



MAIN STREET SOUTH
HERITAGE CONSERVATION DISTRICT PLAN

NOVEMBER 2016

ERA



Above: Main Street South, undated (Source: City of Brampton).

Cover image: 52, 56 and 58 Main Street South, c.1900, Grand houses set within an open landscape grounds. (Source: Peel Art Gallery Museum and Archives)

This document is intended to be print on double-sided 8.5x11 colour paper.

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1.0 INTRODUCTION

1.1 THE DISTRICT PLAN

WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District (HCD) is an area identified, or designated, as having significant cultural heritage value. Municipalities in Ontario may designate a geographically defined area as a HCD under Part V of the Ontario Heritage Act.

HCD designation enables a municipality to conserve the cultural heritage value and heritage attributes of an area, as well as manage and guide future change in the HCD through the adoption of a HCD Plan. The Plan ensures the community's heritage conservation objectives and stewardship are respected in making decisions about the future of the area.

CONTEXT OF THE HERITAGE CONSERVATION DISTRICT PLAN

The Main Street South Heritage Conservation District ("District") follows from the Main Street South Heritage Conservation District Study, which was adopted by Brampton City Council in September 2014.

The Study identified an area along Main Street South, from Wellington Street to the Etobicoke Creek, that merits protection as a designated Heritage Conservation District under Part V of the *Ontario Heritage Act*. The Main Street South Heritage Conservation District Study is available through the City of Brampton.

The *Ontario Heritage Act* requires municipalities to adopt a District Plan when Council passes the by-law to designate an area as a Heritage Conservation District.

This District Plan includes statements about the District's cultural heritage value, attributes, and objectives. It provides policies and guidelines for protecting and enhancing the cultural heritage values of the District.

THE CONTENT OF THE DISTRICT PLAN

In accordance with Section 41.1(5) of the *Ontario Heritage Act*, the content of the District Plan should include the following:

- (a) a **statement of the objectives** to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the **cultural heritage value** or interest of the heritage conservation district;
- (c) a description of the **heritage attributes** of the heritage conservation district and of properties in the District;
- (d) **policy statements, guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of **alterations that are minor** in nature and that the owner of property in the heritage conservation district may carry out or permit

to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under Section 42. 2005, c. 6, s. 31.

cultural and economic vitality; and healthy cultural tourism.

SUPPORTING DOCUMENTS

The District Plan should be read together with the Main Street South Heritage Conservation District Study.

Additionally, two supporting documents have been appended to the Plan to further assist in implementing polices and guidelines of the District.

- » *Overview for Contributing Buildings and Landscape of Interest.* This provides a profile of each building and site that supports the District's cultural heritage value.
- » *Architectural Style Guide Main Street South HCD.* This provides a summary of various architectural styles found within the District and is intended to act as a guide when discussing appropriate work on buildings within the District.
- » *Ontario Heritage Tool Kit for Heritage Conservation Districts.* This document outlines the benefits of heritage conservation district designation, these include:

A unique planning framework that respects a community's history and identity;

an enhanced quality of life and sense of place;

1.2 STATEMENT OF OBJECTIVES

The statement of objectives describes what the Plan seeks to accomplish. The objectives, policy statements, and design guidelines form a type of hierarchy. The structure of the hierarchy sets objectives at the top, followed by policies, and then guidelines. Each of the objectives are linked to policies, and subsequently the guidelines.

Together, they establish the framework for protecting the District's cultural heritage value while allowing change to occur. The Plan outlines stewardship responsibilities of the municipality through policy statements and a detailed set of design guidelines to help stakeholders make informed decisions when evaluating proposed changes within the District.

Feedback is an integral component of this Plan. Input from District property owners and residents, City staff, heritage professionals, local councillors, and other decision-makers involved in conserving this resource will help inform any future amendments that may be required to ensure the District Plan remains useful, current, and complete.

The objectives of the Plan have been developed in an iterative process. After the key objectives were established they were then organized into three over-arching themes: Protect, Manage Change, and Feedback. The following lists the objectives for designating Main Street South as a heritage conservation district:

PROTECT

- » To conserve the cultural heritage values and attributes of the District as expressed in the District's Statement of Cultural Heritage Value and the District's Heritage Attributes;
- » To conserve contributing buildings and landscapes and protect them from inappropriate alteration and demolition;
- » To ensure the long-term conservation, enhancement, and management of the grand, park-like landscape character of the District that serves as a green procession into Brampton's downtown; and
- » To conserve established patterns of built form and landscape, including building height and massing, setbacks, siting and circulation.

MANAGE CHANGE

- » To foster high quality architecture by ensuring new buildings and alterations to existing buildings respect and reinforce the character of the District;
- » To cultivate high quality landscapes and open spaces by maintaining and enhancing contributing landscapes while ensuring all landscape design is consistent with the District's Statement of Cultural Heritage Value;
- » To encourage the correction of unsympathetic alterations to contributing buildings and landscapes;
- » To facilitate the appropriate maintenance and restoration through the use of documented evidence, best practices and sound conservation approaches; and

- » To permit alterations, new construction and demolition that support the objectives, policies and guidelines of the District Plan.

FEEDBACK

- » To ensure by-laws and public works relating to the District are consistent with the Plan and the District's Statement of Cultural Heritage Value;
- » To undertake periodic reviews and evaluate the Main Street South Heritage Conservation District Plan's efficiency, effectiveness, equity, and amend the Plan as necessary; and
- » To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the conservation of these resources for future generations.

1.3 STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION

The Main Street South Heritage Conservation District is a residential neighbourhood directly south of the City of Brampton's historic and civic downtown core. It consists of properties along Main Street South from south of Wellington Street to the intersection of Main Street South and the Etobicoke Creek. The house types and streetscape features of the District represent a pattern of development that is distinct from the surrounding area.

The District is characterized by a range of properties, from 19th century estate lots to large 20th century suburban lots. The pattern of development shows an evolution from picturesque ideals of the 19th century estate to a modern suburban form.

DESIGN VALUE

The District has a rich variety of residential architectural styles from the late 19th to the 20th century. This includes examples of Victorian-era estates in the Italianate and Queen Anne styles, to early-20th century Cape Cod and Craftsman Bungalow cottages and modern suburban bungalows. The manner in which the houses are situated in relation to vegetation, open space, and natural land contours gives the architecture added significance. This relationship between landscape and the built form contributes to the intimate and park-like character of the District.

Main Street South is valued for its park-like setting and picturesque qualities with the landscape as a predominant feature. Deep, landscaped front yards and curvilinear driveways contribute to Main Street South as a

green procession into the downtown core. Mature trees, shrubs and bushes frame, and in many cases, partially obscure the view of houses within the District. The topographical character of the District reflects the history and influence of the Etobicoke Creek.

HOUSES ON MAIN STREET, CIRCA 1900

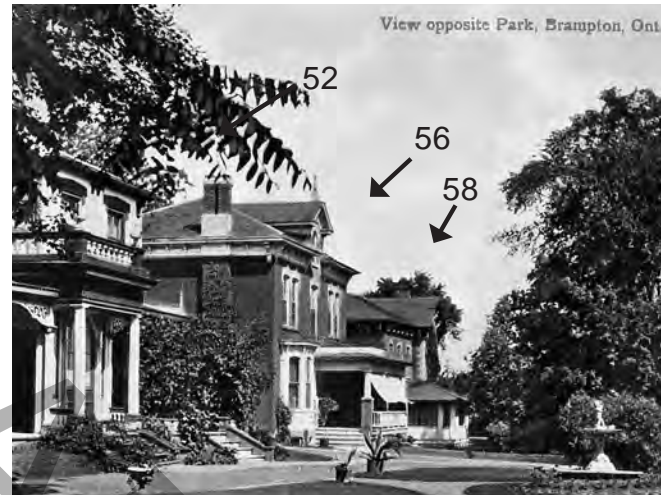


Figure 1. 52, 56 and 58 Main Street South, c.1900, Grand houses set within open landscaped grounds. (Source: Peel Art Gallery Museum and Archives)

HISTORICAL VALUE

The District is one of the oldest residential neighbourhoods in the city. It features large houses associated with historically prominent Brampton residents, including John Elliott, one of the city’s founding fathers, as well as civic leaders such as Kenneth Chisholm and William Perkins Bull. As Brampton emerged as the County seat of Peel and a thriving community by the mid-1860s, Main Street South became the preferred location for Brampton’s political and business elite who wished to reside near the community’s civic, commercial, and institutional core.

Main Street South, as part of Hurontario Street, is associated with an historic over-land connection between Lake Ontario and Lake Huron, first surveyed in 1818. This route served as the control line for an 1819 survey which established six concession roads on either side. The change in lot patterns along Main Street South reflects Brampton’s emergence as the County seat of Peel and subsequent growth into a thriving city.

The District includes significant features that demonstrate the close historic relationship between the built form and the landscape. It includes remnants of retaining walls and bridge posts from the original course of the Etobicoke Creek, prior to its diversion in 1952. The historic patterns of property subdivision in the District also reflect the original course of the creek.

Brampton’s first municipal park, Gage Park, at the north-west end of the District, was once the front gardens of the Alderlea Estate. Opened in 1903, Gage Park was

ALDERLEA ESTATE IN 1877



Figure 2. Alderlea Estate. The front gardens were donated to become Gage Park, Brampton’s first public park. (Source: 1877 Walkers & Miles Atlas)



Figure 3. 1877 map of the County of Peel with Hurontario control line highlighted in red. (Source: Pope, J.H., Illustrated Atlas of the County of Peel, Ont)

made possible by donated lands from prominent Brampton resident, Sir William J. Gage, and the dedication of Brampton citizens who championed the need for a public park.

CONTEXTUAL VALUE

The District is an important area where the city's built, cultural, and natural heritage overlap. Defined by a sequence of mature trees with deep landscaped lots, the District as a whole functions as a green procession into Brampton's historic and civic downtown core. It terminates with the Peel Art Gallery, Museum & Archives, (formerly the Peel Heritage Complex) on the east side of the corridor and City Hall on the west.

Many fine specimens of mature native tree species, particularly sugar maples, are found within the District. Trees frame the street and form a significant proportion of the downtown

tree canopy. Trees in the District provide an important natural link to Brampton's open space and natural heritage system.

The combination of these contributing elements and their respective cultural heritage value make Main Street South a unique and culturally significant area worthy of recognition and protection.

NATURAL HERITAGE CONTEXT



Figure 4. Foot bridge on Main Street South, opposite Gage Park, before the Etobicoke Creek was diverted. (Source: City of Brampton)

1.4 DESCRIPTION OF ATTRIBUTES

Heritage attributes are the individual qualities of an area that express or embody its cultural heritage value. Attributes of the Main Street South neighbourhood, as a significant cultural heritage landscape, include:

- » Fine examples of residential architecture from several periods of construction;
- » 1 1/2 to 2 1/2 storey dwelling heights;
- » The park-like setting of the District established by generous side yards, deep lot depths, and large setbacks that lengthen approaching Gage Park;
- » Landscaped front yards, curvilinear driveways, and mature trees that contribute to Main Street South as a green procession into the downtown core;
- » Remnants of the retaining walls and bridge posts at 52-58 Main Street South that illustrate the evolution of the Etobicoke Creek;
- » Early residences of some of Brampton's most prominent residents, such as John Elliott, Kenneth Chisholm, and William Perkins Bull;
- » Gage Park as Brampton's first municipal park and its association with Kenneth Chisholm and Sir William J. Gage;
- » Estate laneways that connect Main Street South and Elizabeth Street;
- » Historic coach houses;
- » Picturesque views and vistas presented along the corridor;
- » Gateway function into downtown Brampton, or "Old Brampton";
- » Mature vegetation that constitutes an important contribution to the city's overall urban tree canopy and distinguishes the area from surrounding neighbourhoods; and
- » The landform and topography of the area as shaped by and reflecting the historic alignment of the historic Etobicoke Creek course.



