



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 73-2010

**To designate the property at 234 Main Street N. 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;


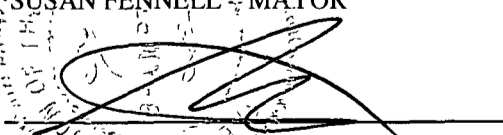
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

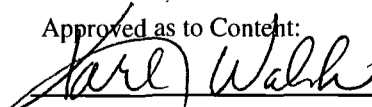
NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 234 Main Street N. 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 234 Main Street N. 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.

Approved as to form <u>90</u> <u>Jan 20/10</u>
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SUSAN FENNELL - MAYOR  
  
PETER FAY - CLERK

Approved as to Content:  
  
Karl Walsh, Director, Community Design, Parks Planning and Development

**SCHEDULE "A" TO BY-LAW 73-2010**

**LEGAL DESCRIPTION**

Pt. Lot B, Plan BR24, designated as Pts. 2 & 3 on Plan 43R-12859; Brampton

141280201 (LT)

## SCHEDULE "B" TO BY-LAW 73-2010

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 234 MAIN STREET NORTH:**

The property at 234 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.

This property has architectural value as a two and half story home built in the late nineteenth century Queen Anne style. The home built circa 1900 is an excellent example of the Queen Anne style that enjoyed popularity in Ontario between the year 1880 and 1910. "Ontario Architecture: A Guide to Styles and Building Terms" calls the style a "panoply of decorative elements and varied forms manipulated into an imaginative and at times witty visual display." This style references the asymmetry of medieval architecture. The turret, irregular plan, varied roof configuration, combination of textural elements and asymmetry are all signature elements of the Queen Anne style. The fish scale shingles and the polygon turret serve to make 234 Main Street North a landmark along Brampton's Main Street.

One of its more notable features is the irregularity of plan, which sits upon cut stone foundation walls. The masonry reliefs below the windows exhibit some Beaux-Arts influences. Red clay brick is used exclusively on the first story. Multiple pitch roofs are typical of the Queen Anne style. 234 Main Street North has the essential combination of roof massing elements and shapes. This property has a signature tower, which is polygon shaped and is tipped by an iron weather vane. Another noteworthy aspect of this home is the combination of textures, massing elements, and variety of colours. The first storey has a red clay brick veneer with floriated units as decorative reliefs below the first storey windows. Jack arches are used over the bay window, addition to the asymmetry in elevation. Fish scale shingles are used in combination with the straight board cladding on the upper storeys. All the windows are flat headed and many have blue plate glass in the upper panes. The main entrance of the home is framed by a small porch, supported by curved brackets and straight posts. At the rear of the home, there is a flat roofed aluminum siding addition.

This property has historical and associative value. Josiah Mason, born in England in 1840, immigrated to Canada as a young man and settled in Peel County where he became a congregation and choir member of Grace Methodist Church. Later, he became a Christian Scientist. He was married to Sarah Mason and was a well-known resident of Brampton. He was a carpenter and contractor responsible for many of the buildings in Brampton. One could assume that Josiah had a direct hand in the planning and building of 234 Main Street North, after he acquired the land in 1882 from W.A. Foster. He also worked at the planning mill that was run by Joseph Pearen. Pearen was a founding member of the Primitive Methodist Church that Josiah belonged to.

The property also holds important contextual value. Situated on Main Street across from David Street, 234 Main Street North is an important element of Brampton's Downtown Streetscape. The wide lot on which the home is situated allows the house to dominate that section of Main Street North and is surrounded by a range of other heritage homes.

The house also has landmark status because of its design, but more particularly, the octagonal turret.

### **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 specifically and they include:

- Home built in the Queen Anne Style
- A beautiful combination of different building materials in a single structure
- Irregular plan
- Cut stone foundation walls
- Building employs a mixture of field-stone, brick, fish scale shingles, and half timbering
- Complex roofline
- Octagonal turret with an iron weather vane
- Protruding central bay
- Some original windows (square shaped stained glass)
- Original front door
- Decorative brick floral reliefs
- Josiah Mason is presumed to have built this home
- Josiah was a carpenter and contractor responsible for many of the buildings in Brampton
- Rare example in Brampton
- Contributes to the Main Street North Streetscape
- Mature trees characterize the lot
- Acts as a landmark along Main Street North

The property is located along Main Street North just across from David Street. The lot is 70 feet wide by over 130 feet deep. The landscaping is characterized by mature vegetation.

SCHEDULE "C" TO BY-LAW 73.2010

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 234 Main St. N. 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 234 Main St. N. 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 ~~2010~~ 19, 2009*

SWORN before me at the City )  
of Brampton, in the Region )  
of Peel, this *29<sup>th</sup>* )  
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.

