



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 198 -2017

**To designate the property at 164 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;


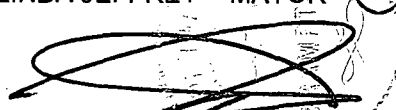
NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **164 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 **164 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 27th DAY OF SEPTEMBER, 2017.

Approved as to
form.
2017/09/12
N. Kotecha

Approved as to
content.
2017/09/11
Pam Cooper


LINDA JEFFREY - MAYOR

PETER FAY - CLERK

SCHEDULE "A" TO BY-LAW 198-2017

LEGAL DESCRIPTION

Pt. Lot 91, 92 of Main Street North, Plan BR 2; BRAMPTON

141280160 (LT)

SCHEDULE "B" TO BY-LAW 198-2017

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 164 MAIN STREET NORTH:

The property at 164 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.

Design/Physical Value

The cultural heritage value of 164 Main Street North is related to its design or physical value as a representative example of Georgian architecture with a high degree of craftsmanship. In addition, the building represents a rare example of a semi-detached Georgian residential dwelling in Brampton.

Georgian architecture was popular in English-speaking countries from 1720 to 1850, and received its name for the succession of British monarchs at the time – King George I through to King George IV. The Georgian style was brought to the area by United Empire Loyalists, American colonists loyal to the British Crown who settled in Canada during or after the American Revolutionary War (1775-1783). The Georgian style is influenced by classical architecture, and is characterized by its simplicity, symmetry and solidity. The building at 164 Main Street North exhibits typical features of the style, including its rectangular form with symmetrical front façade, side gable roofline, return eaves, roof cornice, and rectangular windows, as well as the front door transom and sidelights on the southern entrance. It also maintains the symmetry and simplicity inherent to this form of architecture.

The structure is clearly divided into two separate residences, each with its own entrance which is framed by equally spaced windows, one on either side and three above.

Historic/Associative Value

The John Scott family sold Lots 91 and 92 (BR 2) to Thomas McIlroy in 1850, and the subject building was likely built under his ownership in the 1850s. The *Canada Directory for 1857-58* notes T. McIlroy business enterprises as the Victoria steam cabinet, chair and bedstead factory, upholstery and undertaking, and hearses for rent. Both Bristow & Fitzgerald's map (1857) and Tremaine's map (1859) depict a building owned by Thomas McIlroy in the location of 164 Main Street North. Tremaine's map lists McIlroy

as a cabinet maker, undertaker, etc. McIlroy's cabinet making factory is shown to the east of the property on Alexander Street. According to land records, the ownership of the two lots was transferred to members of the McIlroy family in 1864-65 through indentures.

After his death, Thomas's wife, Elizabeth, sold Lots 91 and 92 to John Tilt in 1868. Tilt was born in County Armagh in 1798. He emigrated to Canada in 1822, and settled on Hurontario Street just north of Derry West. John is known to have operated a grocery and liquor store out of his house, as well as an ashery that made lye, potash and pearlash. In addition to his businesses in Derry West, he had a store in Westervell's Corners and one in Toronto, as well as a law business. Tilt and his wife moved to the property in Brampton in the late 1860s to early 1870s.

The Tilt family owned the property until 1886. From the Tilt's the property passed first to Elizabeth Clark and then to Duncan McConnell. Thomas Parr then acquired both lots in 1896, which he sold to local dentist Charles M. French in 1900. Charles and Margaret French and family lived next door at 168 Main Street North. Charles French was a significant individual, he taught school as a young man before becoming a successful dentist and practicing in Brampton. He was Chairman of the High School Board, President of the Board of Governors for the Peel Memorial Hospital, Postmaster of the Ionic Lodge A.F. & A.M., First principal, Peel Chapter, R.A.M. I.O.O.F. and chosen friends. As to whether he lived in the property is unclear, and he is more prominently associated with the Edwardian Foursquare brick building at 5 Alexander Street. It is believed this property was subdivided from the same lot at 164 and 166 Main Street North.

Charles died in 1924 and Margaret in 1951, and they are buried in the Brampton Cemetery. French's estate continued to own the lots until 1953, when his children, as their parents' executors, sold them to Frederick Gordon. *Might's Directory* notes Fred Gordon as a resident of 164 Main Street North, but Luvilla Gordon sold Lot 91 to John and Mary Duggan in 1979. The Duggan's continued to own 164 Main Street North to 2000. The ownership of 164 & 166 Main Street North appears to have been separate up until recently.

Contextual Value

The properties also have contextual value because they maintain and support the character of the area, which is defined by a series of detached, one and two-storey dwellings situated on square or rectangular lots with relatively uniform front and side yard setbacks resulting in long, uninterrupted views up and down the streetscape.

Although a number of the dwellings have been converted to commercial uses, the residential built form remains. The building is also historically linked to its surroundings, as it reflects the early development of Main Street North as an 19th and early 20th century residential neighbourhood resulting from the economic and civic growth of downtown Brampton.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Georgian architecture
- Two storey height
- Side gable roof
- Symmetrical front façade
- Roughcast stucco
- Rectangular window openings
- Wood window casing
- Wood soffit, frieze board, brackets and fascia
- Return eaves
- Deep fascia at the roof and on the porches
- Pedimented front porches with modillions and scalloped siding
- Front door transom and sidelights on southern entrance