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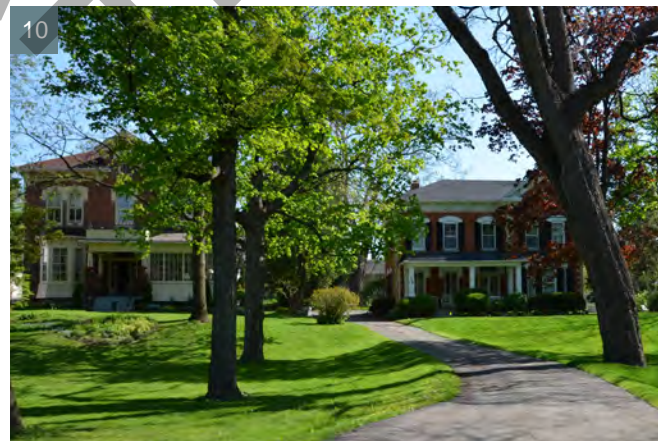
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Figure 5. Mature trees contribute to the green procession as one enters or exits the historic core of Brampton. The northern terminus of the District at Wellington Street is articulated by some of Brampton's most important civic and historic landmarks, including City Hall. (Source: ERA)

Figure 6. Topography and large setbacks reflect the evolution of Etobicoke Creek and its impact on the District. (Source: ERA)

Figure 7. Gage Park is Brampton's first municipal park, which opened in 1903. (Source: ERA)

Figure 8. Finely designed homes are found in the District. 133 Main Street South is regarded as a good example of the Gothic Revival style in Brampton. (Source: ERA)

Figure 9. 108 Main Street illustrates the sophistication and refinement of architectural design found within the District. (Source: ERA)

Figure 10. Fine architecture built on 56 and 58 Main Street South. (Source: ERA)

1.5 DISTRICT BOUNDARY

The Main Street South Heritage Conservation District consists of all properties that front Main Street South, between Wellington Street and the intersection of the Etobicoke Creek and Main Street.

The Peel County Courthouse and Registry Office are significant heritage landmarks that front Main Street South. However, the 2009 Downtown Heritage Conservation District Feasibility Study found they contribute to an abutting potential Heritage Conservation District associated with the civic, religious and commercial heart of old Brampton. For this reason, these two buildings have not been included in the Main Street South HCD.

St. Mary's Church at 66A Main Street South is included within the District boundary and is closely associated with the history and evolution of the District. However, as the only institutional property within a residential district, the guidelines are better suited to portions of the property that are visible from Main Street South. Applications regarding this property will thus be evaluated on a case-by-case basis.

1.6 MAP OF HERITAGE CONSERVATION DISTRICT BOUNDARY

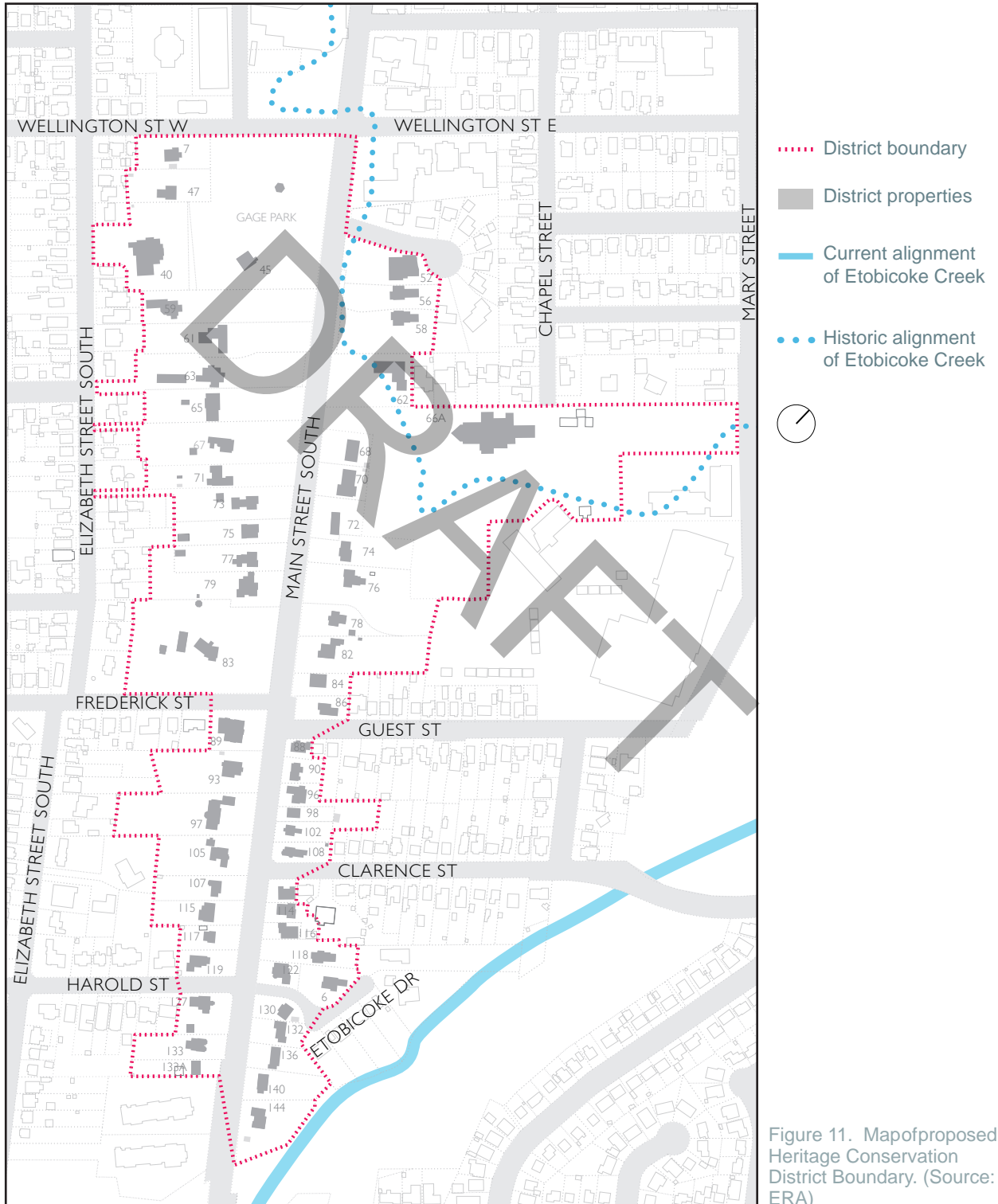


Figure 11. Map of proposed Heritage Conservation District Boundary. (Source: ERA)

1.7 CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

All properties within the Heritage Conservation District are designated under Part V of the *Ontario Heritage Act*. Properties that were listed on the City of Brampton heritage register or designated under Part IV of the *Ontario Heritage Act* have been identified as contributing properties. As the character of the study area continues to evolve, these assessments should be reviewed from time to time to ensure that an accurate representation of their contributing qualities is maintained.

Most properties in the District have been identified as contributing properties, and many properties are identified as landscapes of interest due to the important contribution they make to the character of the District. Properties were assessed on a case-by-case basis for the contributing property distinction. The following list of contributing and non-contributing properties provides a baseline for the District at the time of writing this Plan. This inventory should be updated during the regular review of the Plan to amend the list as necessary, for instance non-contributing properties that have been altered in a manner that maintains or enhances the cultural heritage value of the District should be classified as contributing properties.

CONTRIBUTING PROPERTIES

A contributing property includes a structure, landscape, or other attribute that supports the identified cultural heritage values, character, and/or integrity of the HCD. Properties have been categorized according to how they contribute to the cultural heritage value and

character of Main Street South, including contributing buildings, landscapes of interest, or both.

While most properties contribute due to both their buildings and landscape features, 13 are notable for landscape or buildings alone. contributing buildings should be conserved with careful consideration. Conservation work, alterations and additions may benefit from the assistance of qualified heritage professionals. To help determine when a heritage professional should be consulted, contact heritage staff at the City of Brampton for guidance and assistance.

LANDSCAPES OF INTEREST

Among the District's contributing properties are landscape features that support the District as a cultural heritage landscape in regard to:

- » the mature tree canopy;
- » natural topography and historic contours of the Etobicoke Creek;
- » large, landscaped, setbacks from the street;
- » rear laneways and irregular driveways that follow picturesque-like patterns;
- » remains of the Etobicoke Creek retaining wall in front of 56-58 Main Street South; and
- » lawn terracing along several properties.

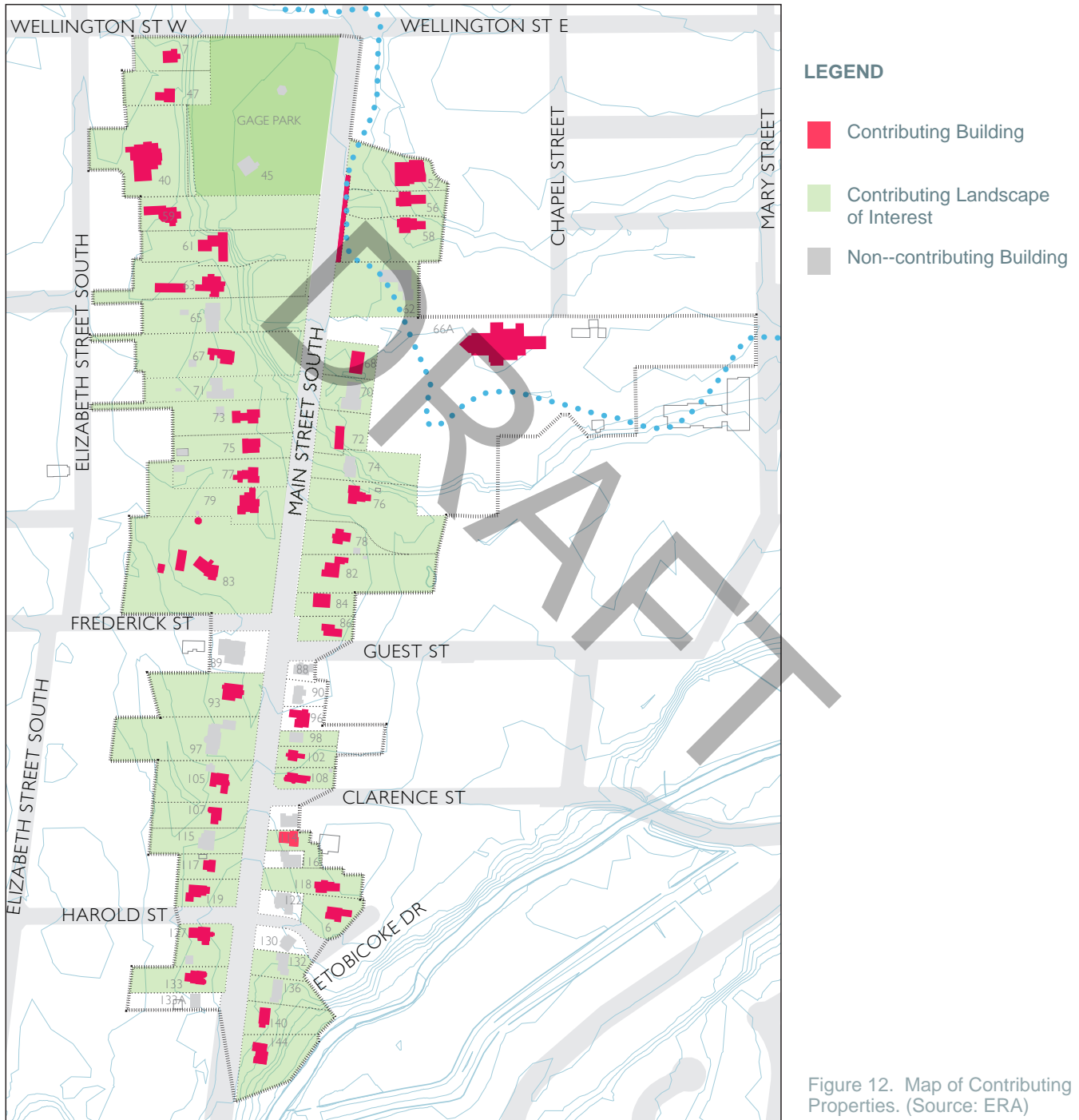
If a property contains one or more of these elements, it is considered a landscape of interest.

Contributing properties and landscapes of interest are identified in the table in Subsection 1.9 and on the map in Subsection 1.10.

1.8 LIST OF CONTRIBUTING PROPERTIES

West Side	Contributing Building	Landscape of Interest	East Side	Contributing Building	Landscape of Interest
7 Wellington St.	✓	✓	52 Main St S	✓	✓
45 Main St S	✗	✓	56 Main St S	✓	✓
47 Main St S	✓	✓	58 Main St S	✓	✓
40 Elizabeth St	✓	✓	62 Main St S	✗	✓
59 Main St S	✓	✓	66A Main St S	✓	✗
61 Main St S	✓	✓	68 Main St S	✓	✓
63 Main St S	✓	✓	70 Main St S	✗	✓
65 Main St S	✗	✓	72 Main St S	✓	✓
67 Main St S	✓	✓	74 Main St S	✗	✓
71 Main St S	✗	✓	76 Main St S	✓	✓
73 Main St S	✓	✓	78 Main St S	✓	✓
75 Main St S	✓	✓	82 Main St S	✓	✓
77 Main St S	✓	✓	84 Main St S	✓	✓
79 Main St S	✓	✓	86 Main St S	✓	✓
83 Main St S	✓	✓	88 Main St S	Non-Contributing	
89 Main St S	Non-Contributing		90 Main St S	Non-Contributing	
93 Main St S	✓	✓	96 Main St S	✓	✗
97 Main St S	✗	✓	98 Main St S	✗	✓
105 Main St S	✓	✓	102 Main St S	✓	✓
107 Main St S	✓	✓	108 Main St S	✓	✓
115 Main St S	✗	✓	13 Clarence St	Non-Contributing	
117 Main St S	✓	✓	114 Main St S	✓	✓
119 Main St S	✓	✓	116 Main St S	Non-Contributing	
127 Main St S	✓	✓	118 Main St S	✓	✓
133 Main St S	✓	✓	6 Etobicoke Dr	✓	✓
133A Main St S	Non-Contributing		122 Main St S	Non-Contributing	
			130 Main St S	Non-Contributing	
			132 Main St S	✗	✓
			136 Main St S	✗	✓
			140 Main St S	✓	✓
			144 Main St S	✓	✓

1.9 MAP OF CONTRIBUTING PROPERTIES



2.0 KEY REFERENCE DOCUMENTS

2.1 POLICY FRAMEWORK

The City of Brampton's current planning policy framework is generally consistent with the intent of the District Plan.

