



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 70-2010

To designate the property at 77 Main St. S. 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;

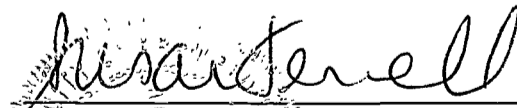
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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


1. The property at 77 Main St. S. 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. The City Clerk 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 77 Main St. S. and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. 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.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 10th DAY OF March 2010.

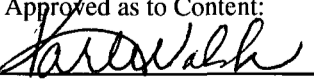
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|---------------------|
| Approved as to form |
| <u>gb</u> |
| <u>Jan 20/10</u> |



 SUSAN FENNELL MAYOR



 PETER FAY - CLERK

Approved as to Content:


 Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW *70-2010*

LEGAL DESCRIPTION

Pt. Lot 5 West of Main Street, Plan BR21; Brampton

140660039 (LT)

SCHEDULE "B" TO BY-LAW 70-2010

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 77 MAIN STREET SOUTH:

The property at 77 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 77 Main Street South is related to its design or physical value as an eclectic vernacular residence with Italianate features. It is an architecturally noteworthy heritage building because of its eclectic style and Italianate features. The Italianate style was predominant from the 1860s to the 1890s, and became a popular choice for domestic architecture in Ontario during the 1860s. Its popularity was due, in part, to the flexibility it offered as it was easily adaptable to various designs and homes, both grand and ordinary, large and small. 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 home is a square plan with a smaller section at the back and several additions. The noteworthy architectural features of the home are: unusually shaped window heads, flat-headed, with angled corners; stone keystones with thistle motif, comparable only to those on 22 William Street; a round-headed doorway with pie-shaped lights in transom area containing etched glass with bird and floral motifs, framed by rope molding.

The property reflects the history of Brampton and its citizens, as it was associated with a number of local families, businessmen, and important public figures including James A. Austin (the first County Clerk), and James Golding (former Brampton Councilor and Mayor). It is also reflective of the growth of Brampton as it was built during the building expansion of Brampton and more particularly, Main Street South.

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports and defines the character of the residential estates along Main Street South.

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:

- Very well designed residence along Main Street South
- Decorative thistle motif keystones
- Unusually shaped window heads, flat-headed, with angled corners
- Decorative wood eaves and frieze

- Brackets under the eaves
- Two, one-storey bay windows (the south and east façade)
- Truncated hip roof
- Original, three-sided window openings
- Two frontispieces characterize front facade
- Painted voussoirs
- A round-headed doorway with pie-shaped lights in transom area containing etched glass with bird and floral motifs
- Doorway framed by rope molding
- Original black shutters made to mimic the unusual window openings
- The front porch has been altered and the voussoirs painted
- Stewart Aikens bought part of Lot 5, Plan BR-21 in June 1877
- The present house was built between 1877 and 1883 during Aiken's ownership
- Milner sold the property to local druggist R. H. Hodgson in May 1883
- James A. Austin purchased the property in 1898
- James Golding, a mayor and councillor for Brampton, purchased the property in 1904
- Property changed ownership several times
- Several prominent Brampton citizens and business persons owned the home
- Associated with the growth and development of Brampton, more particularly the Main Street South area

The lot is rectangular. The lot has a frontage of approximately 85 feet and a depth of just under 440 feet. The principle elevation (main façade) is emphasized by the following elements: two-storey, red brick residence, one storey bay window, rounded doorway, ornate brackets under the eaves, unusually shaped windows with flat-headed angled corners which have keystones with a thistle motif and black shutters. Landscaping elements include: mature trees that form the lot line of the house and a myriad of other mature vegetation, and a retaining wall fronting Main Street South.

SCHEDULE "C" TO BY-LAW 70-2010

AFFIDAVIT OF PETER FAY

I, PETER FAY, of the City of Mississauga in the Region of Peel, MAKE OATH AND SAY:

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate 77 Main St. S. was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the 77 Main St. S. came before City Council at a Council meeting on *March 10,* 2010 and was approved.
4. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published on the City of Brampton website on *November 19, 2009.*

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this *29th*)
day of *March, 2010*)

EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel

Earl Evans

A Commissioner for Taking Affidavits, etc.

