead wires and concrete hydro poles and with the subsequent installation of period street lighting.



Heritage Evaluation

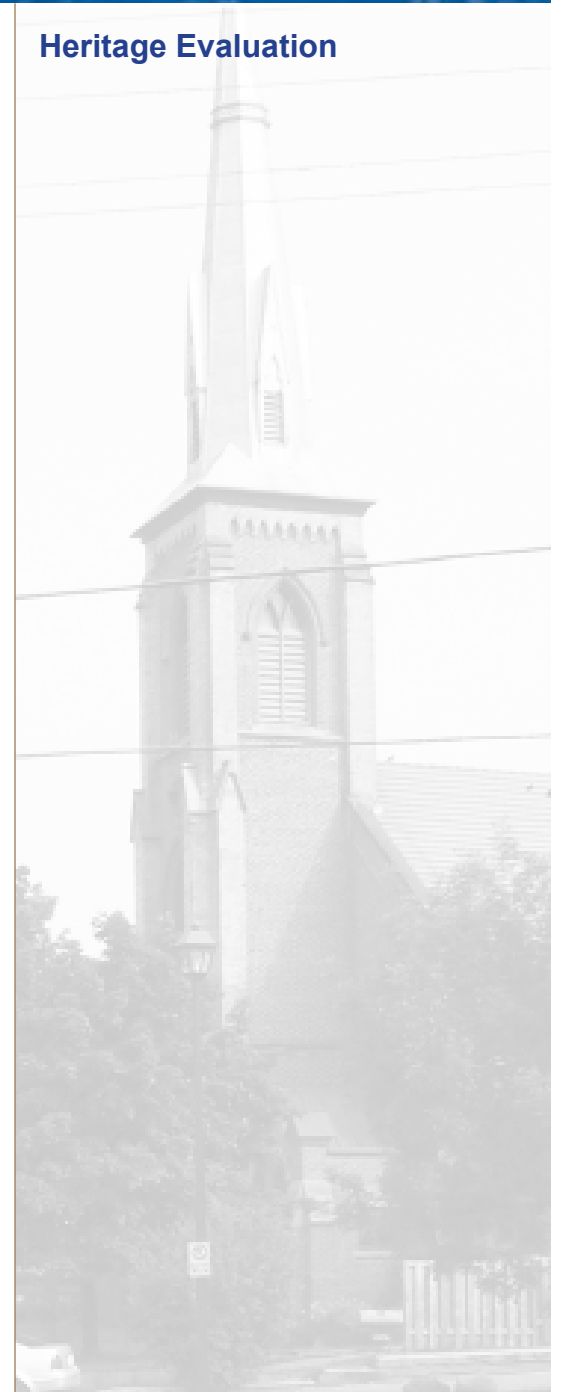


Primary Building Construction

- Brick
- Concrete Block
- Frame
- Metal



Heritage Evaluation



Heritage Evaluation