Brampton's Official Plan, Downtown Brampton District Secondary Plan and municipal zoning by-laws for Main Street South support the District's character regarding matters such as minimum front yard setbacks, side yard requirements, lot coverage, severance of lots, and tree preservation.

For existing planning and zoning controls see:

- » Downtown Brampton Secondary Plan, (Special Plan Area 7);
- » City of Brampton Comprehensive Zoning By-Law 270-2004; and
- » Tree Preservation By-Law 38-2006.

These documents are intended to be used in tandem with the Main Street South Heritage Conservation District Plan. Any future changes to the Official Plan, Downtown Brampton Secondary Plan, Zoning By-Law and Tree Preservation By-Law should be aligned with, and reflect the objectives and guidelines set out in the Main Street South Heritage Conservation District Plan.

Additional reference materials for best practices in heritage conservation include:

- » *Standards and Guidelines for the Conservation of Historic Places in Canada* by Parks Canada.
- » *Eight Guiding Principles in the Conservation of Built Heritage Properties* by the Ministry of Culture.
- » *Preservation Briefs* by the US Department of the Interior National Park Service.
- » *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* by Mark Fram.
- » *A Guide to Canadian Architectural Styles, Second Edition* by Shannon Ricketts, Leslie Maitland and Jacqueline Hucker.
- » *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* by John J.G Blumenson.

2.2 ADJACENT BUILDINGS POLICY

As per provision 2.6.3 of the Provincial Policy Statement (2014), development and alterations to properties adjacent to the District shall only be permitted once the proposal has been evaluated and it has been demonstrated that the heritage attributes of the heritage resource will be conserved.

2.3 ETOBICOKE CREEK FLOODPLAIN SPECIAL POLICY AREA

In 1986, a portion of downtown Brampton located in the Etobicoke Creek floodplain was designated a Special Policy Area (“SPA”) by the Province to enable some development to take place in the city’s historic downtown (the Downtown). To help realize the vision for growth and revitalization in the Downtown, which is designated an Urban Growth Centre under *Places to Grow, the Growth Plan for the Greater Golden Horseshoe*, the City of Brampton prepared the Downtown Brampton Special Policy Area Comprehensive Flood Risk and Management Analysis in partnership with the Toronto and Region Conservation Authority (“TRCA”) to seek Provincial approval of a formal amendment to the provisions of the Special Policy Area in the Downtown Secondary Plan.

The Ministers of Natural Resources and Municipal Affairs and Housing granted final approval of the SPA update in April 2014, following endorsement by the TRCA and Brampton Council. Brampton Council adopted new detailed Secondary Plan policies and implementing zoning by-law, which came into effect in June 2014.

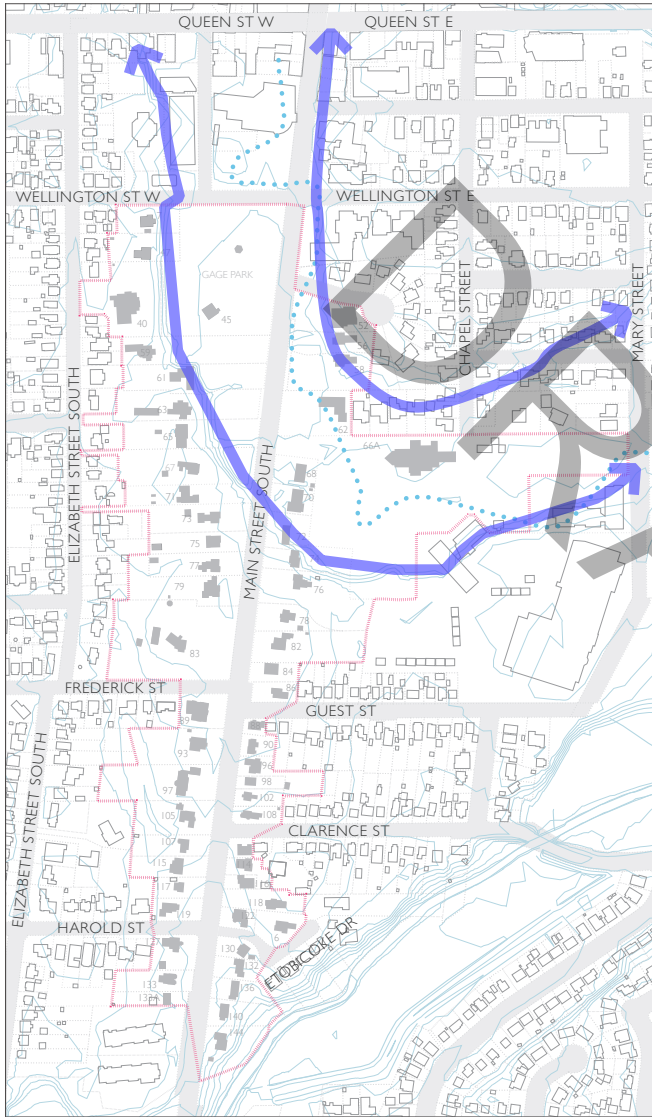
A portion of the Main Street South Heritage Conservation District falls within Special Policy Area 3D of Downtown Secondary Plan Area 7.

The Heritage Conservation District area was not the primary subject of the SPA review but the area was recognized as one in which a stable, low density residential character and built form will remain.

The SPA review resulted in slight boundary adjustments to the SPA reflecting updated flood lines. The new policies work to maintain the long term viability of the neighbourhood by enabling building additions and replacement subject to the flood protection requirements.

Of particular importance is that no new residential units (over those legally existing on May 7, 2014) are permitted in Special Policy Area 3D, unless safe access to flood-free lands can be achieved. This includes a restriction on the creation of new lots through consent unless it allows the new dwelling to have access to flood-free lands. All new structures within the SPA, including additions, require a permit and should be flood proofed to the Regulatory Storm elevation, to the satisfaction of the TRCA.

APPROXIMATE FLOOD PLAIN POLICY AREA



- Approximate flood plain policy area
- Proposed boundary
- District properties
- Approximate extent of flood plain policy near the District

Figure 13. The above diagram is an approximation and is for reference only. For the original and authoritative source refer to the Downtown Brampton Special Policy Area Comprehensive Flood Risk and Management Analysis and Special Policy Area in the Downtown Secondary Plan. (Source: ERA)

3.0 POLICIES & GUIDELINES

3.1 DISTRICT POLICY STATEMENTS

The District policy statements put into operation the over-arching objectives of the Plan. The following policies provide the City of Brampton with actionable items and interventions that will cooperatively help to conserve the cultural heritage value of the area. The policy statements are organized according to the corresponding themes found in the Plan's objectives.

PROTECT

- » The unique heritage character of the District, as described in the Statement of Cultural Heritage Value and Heritage Attributes, shall be maintained and enhanced. This includes both private property and the public realm within the District.
- » An inventory of contributing properties shall be maintained by the City and made available to the public.
- » Contributing properties shall be conserved, while generally demolition of contributing properties and landscapes of interest shall not be permitted.
- » Existing lot size and lot patterns within the District shall be conserved, and lot severance shall be discouraged.
- » A tree protection and replacement strategy shall be developed by City staff for the District.

MANAGE CHANGE

- » When evaluating applications that do not strictly conform to the guidelines, City staff shall assess the applications to ensure that the proposed changes positively respond to the intentions of the District Plan and current cultural heritage best practice.
- » Major proposed changes within or adjacent to the District shall be encouraged to undergo design review in order to promote high quality design.
- » All public works within and adjacent to the District shall comply with this Plan.
- » All proposed changes, including alterations, additions, and new construction, within or adjacent to the District shall positively respond to the Plan, and proponents may be required to submit a Heritage Impact Assessment, by a heritage professional, at the request of City staff.

FEEDBACK

- » Future changes to city planning documents shall align to the content and implementation of the District Plan.
- » An inventory of heritage permit applications should be maintained by the City. It will create a record of alterations to properties in the District. This inventory will inform the reviews of the District Plan and how change is managed in keeping with the Plan's objectives.
- » The District Plan should be reviewed regularly to ensure that outcomes align with the stated objectives, and to ensure the Plan has been useful. Amendments to the Plan should be made as needed to allow the District to continue to evolve.
- » The City shall provide the public with information about the District to foster civic pride and celebrate the District's ongoing conservation. This may include walking tours, brochures, and awards.

3.2 GENERAL CONSERVATION PRINCIPLES

Since each conservation project requires a case specific conservation strategy only general principles are provided here to help readers understand the preferred approach to heritage work in the district. The following list of principles relate to conservation treatments.

- » Avoid making changes that create a false sense of historical development, such as adding features based on conjecture or architectural elements from other buildings.
- » Preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property.
- » Respect the form, height, massing, proportions, and details of historic buildings.
- » Repair rather than replace heritage fabric and features. Where the severity of deterioration requires the replacement of a heritage attribute, the new feature should match the original in design, dimensions, detailing, texture, other visual qualities, and where possible, materials.
- » Understand and respect the stylistic trends, design intent, and traditional use of building materials, which are important for conservation.
- » Use documentary, pictorial, or on-site evidence to inform the restoration of existing features and replacement of missing features.
- » Undertake conservation work with the assistance of qualified heritage professionals. To help determine when a heritage professional is needed, contact heritage staff at the City of Brampton for guidance and assistance.
- » Research conservation and maintenance options before initiating any work. This may include testing repair methods before undertaking work when there are no established conservation methods.
- » Test proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods and/or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention.

3.3 DISTRICT GUIDELINES

The District guidelines provide guidance to property owners, residents, City staff, local councillors, and other decision-makers involved in managing change within the District. They emphasize conserving architectural styles, details and streetscape elements that collectively create the unique character of the District. They also highlight the importance of relating new construction to the existing building and landscape character of Main Street South.

The District guidelines are a useful reference tool that provide a baseline for what is generally acceptable in the District. It is understood that there are multiple solutions to design projects, and hence an exhaustive set of design guidelines would not be practical.

Applicants are expected to conform to the District guidelines, but when conformance is not reasonably achievable a rationale should be provided to explain the reason for the discrepancy. This flexibility aims to allow for creativity, and innovation where appropriate, and to ensure that work in the District remains current with the ongoing best practices in heritage conservation.

3.3.1 ASSISTANCE

Assistance in interpreting these guidelines is available from heritage staff at the City of Brampton.

3.3.2 LIMITATIONS

The guidelines do not force repairs or alterations and do not address interior alterations. They are not intended to promote historic replicas or the creation of a false sense of history.

3.3.3 BUILDINGS DESIGNATED UNDER THE *ONTARIO HERITAGE ACT* PRIOR TO THE ESTABLISHMENT OF THE CONSERVATION DISTRICT

Properties individually designated under Part IV of the *Ontario Heritage Act* prior to the establishment of the Main Street South Heritage Conservation District should be conserved in ways that protect heritage attributes identified in their respective Designation by-laws.

3.4 EXISTING BUILDINGS

3.4.1 EXTERIOR WALLS AND CLADDING

Brick, stone, wood siding, and stucco are common exterior wall materials found in the District. These traditional wall materials are often key characteristics of historic buildings. Historic exterior walls also include distinct architectural details that are important in defining the character of historic buildings. The character of historic walls can not easily be replicated by modern replacement materials.

If maintained properly, historic exterior walls are resistant to weathering and damage. They can often easily be rehabilitated using simple techniques, such as painting and gentle washing. Substituting traditional exterior wall materials should be considered only after other options for repair or replacement have been ruled out.

- (a) Conserve original historic exterior wall materials, such as brick, stone, wood, and stucco.
- (b) Do not cover, repair or replace historic cladding with modern, unsympathetic, low quality materials or cladding systems such as aluminium, vinyl, concrete or Exterior Insulation and Finish System (EIFS).
- (c) When completing repairs, restoration, or replacement use appropriate materials in kind with historic cladding, including composition, dimensions, profile, texture, and finish. This should follow from an in-depth understanding and documentation of existing cladding material and system including both the surface and the backing material(s).
- (d) Removal of newer material that has been applied over historic finishes is encouraged, except where these materials have become significant in their own right.
- (e) Do not cover or obscure historic decorative elements with cladding materials.

