

NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 164-166 Main Street North in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 164-166 Main Street North in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The properties at 164-166 Main Street North are located on the east side of Main Street North, north of Church Street, and contain a two storey semi-detached dwelling fronting Main Street North with parking at the rear.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The properties at 164-166 Main Street North are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value. The properties meet the criteria for designation prescribed by the Province of Ontario under the categories of design/physical value and contextual value.

The cultural heritage value of 164-166 Main Street North is related to the design or physical value of the residential structure which is 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 164-166 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. Some of the original or early architectural details that are still present and illustrate a degree of craftsmanship include:

- Wood soffit, frieze board, brackets and fascia
- Unique wood window casing (gabled point at the top, with vertical sections wide at the sill and narrowing as they travel toward the top)
- Deep fascia at the roof and on the porches
- Pedimented front porches with modillions and scalloped siding

Originally open, the south porch was enclosed in the early 1980s; however, the pediment and associated decorative elements remain.

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 a 19th and early 20th century residential neighbourhood resulting from the economic and civic growth of downtown Brampton.

DESCRIPTION OF HERITAGE ATTRIBUTES

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
- Pedimented front porches with modillions and scalloped siding

- Front door transom and sidelights on southern entrance

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Cassandra Jasinski, Heritage Coordinator, at 905-874-2618 to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on November 29, 2016 (within 30 days of the publication of this notice).

Date: October 30, 2016

Peter Fay, City Clerk
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