TYPICAL WOOD CLADDING

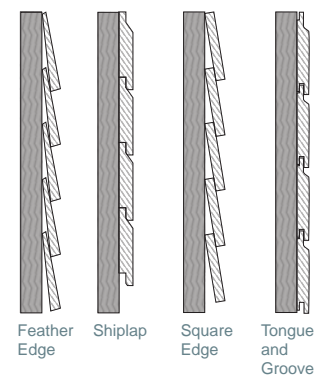


Figure 15. Exterior wood cladding variations. (Source: ERA)

INVESTIGATING CLADDING SYSTEMS



Figure 14. This project involved carefully removing part of the exterior wall in order to expose the interior structure and understand how to properly restore the exterior siding. (Source: ERA)

- (f) When repairing masonry, use appropriate mortars that are softer than surrounding masonry (e.g. lime-based mortar), and, where possible, matching salvaged brick when replacement is required.
- (g) Undertake regular painting and/or sealing of wood and stucco cladding to extend the life of original building fabric.
- (h) Do not use stucco or renders on façades where it did not originally exist.
- (i) When cleaning historic cladding, use the gentlest means possible. Avoid abrasive cleaning methods, such as sandblasting masonry, which can be both aesthetically and physically destructive to historic building materials.

INAPPROPRIATE CLADDING



Figure 16. This house illustrates the application of new cladding material over historic brick, which detracts from the character of the building and conceals architectural details. (Source: ERA)

Historic Brick

Extra care is needed when working with historic brick walls. Compared to modern brick, pre-20th century bricks are relatively soft because they were fired/kilned at lower temperatures. As a result, they absorb and release moisture, expanding and contracting in the process, thus requiring softer lime mortar. The size of historic bricks are different from modern standard units. Consider the size of the existing brick before starting any masonry work on a historic brick building.

MASONRY REPAIR



Figure 17. This photograph shows reclaimed materials used for repairs. (Source: ERA)

Use of Mortar

Joints between bricks should be re-pointed with an appropriate mortar, which is typically lime-based for historic brick masonry. Lime-based mortars create a soft ‘sacrificial’ material that draws moisture and physical pressure away from the brick. As the mortar deteriorates it can be easily repaired. The cost and difficulty of finding matching replacement bricks is avoided. In contrast, modern, cement based mortar tends to be too hard and impermeable for use with historic brick, which is softer than modern bricks. Using hard mortars on historic brick can result in the accelerated weathering, moisture problems, and damage.

REPOINTING

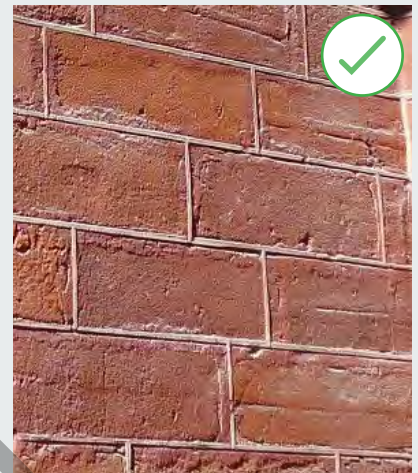


Figure 18. Left: Spalling as a result of improper maintenance. Right: Regular maintenance, such as re-pointing brick and/or stone masonry, is encouraged. (Source: ERA)

Renders - Traditional Stucco

'Render' generally refers to a finish or finishing applied to an exterior wall and includes stucco. In the past, external lime renders were applied to both disguise and protect walls built of less stable materials such as rubble stone, porous brick or rough timber. Renders were later used as a stylistic element of architectural styles, such as Tudor Revival or Arts and Crafts, and inspired by late-medieval buildings. Renders are often colour washed or lime washed to provide additional protection.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* notes, "as these materials continued to evolve, synthetic versions were developed. These synthetic stucco and plaster materials have different characteristics and should be avoided when repairing traditional stucco or plaster...Materials with different physical characteristics will likely not properly adhere to one another, necessitating repeated maintenance in the near future." (2nd Ed. Page 243)

TRADITIONAL LIME-BASED STUCCO



Figure 19. Historic use of traditional lime-based stucco or render in the District at 93 Main Street South. (Source: ERA)



Figure 20. Close-up of 93 Main Street South traditional stucco work to show rich, irregular texture. (Source: ERA)



Figure 21. Detail and cut-away sample of the exterior wall showing the uniform texture of the synthetic stucco and the damaging to the masonry underneath. (Source: ERA)



Figure 22. Use of synthetic cladding over masonry at 300 King, Toronto. (Source: ERA)

AN EXAMPLE OF A EXPOSED FOUNDATION



Figure 23. This photograph shows exposed foundation above grade being maintained as part of the building elevation. (Source: ERA)

CONSERVATION OF AN EXPOSED FOUNDATION



Figure 24. Ensure the historic finishes and textures of foundations are maintained. Repair or replacement should match the historic texture and finishes, as shown above. (Source: ERA)

3.4.2 FOUNDATIONS

Foundations are significant design features of a structure. They demonstrate the historic building methods, such as the use of stone to construct a 19th century house. Decisions about conserving foundations should be determined by both the condition of the foundation and its compatibility with the heritage character of the building.

- (a) Maintain historic foundations exposed above grade, especially if they are visible as part of the building elevation.
- (b) Do not parge over historic foundations above grade.
- (c) Ensure downspouts are maintained and grading slopes away from foundation to help direct water away from foundation walls.
- (d) Ensure the historic finishes and textures of foundations are maintained, and match the historic textures and finishes when undertaking repairs or replacement.

3.4.3 ROOFS

Roofs are among the most important features of any building; they serve essential functions such as protection from the elements and structural support. They also help define the building's form and style. As such, alterations to the roof should be carried out only after considering the building as a whole. Alterations to the roof may significantly alter the building's appearance, and as a result, may not be appropriate in all circumstances. Roofs often contain decorative elements that: visually enrich the roofscape, are key features of the architectural style of the building, and reflect good craftsmanship.

- (a) Use a type of roofing material that supports the character of the building. Where existing roofing is inappropriate, the installation of more suitable materials when the existing roofing is replaced is encouraged.
- (b) Where archival evidence exists, the reinstatement of historic materials, such as slate or wood shingles is encouraged.
- (c) Avoid the use of plastic, metal, ceramic or other roof materials that were not traditionally used within the District and are unsympathetic to the character of the neighbourhood.
- (d) When altering or replacing a compatible roof, retain the existing style, form, pitch, height, and details. Before making alterations, examine the roof and design new work based on this understanding. For example, alterations to a hipped roof should generally maintain the low sloping profile of this roof type.
- (e) Avoid raising the roof to accommodate upper storey additions; consider the use of a dormer instead.
- (f) Avoid flat roofs as most roofs within the District are sloped (gabled, hipped, etc.).

- (g) Place roof-mounted units such as satellite dishes and antennas in a location and manner that do not damage or obscure heritage attributes and are not visible from the public realm.
- (h) Install skylights in an unobtrusive location that is not visible from the public realm. Use flat skylights that blend in with the roof, and avoid sculptural or bubble-style skylights.
- (i) Maintain historic roof details such as wood cornices, soffits, fascia, eaves, and gable ends.
- (j) Removal of items, such as metal fascias and soffits, that conceal original architectural detail is encouraged.
- (k) Use traditional or matching materials for flashing, rain gear and downspouts, and finishes that are consistent with the historic style of the building.

SUPPLEMENTARY GUIDANCE FOR ROOFS, DORMERS AND CHIMNEYS



Figure 25. Examples of roof elements. (Source: ERA)

SOME ROOF SHAPES FOUND IN THE DISTRICT



Figure 26. Front gable. (Source: ERA)



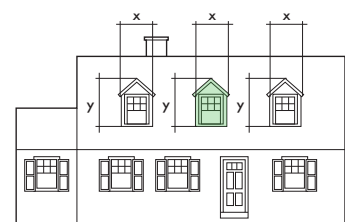
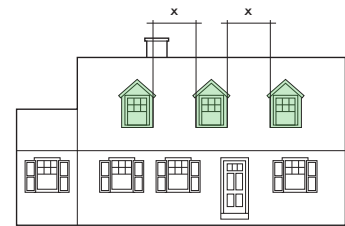
Figure 27. Hipped. (Source: ERA)



Figure 28. Low sloping. (Source: ERA)

3.4.4 DORMERS

- (a) Conserve historic dormers, including their location, shape and size.
- (b) Avoid adding dormers on the principal façades where they did not originally exist, where possible.
- (c) Coordinate the placement, size, scale, style and materials of new dormers with original dormers, where they exist.
- (d) Design new dormers to be consistent with the main roof form, particularly where original dormers do not exist.



3.4.5 DECORATIVE ARCHITECTURAL ELEMENTS

- (a) Document and understand decorative elements prior to repair or restoration.
- (b) Conserve decorative elements, such as barge-board, fascia, finials, etc.
- (c) Avoid removing, damaging, or obscuring architectural details when undertaking alterations and additions.
- (d) Where archival evidence exists, consider reinstating decorative elements or missing features using forms, materials and detailing that are based on sufficient physical, documentary and/or oral evidence.

Figure 29. Appropriate dormer designs (Source: ERA)

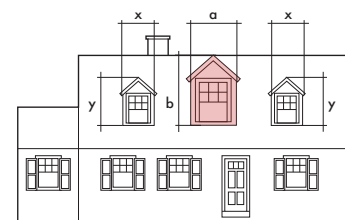
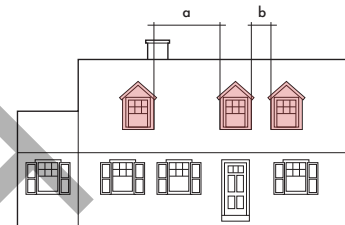


Figure 30. Not appropriate dormer design (Source: ERA)

SUPPLEMENTARY GUIDANCE FOR ARCHITECTURAL DETAILS



Figure 31. Completing detailed measurements of this column base was the first step in conserving this column. (Source: ERA)

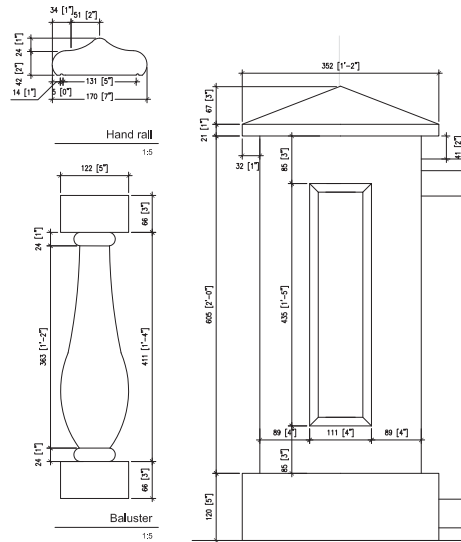


Figure 32. Decorative elements often correspond to other features of a building in terms of size, proportion and style. Consider the relationship between different elements as a system, and each element as component of larger composition. (Source: ERA)



Figure 33. In this case, the decorative element was not considered when making changes to the building. As a result, it was partly obscured. This should be avoided. (Source: ERA)

3.4.6 WINDOWS

Windows are among the key elements of a building's character and style. They define the proportions of the main façades, provide important stylistic cues, and largely define how a building appears within a streetscape. Windows and their surrounding elements are commonly key character-defining elements of historic architecture. They also provide important functions such as insulation and weather protection, security, lighting and ventilation.

Each window is comprised of a number of components that are an integrated system. Conserving traditional window systems in heritage buildings protects not only the appearance of the building, but also respects original functions, such as air circulation and lighting. As well, traditional window systems can have a prolonged service life because individual components can be refurbished, repaired or replaced. Contemporary window systems, in contrast, tend to be manufactured as combined units that are typically replaced in their entirety. For these reasons, the guidelines below focus on conserving and prolonging the use of historic windows and their components.

- (a) Conserve historic windows and their original features, including location, type, size, and profiles.
- (b) Maintain design details, functional and decorative elements of original windows, such as muntins, lintels, sills, shutters, hoods, etc.
- (c) Repair rather than replace the functional and decorative features. If replacement of a feature is necessary, replace only the deteriorated feature in kind rather than the entire unit, matching the materials, design and dimensions of the original.
- (d) Replace a historic window only as a last resort where the window is deteriorated beyond repair.



Figure 34. This photos shows a window opening bricked in. (Source: ERA)

RHYTHM AND PROPORTION

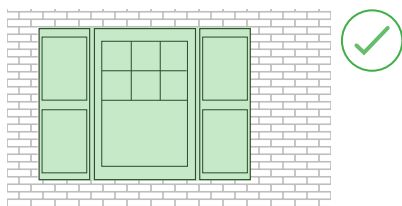


DO maintain the rhythm and proportion of existing windows and dormers.

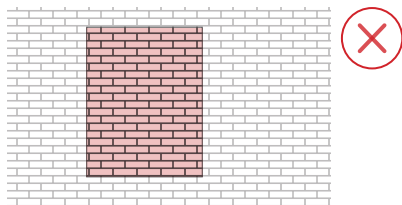


Do NOT break the rhythm and proportion of existing windows and dormers.

WINDOW INFILL



DO reinstate infilled windows



Do NOT infill windows openings

Figure 35. Window diagrams.
(Source: ERA)

- (e) If historic windows units are beyond repair, the replacement window should maintain size, proportions, materials, and dimensions of the entire window, including frame and lights (or windowpanes).
- (f) Conserve original window openings and do not adjust their shape and size to accommodate a different window.
- (g) Do not replace wooden windows with aluminium, coated metal, or vinyl units particularly on façades visible from the public realm. Synthetic materials rarely duplicate the texture and detail qualities of original materials and should not be used. Avoid the use of snap-in muntins or other inauthentic architectural details.
- (h) Do not enclose window openings as this will significantly change the architectural composition of the building. Consider re-opening enclosed or blocked windows.
- (i) Do not introduce new window openings or convert window openings to doors on façades facing the public realm.
- (j) If new windows are necessary, they should continue the window patterns, rhythm and proportions of the original openings and architectural style of the building especially on elevations visible from the public realm. For example, some architectural styles, such as Georgian Revival, require windows to be symmetrical across the front façade.
- (k) The use of wood storm windows and proper weather-stripping is the preferable solution to increase energy efficiency for historic window openings. Interior storm windows are a secondary solution for thermal efficiency. New storm windows should be designed to complement features such as the window muntins and light pattern.

- (l) Avoid the use of aluminum or vinyl storms on façades visible from the public realm.
- (m) Undertake energy conservation work in a manner that maintains and does not damage, conceal or remove original windows.
- (n) Maintain and repair wooden shutters. The replacement of original shutters that were removed is encouraged.
- (o) While shutters do not have to be operable, ensure they are shaped, sized, and fastened to the window appropriately in order to maintain the appearance of operability.



Figure 36. This photo shows operable storm shutters that are appropriately sized. (Source: City of Brampton)

Energy Efficient Windows

Parks Canada's Standards and Guidelines for Conservation of Historic Place in Canada recommends "complying with energy efficiency objectives in upgrades to character-defining doors, windows and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered[...] Working with specialists to determine the most appropriate solution to energy efficiency requirements with the least impact on the character-defining elements and overall heritage value of the historic building."

Standards and Guidelines also encourages "maintaining the building's inherent energy-conserving features in good operating condition, such as operable windows or louvered blinds for natural ventilation." [Standards and Guidelines, 2nd Ed. Page 158]



Figure 37. This photo shows storm shutters that are not appropriately sized for the window (Source: City of Brampton)

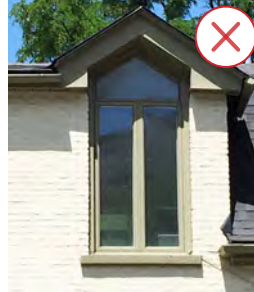
WINDOW CONSERVATION, REPAIR AND REPLACEMENT

APPROPRIATE



- ✓ DO maintain design details and decorative elements (i.e. lintels, sills, shutters, voussoirs, etc.) of original doors and windows.
- ✓ DO maintain size, proportion, materials, and dimensions if windows are beyond repair.
- ✓ DO reinstate wood storm windows that have been replaced by aluminum or vinyl.
- ✓ DO undertake energy conservation work in a manner that maintains original windows and associated features.
- ✓ DO maintain and repair lintels, or replace with a matching type if necessary.
- ✓ DO maintain historic window patterns and proportions.
- ✓ DO retain window hardware, if possible.
- ✓ DO provide finishes in keeping with the historic style of the building.
- ✓ DO salvage and repair window frames where possible, or replace with matching material.
- ✓ DO retain or repair sills and lintels or replace with matching materials.
- ✓ DO retain or repair shutters.

INAPPROPRIATE



- ✗ Do NOT discard design details and decorative elements of original doors and windows.
- ✗ Do NOT change size, shape, proportion, materials, and dimensions of windows.
- ✗ Do NOT replace wooden windows with aluminum, coated metal, or vinyl units.
- ✗ Do NOT undertake energy conservation work in a manner that replaces original wood storm windows with aluminum, coated metal, or vinyl units.

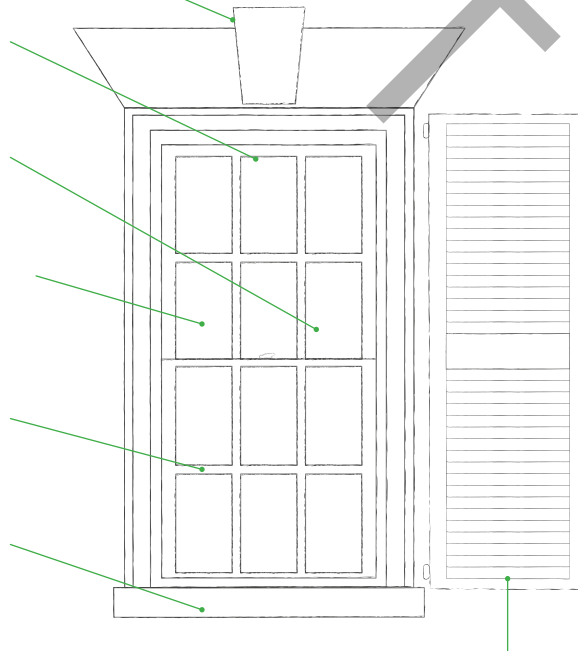


Figure 38. Window Conservation Guidance. (Source: ERA)

3.4.7 DOORS AND ENTRANCES

Doors and entrances are among the most conspicuous feature of a building and are often central to architectural design. They are also critical to the building’s function. Daily use makes doors susceptible to accelerated wear, so they are often considered for replacement. However, replacement doors that not are not a suitable design can diminish the character of the entire building. The following guidelines aim to balance functional requirements of doors and entrances, and the conservation of the building’s character.

- (a) Conserve historic doors and retain the functional, proportional and decorative features, particularly if it is a primary entrance. These features include the door and its frame, sill, head, jamb, moldings, and any flanking windows (e.g. transom and sidelights).
- (b) Maintain the rhythm and proportion of existing doors, and entrances.
- (c) Do not add new door openings on street-facing façades of contributing buildings.
- (d) Maintain size, proportion, materials, and dimensions when replacing historic doors and entrance features that are beyond repair.
- (e) Do not replace traditional wooden doors with aluminum, coated metal, or vinyl units. Synthetic materials rarely duplicate the texture and detailed qualities of original materials and should not be used.
- (f) Undertake energy conservation measures so as not to conceal or remove historic features. Some appropriate energy conservation approaches include installing weather-stripping, adding appropriately designed and removable screen doors, storm doors, or adding interior shades.

EXAMPLES OF DOORS AND ENTRANCES



Figure 39. The door and entryway details can be defining features of a building. These have been maintained on this house. (Source: ERA)



Figure 40. This is an example of how a main door and entryway details establish a connection between the building and landscape. (Source: ERA)

- (g) Metal screen doors that cover details of historic doors, particularly on façades visible from the public realm are discouraged.
- (h) Do not enclose door openings or convert door opening to windows on façades visible from the public realm.

SUPPLEMENTARY GUIDANCE FOR DOORS AND ENTRANCES

- ✓ DO maintain and repair canopies.
- ✓ DO maintain window pattern of transom and side lights.
- ✓ DO document details prior to repair or replacement.
- ✓ DO maintain historic doors. If replaced, attempt to use historic materials and style matching the style of the house.
- ✓ DO maintain historic hardware.
- ✓ DO maintain steps. They are often a significant element of a building's style.

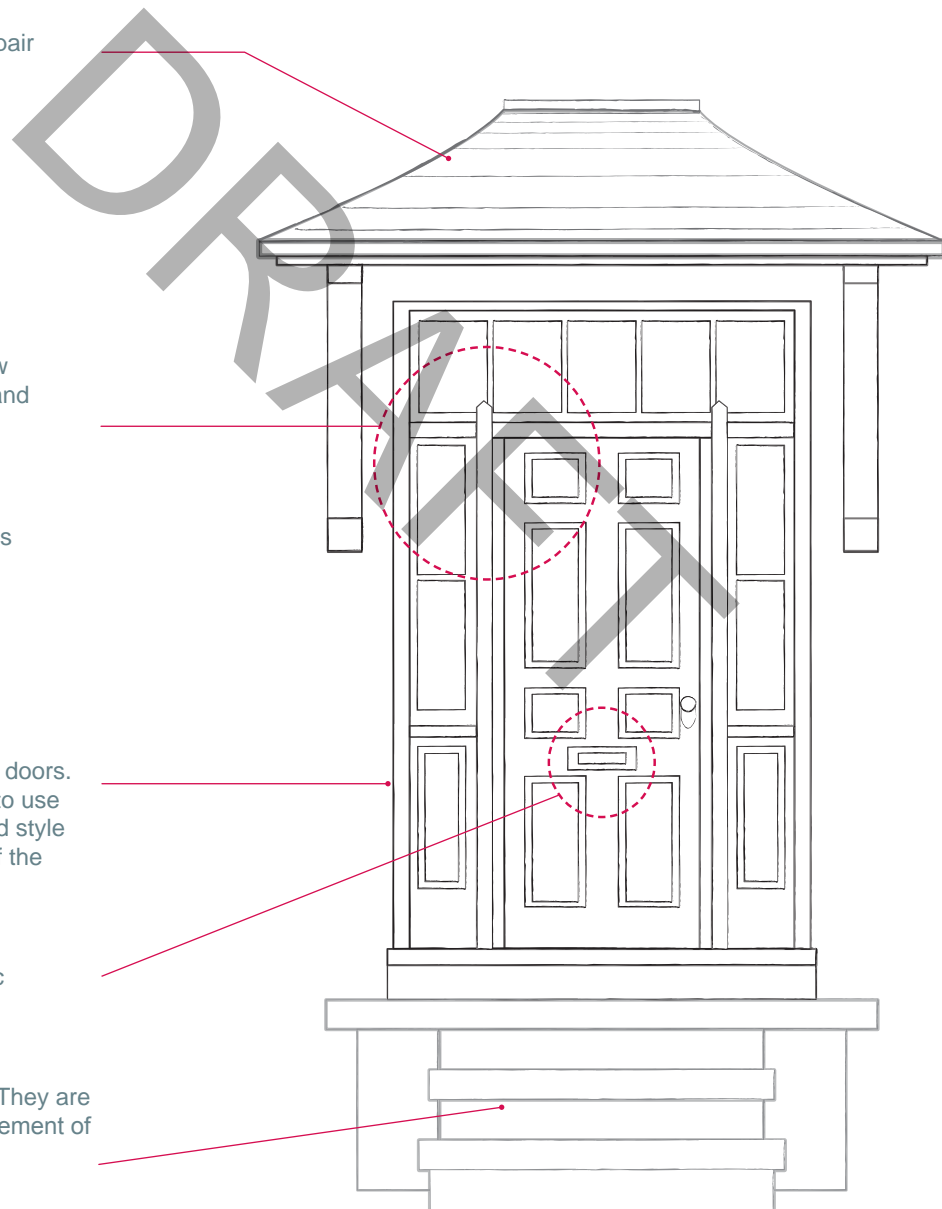


Figure 41. Door and entrance conservation guidance. (Source: ERA)

3.4.8 PORCHES, VERANDAS AND PORTICOS

Front porches, verandas and porticos are often a focal point of historic buildings that also contribute to the streetscape. They create a mediating space between the interior and exterior, and the private and public realm. Historically, porches, verandas and porticos were features used to embellish the style of a building by adding a range of detailed woodwork, columns, or brackets, and expressive roofs or roof-top decks.

As such, alterations to porches, verandas and porticos require special attention. The guidelines below are intended to support the maintenance and conservation of these features.

- (a) Conserve historic porches and their defining features like columns, entablatures, steps, posts, balustrades, decorative trim, and ceilings.
- (b) Do not enclose porches visible from the public realm as it negatively impacts the visual character of both the heritage resource and the streetscape.
- (c) If enclosing a porch, design the enclosure in a manner that does not damage or destroy the defining elements of the porch and building.
- (d) Repair deteriorated porches and porch elements, such as balusters, railings, columns, following recognized preservation methods.
- (e) If a new railing is added where it did not originally exist, use a design and materials that are compatible to the architecture of the building.
- (f) Where incompatible alterations, such as enclosure of open porches, or use of incompatible materials have occurred, consider reconstructing the original state if adequate physical or documentary evidence exists.

SUPPLEMENTARY GUIDANCE FOR PORCHES, VERANDAS AND PORTICOS

AN EXAMPLE OF RESTORING A FRONT PORCH

- 1 Assess and document the current condition**
In this case, severe rot and weathering made repair impossible. Reconstruction was identified as a suitable conservation strategy.



Figure 42. Existing condition. (Source: ERA)

- 2 Consult available documentation**
This archival photograph was used to understand the original condition of the porch.



Figure 43. Historic Photograph showing original condition. (Source: Toronto Archives)

- 3 A detailed plan was developed to reproduce the porch based on site and archival research.**



Figure 44. Conservation drawing of reconstruction. (Source: ERA)

3.4.9 CHIMNEYS

- (a) Maintain historic chimneys and repair using traditional materials.
- (b) Retain the historic location, style, and materials of chimneys.
- (c) Ensure new chimneys respect the historic architectural style of the building or are not visible on the principal façade.

3.4.10 MECHANICAL / UTILITIES

- (a) Locate new elements, such as skylights and utilities (HVAC and or communications systems, etc.) away from the principle façade to ensure that they are not visible from the public realm.
- (b) Mount solar collectors flush on rear-facing roofs, or on the ground in an inconspicuous location.
- (c) Screening such as vegetation should be considered as a way to limit potential visual impact.



Figure 45. An example of screening where a heat pump would otherwise be visible on a corner lot. (Source: ERA)

3.4.11 ACCESSIBILITY CONSIDERATIONS

- (a) Locate and design barrier-free interventions so as to conserve heritage attributes.
- (b) Use materials that complement and do not detract from the historic building or landscape feature.

3.4.12 SECONDARY STRUCTURES (GARAGES, COACH HOUSES AND OTHER ACCESSORY BUILDINGS)

- (a) Retain and preserve secondary structures such as garages, coach houses and other accessory buildings that contribute to the overall historic character of the individual building, site or the district.
- (b) New secondary structures should generally be located at the rear of the property, respecting the traditional relationship of such buildings to the primary structure and the site. They should not be the principal feature of the front façade.
- (c) Secondary structures that are clearly visible from the street should be complementary in scale to the main building.
- (d) Locate portable shelters (e.g. vehicle shelters) at the rear of the property in a location not easily visible from the public realm.
- (e) Integrate secondary structures with existing site conditions. Refer to guidelines relating to site planning, including New Construction (Section 3.4) and Landscape and Streetscape (Section 3.5).
- (f) Position attached garages back from the front façade of the house (See Diagrams 'Location of Secondary Buildings' on page 47).
- (g) Avoid integrated garage additions.
- (h) Additions to, and new construction of, secondary structures should utilize materials (such as wood, brick or stone) complementary to the style of the main building.

EXAMPLES OF SECONDARY STRUCTURES



Figure 46. This detached garage addition is set back and also complements the design of the historic dwelling on the property (Source: City of Brampton)



Figure 47. This attached garage is set back from the front facade and uses corresponding materials and roofline which maintain the character and prominence of the dwelling (Source: City of Brampton)

- (i) Where an attached garage that projects past the principal elevation is necessary, ensure that the entry and garage doors are not facing Main Street South (See Diagrams 'Location of Secondary Buildings' on page 47).
- (j) Consider incorporating design cues from the primary building on the property into new accessory structures while ensuring they are subordinate in terms of size and massing.
- (k) Ensure that all additions to or new construction of garages and accessory buildings do not negatively impact significant trees on the property.
- (l) Garage doors should correspond to the style of the garage and the main building.
- (m) Use a roof form and pitch that is complementary to the primary building on the property.
- (n) Use screening such as vegetation as a way to limit potential visual impact of secondary structures on historic buildings or landscapes and the street.

SUPPLEMENTARY GUIDANCE FOR SECONDARY STRUCTURES

LOCATION OF SECONDARY BUILDINGS

DETACHED

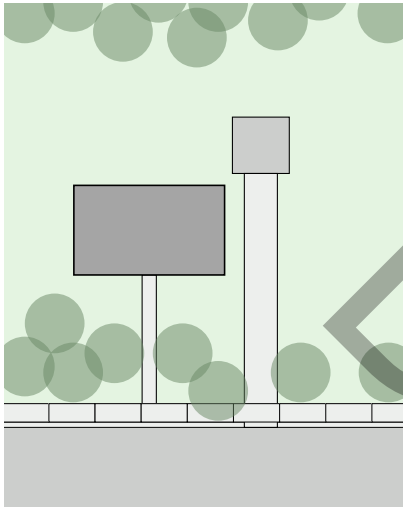


Figure 48. Detached garages should be located as an ancillary building to the rear. (Source: ERA)

SIDE

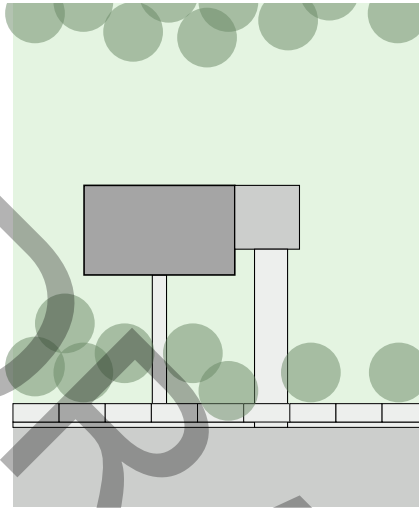


Figure 49. Attached garages should be setback from the front façade of the house. (Source: ERA)

PROJECTING

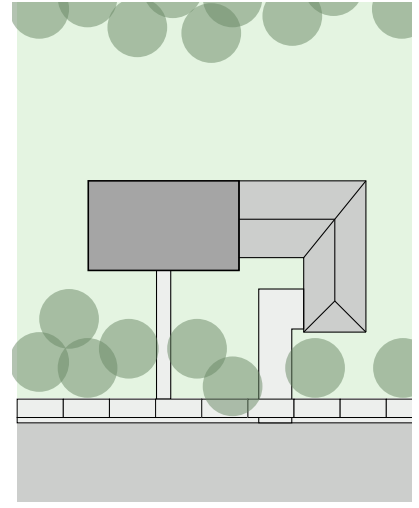


Figure 50. If a garage projects beyond the front façade, the entry should be located on the return and not the front elevation. (Source: ERA)

3.5 ADDITIONS

Buildings evolve over time to provide additional space and accommodate new patterns of use. New additions to historic buildings can help historic buildings address changing circumstances while conserving their cultural heritage value and heritage attributes. Successful additions to historic buildings conserve key characteristic features, historic materials, and spatial relationships. They are distinctive yet complementary to the historic architecture. They use the historic building as a starting point and work cohesively with it. They reflect contemporary uses while respecting a building's original design. This is accomplished by understanding the design of the historic building, identifying opportunities and limitations for new construction, and by paying close attention to materials, building form, landscape and site planning. An addition may significantly alter the building's appearance, and as a result, may not be appropriate in all circumstances. The guidelines below are intended to support this evaluation process. Additions visible from the public realm will require greater mitigation measures.



Figure 51. The addition on the left of the photograph uses complementary materials and a similar roof shape that respects the character of the original house. (Source: City of Brampton)



Figure 52. This small addition was designed in a way that adds to the character of the house. It reflects the existing style and material palette. For example, the stone base references the existing stone foundation. (Source: ERA)

- (a) Locate new additions away from the main façade of the building to minimize the visual impact on the original building and streetscape. Additions should be placed at the rear of the building, or on a side elevation set back from the main elevation.
- (b) Ensure the addition is subordinate to the heritage building so as not to diminish or visually overpower the historic resource.
- (c) Design new additions to be compatible with the massing, size, scale, and architectural style of the original structure to protect the historic integrity of the building, its site and surroundings.
- (d) New construction should not attempt to replicate the styles of the past. Design additions to be compatible with but discernible from the original building.

- (e) Consider distinguishing an addition from the original building through the careful use of a different yet complementary cladding material. For example, incorporating a board and batten addition to a brick house.
- (f) Use high quality cladding materials such as brick, wood, traditional stucco and fibre cement board.
- (g) Limit the use of stone so as not to form the principal cladding material of an addition.
- (h) The application of new lower quality cladding, surfaces or coatings such as synthetic stucco (EFIS), vinyl, plastic, and sheet metal are not appropriate, particularly on façades visible from the public realm.
- (i) Additions should not damage or remove important architectural features on the original building.
- (j) Create new additions so that the essential form and integrity of the historic building is not compromised if the new work is removed in the future.
- (k) Rooflines of additions should not extend above the roofline of the original building.
- (l) Coordinate the roof shape, slope, material and style with the roof and style of the original building.
- (m) Do not use plastic, metal, ceramic or other roof materials not traditionally used within the District and that are unsympathetic to the character of the neighbourhood.
- (n) Do not raise the roof to accommodate upper storey additions; consider the use of a dormer instead.

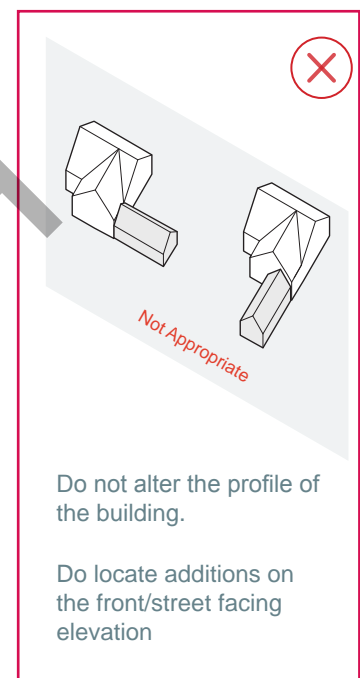
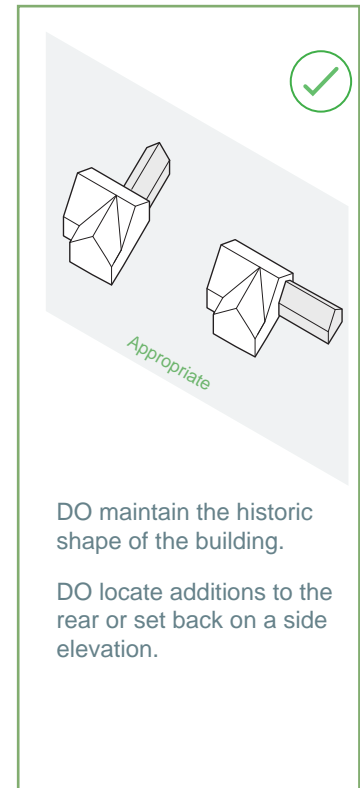


Figure 53. Schematic diagram of a one-storey addition illustrating guidelines. (Source: ERA)

- (o) Ensure the style, proportion, orientation and patterns of windows and doors on new additions correspond with those on the original building. On elevations visible from public realm, make the relationship of solids to voids compatible as well.
- (p) Do not use window shapes such as octagons and triangles that are inconsistent with the original building and District character.
- (q) Maintain existing additions that are compatible with the historic style of the building.
- (r) Contemporary design for additions should be carefully executed with compatible mass, ratio of solids to voids, details, materials, colours and character of the original building and surrounding environment.



Figure 54. This side addition fits well with the main building. It is set back from the side elevation, its windows are in proportion to the original windows, and it is clad in a material that complements the original brick. (Source: City of Brampton)



Figure 55. This rooftop addition is not in keeping with the character of the house. It changes the basic shape of the building and uses a material palette that is not complementary to the rest of the building. The window in the addition does not fit with the size and location of other windows. (Source: ERA)

3.6 NEW CONSTRUCTION

The District includes a variety of architectural styles including variations on Gothic Revival, Italianate, Queen Anne, Arts & Crafts, Craftsman Bungalow and Cape Cod Cottage and Ranch. Modernist and contemporary structures also contribute to the architectural character of the District. The guidelines below are intended to ensure new buildings contribute to this variety while conserving and enhancing the character of the District. Principal façades and elements that are visible from the public realm are priorities. In instances where the proposed work is not visible from the public realm, greater flexibility will be applied in the evaluation of a proposal. Read the guidelines for new construction together with all other guidelines in this Plan, particularly those addressing Landscape and Streetscape (Section 3.5).

- (a) New construction should not attempt to copy the styles of the past, but rather be complementary in design and enhance the character of the District.
- (b) Design new construction to be compatible with adjacent buildings within the District, in terms of scale, height, massing, proportion, setback, and entry level.
- (c) Site new construction to be compatible with surrounding buildings that contribute to the overall character of the District in terms of setback, orientation, spacing, and distance from adjacent buildings.
- (d) Maintain one of the two following building orientations found within the District (See the following page titled 'Examples of Building Orientation'):
 - 1. Parallel Orientation: The majority of buildings within the District are oriented towards and address Main Street South.
 - 2. Angular Orientation: Some houses are sited at an angle from Main Street South, creating a buffer from the street and a picturesque setting (such as 83 Main Street South).

- (e) Design new construction so that the important features of the property such as site topography and trees are retained.
- (f) Height and massing of new buildings should be within the established range within the District of 1-1½ and 2-2½ storeys.
- (g) Maintain the residential dwelling built form.
- (h) Brick has a long history in both residential and commercial use in downtown Brampton due to the plentiful clay of the area and the resulting local brick manufacturing. It is the most prevalent cladding material in the District and appropriate for new construction.
- (i) High quality materials such as wood, traditional stucco and fibre cement board are also appropriate cladding materials.
- (j) Façades fully clad in stone are not found within the District and are not appropriate for new construction. The use of stone should be limited so as not to form the principal cladding material.
- (k) The application of new lower quality cladding or surface coatings such as synthetic stucco (EFIS), vinyl, plastic, and sheet metal are not appropriate, especially on façades visible from the public realm. Traditional materials such as brick will help ensure new construction is durable and in keeping with the character of the District.
- (l) Consider the roof shape of nearby buildings and when designing a roof shape for a new building.

EXAMPLES OF BUILDING ORIENTATION

PARALLEL ORIENTATION

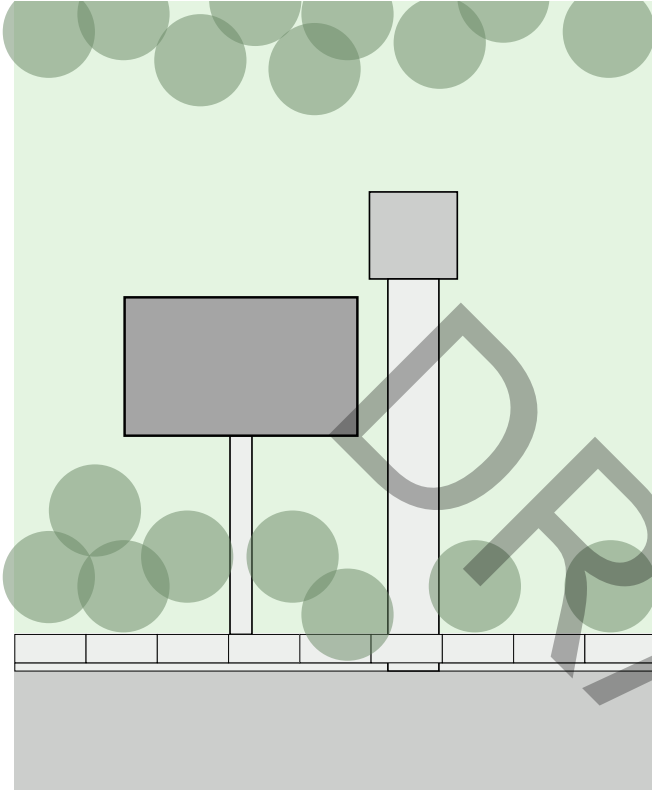


Figure 56. Front facade parallel to the street. (Source: ERA)

ANGULAR ORIENTATION

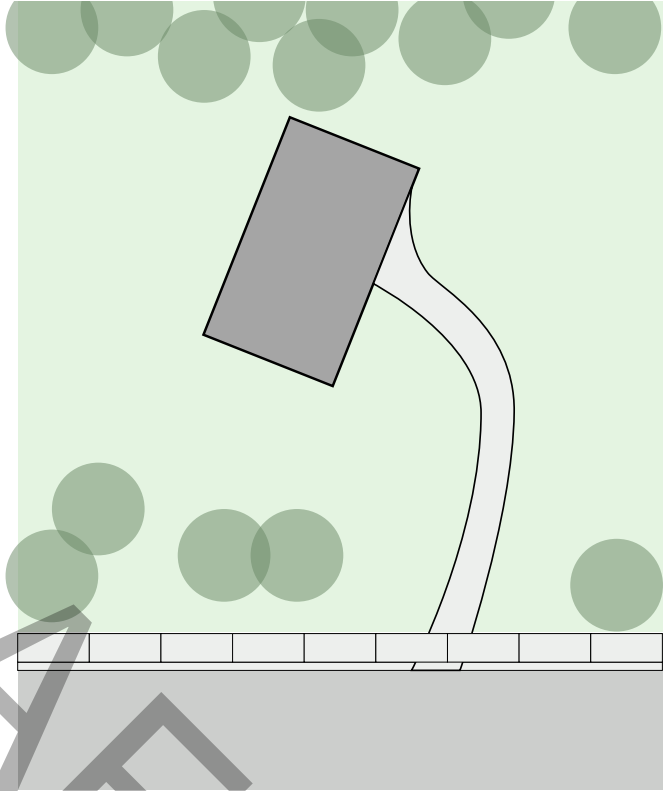


Figure 57. Front facade on an angular orientation. (Source: ERA)



Figure 58. 78 Main Street South is sited parallel to Main Street. (Source: ERA)

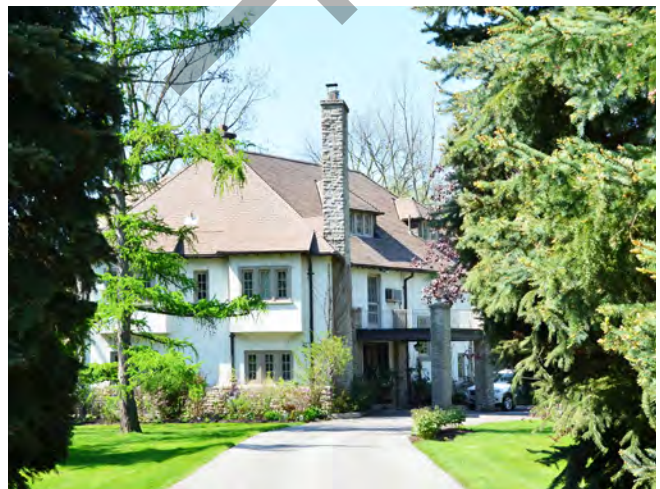


Figure 59. Angular siting of 83 Main Street South creates a picturesque setting. (Source: ERA)

EXAMPLES OF NEW CONSTRUCTION



Figure 60. This new house in an Oakville Heritage Conservation District is a contemporary design, yet is sensitive to the heritage character of the area through the use of complementary materials and proportions. (Source: ERA)



Figure 61. This new home contributes to the character of the historic neighbourhood (Source: City of Brampton)



Figure 62. This newly built house in Markham shows how historic materials and building forms can be interpreted in a newly constructed home. (Source: City of Brampton)

3.7 LANDSCAPE AND STREETScape

The district landscape is shaped by a topography of natural features such as the Etobicoke floodplain. Historically, buildings and landscape design responded to opportunities and constraints created by topography and grading. Changes to grading and topography can affect the historic siting, visibility or usability of historic buildings and landscapes, and should be carefully considered.

3.7.1 LANDSCAPE AND STREETScape, GENERAL

- (a) The foreground, near the street:
 - i. Set new construction back from Main Street South so that it respects the setbacks of adjacent buildings.
 - ii. Maintain mature trees and plantings in front of houses to contribute to the street tree canopy.
 - iii. Preserve mature trees immediately adjacent to the street as these are of particular importance to the character of the District.
- (b) The middle ground, built area:
 - i. Position houses, additions, garages or other ancillary buildings in the middle ground.
 - ii. Design new houses to be compatible with adjacent buildings, in terms of scale, massing, height, setback, and entry level (see Section 3.6 New Construction).
- (c) The background, behind the built area:
 - i. Take special measures to ensure that new construction avoids harming significant trees in the background. Mature trees in the backyards of properties within the District and of adjacent properties create an important visual backdrop to the District's architecture.

- ii. Ensure that any additions, coach houses, rear garages, sheds and other ancillary buildings are not visible above the roof line of houses.
- (d) Plant new large canopy trees to maintain the park-like setting of the District.
- (e) Conserve historic topographical and grading patterns when undertaking alterations to building and landscapes and with new construction. For example, alterations to a house located on a rise of land should conserve this feature.
- (f) Maintain architectural design features that are integrated with topographical features.
- (g) Conserve existing landscape terracing.



Figure 63. 7 Wellington Street, contains a terraced front yard. (Source: ERA)

ARCHITECTURE DESIGN FEATURES INTEGRATED WITH TOPOGRAPHICAL FEATURES

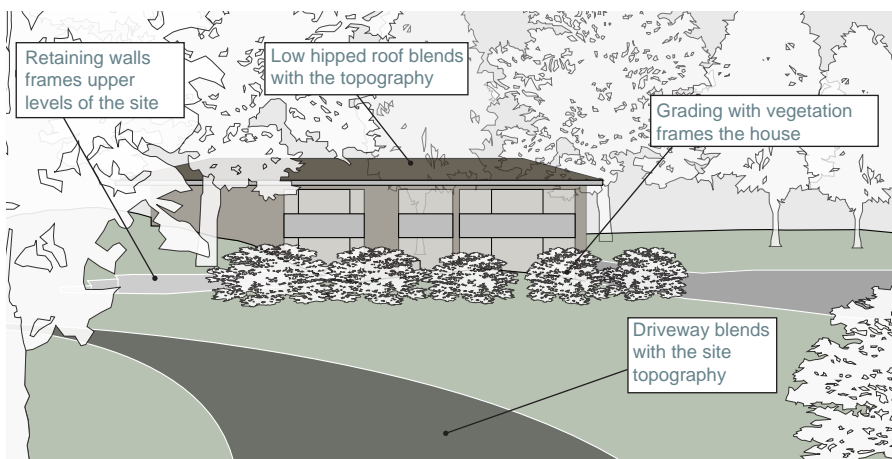


Figure 64. Diagram of 61 Main Street South, an example of architecture and landscape design responding to topography and grading. (Source: ERA)

FOREGROUND, MIDDLE GROUND AND BACKGROUND ELEMENTS OF A SITE

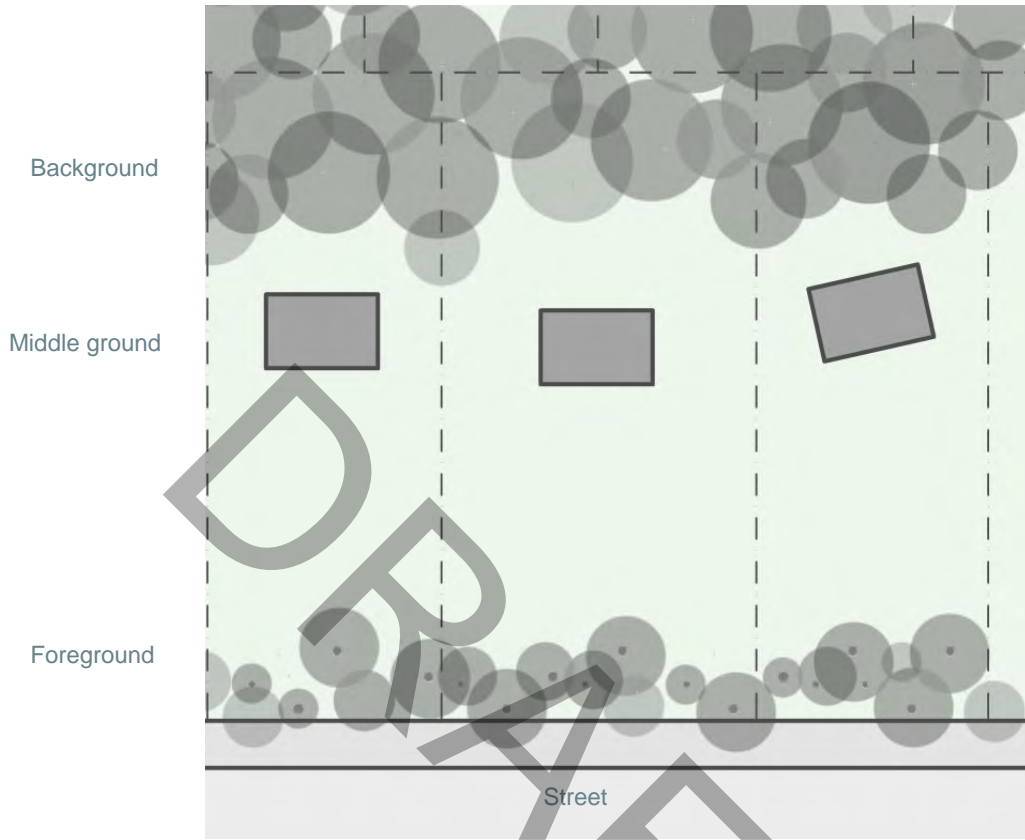


Figure 65. Diagram of Landscape elements. (Source: ERA)



Figure 66. Photograph of Landscape elements. (Source: ERA)

3.7.2 CIRCULATION (DRIVEWAYS, WALKWAYS, LANEWAYS)

- (a) Maintain pedestrian walkways from the street to the front entrance as the primary access to the house. Driveways should be used as a secondary access.
- (b) Parking spaces should not be in front of the main building; locate parking to the side or rear.
- (c) Circulation routes should maintain the general style or typology of historic approaches to main buildings. Predominant types within the District are illustrated on the following page.
- (d) Preserve laneways that provide access to properties from Elizabeth Street. Only three such laneways remain within the District, and serve as illustration of the District's evolution.
- (e) Use a paving treatment (i.e. stone or brick unit pavers, etc.) to distinguish walkways from driveways.
- (f) Consider use of traditional paving materials such as stone or gravel to compliment the historic style of the house.
- (g) Do not re-grade land in areas visible from the street to create driveways sloping to below grade, or basement level parking.
- (h) Treat driveways as part of design landscape.
- (i) The driveway should not cover a greater area than other landscape elements.
- (j) Avoid converting softscape to hardscape in areas visible from the public realm, where possible.

PREDOMINANT DRIVEWAY TYPES WITHIN MAIN STREET SOUTH

PERPENDICULAR

The driveway and walkway are separate.

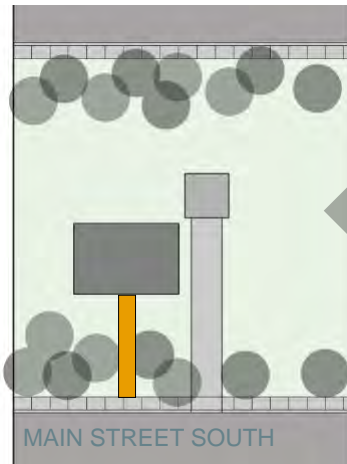


Figure 67. Walkway at 117 Main Street South is distinguishable from driveway. (Source: ERA)

CURVILINEAR

Often found on properties with post-war suburban style homes.

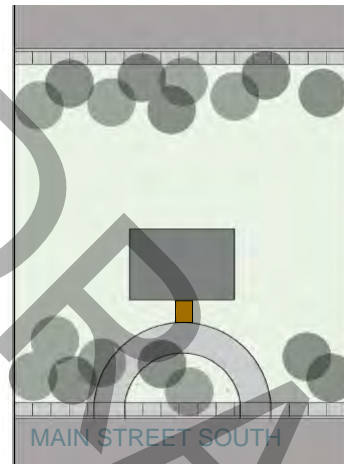


Figure 68. Curvilinear driveway at 144 Main Street South. (Source: ERA)

MEANDERING

Often on older estate lots. Some of these still have laneways that provide access from Elizabeth Street as well as Main Street South.

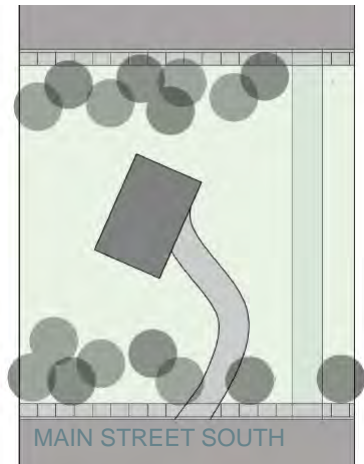


Figure 69. Meandering driveway at 63 Main Street South. (Source: ERA)

3.7.3 LANDSCAPE FILTERS AND SCREENS

- (a) Conserve and maintain the following conditions found within the District:
 - i. The pattern of mature canopy trees contained within landscaped areas; and
 - ii. The pattern of mature canopy trees scattered in front yards, which provide a filter between the street and the house.
- (b) Avoid the use of fencing, hedges, and other solid screening adjacent to the street as they block views of the front yards and buildings.
- (c) Low hedges, as well as low decorative metal and wood fences with an open appearance that do not obstruct views to the houses are permissible along with side yards (also refer to fence guidelines).
- (d) Visual transparency between the trunks and under the canopy of front yard trees to the houses beyond is encouraged.
- (e) Mature tree canopies should be maintained, restored or enhanced in accordance with Section 3.7.6 Tree Canopy.
- (f) Tree planting within a mature tree canopy should be selected in accordance with Section 3.7.6 Tree Canopy.

TYPES OF LANDSCAPE FILTERS AND SCREENS

A) Landscaped Berm

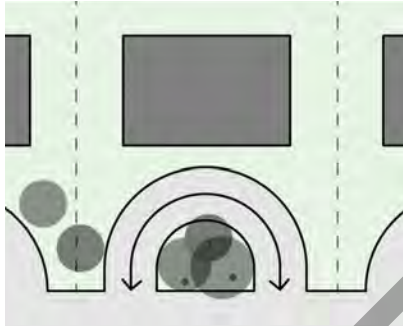


Figure 70. Example of landscaped berm. (Source: ERA)

B) Scattered trees in front yard

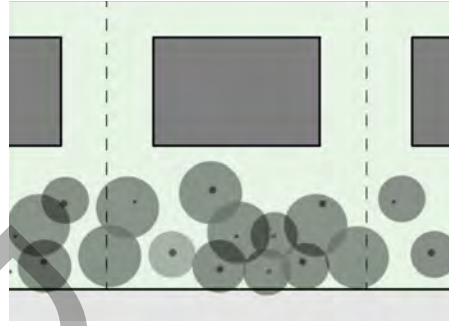


Figure 71. Example of scattered trees as a landscaped filter at 76 Main Street South. (Source: ERA)

C) Hedges and fences as screens

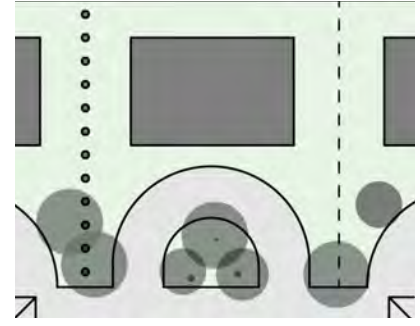


Figure 72. Examples of hedge rows and decorative metal fences between properties within the District. (Source: ERA)

3.7.4 FENCING

- (a) Use historic fence types, such as decorative metal or wood pickets in front yards with an open appearance and a pedestrian scale.
- (b) Where appropriate, fences in the front yard should be no more than 1 metre high. This height should be maintained along the side yard as far as necessary to provide an unobstructed view to the front façade of the house. At that point, the fence may become gradually higher and less open.
- (c) Do not use chain-link fences, solid wood stockade fences, block walls, or similar in areas visible from Main Street South.

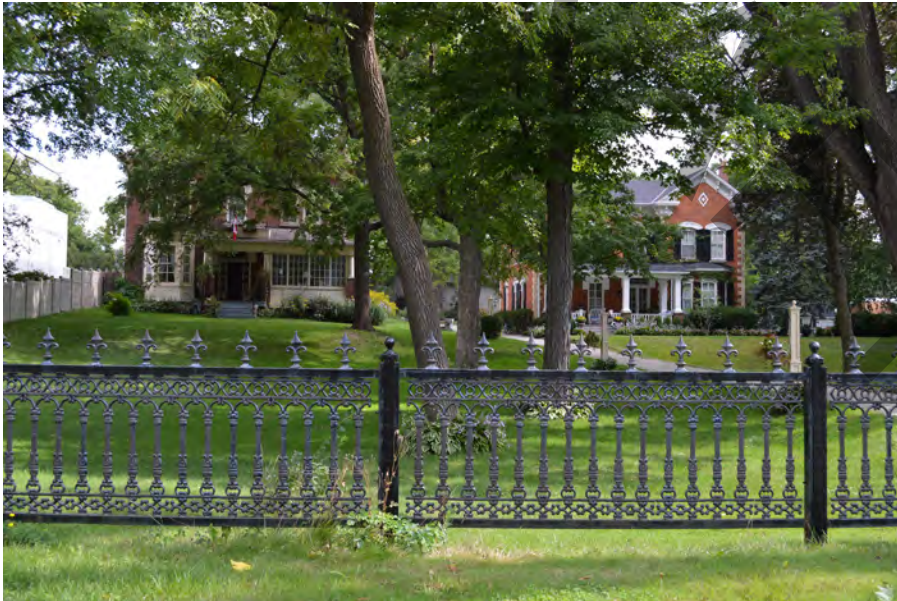


Figure 73. Example of appropriate front yard fence (City of Brampton).



Figure 74. Example of landscape berms that decorate the front yard of 71 Main Street South (Source: City of Brampton)

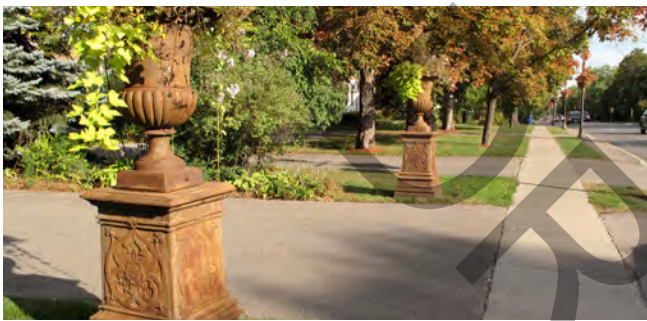


Figure 75. Decorative piers at 78 Main Street South. (Source: ERA)



Figure 76. Low stone columns with light fixtures delineate the entrance to the site while not visually competing with or blocking views to the home.. (Source: ERA)



Figure 77. Stone pavers at 68 Main Street South provide a texture to the landscape design. (Source: ERA)

3.7.5 DECORATIVE LANDSCAPE ELEMENTS

- (a) Use high quality materials, such as natural stone, wood, and metal for decorative landscape elements.
- (b) Avoid the use of large decorative elements not commonly found in the area like armour stone.
- (c) Decorative elements should be appropriately scaled and be placed in accordance with the overall character of a site. Landscape elements should serve to enhance the design of the landscape and buildings. This may include but is not limited to framing the main building, marking an arrival point or walkway, integrating grading or natural features, or adding a focal point to a site.
- (d) Avoid the use of hardscape materials and decorative elements that significantly disturb the current topography.

3.7.6 TREE CANOPY

- (a) The tree canopy in the District is a significant attribute that reflects the age and overall heritage value of the area. With many trees in the District reaching maturity, it is recommended that a tree protection and replacement strategy be developed.
- (b) Trees that have a diameter of 30cm or greater are protected under the City of Brampton’s Tree Preservation By-Law. However, in the spirit of preserving and maintaining a heritage streetscape, a more rigorous tree conservation approach should be considered for the District. For example, other jurisdictions within the Greater Toronto Area have similar tree preservation by-laws, but use a range of standards from 15cm to 30cm diameters.
- (c) It is recommended that the City of Brampton document, catalogue and inventory trees (including drawings, maps, and photos) and conduct a vegetation assessment in order to develop a tree canopy maintenance strategy and replacement program that would support the heritage character of the District.



Figure 78. Early photograph of 52, 56, 58 Main Street South showing the tree canopy on deep lots is vital to the park-like character of the District. Date unknown. (Source: City of Brampton)



Figure 79. Early photograph of tree-lined Main Street South. Date unknown. (Source: City of Brampton)

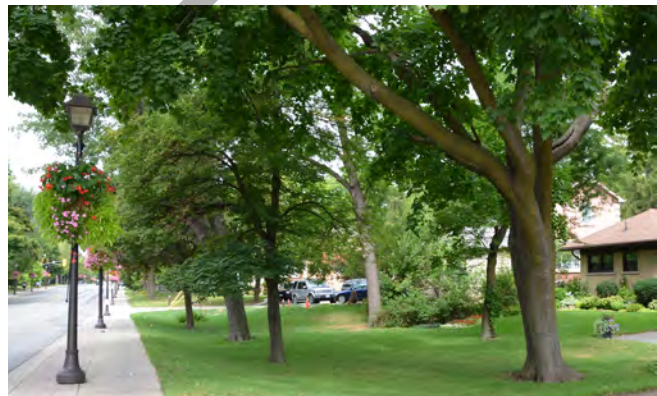


Figure 80. Tree spacing maintains the park like setting of the District and permits sightlines to houses (Source: City of Brampton)

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- (d) Any proposed construction that would harm mature trees is discouraged.
- (e) Any construction on private land or required for public works that could impact the root zones of the existing mature street trees should be executed under the supervision of consultants, such as certified arborists or registered foresters, with the opportunity to review engineering plans and provide tree preservation/protection measures.
- (f) New 60-70mm caliper trees of native species are encouraged in order to support the tree canopy and ensure its future health. They should be dispersed to allow enough space to grow to full maturity (refer to the City of Brampton Deciduous and Coniferous Tree Planting Details #910 and #911).
- (g) Space new trees to maintain the park-like character of the District and visual transparency between tree trunks from the streetscape to houses.
- (h) Replacement trees should include a variety of native species, so as to avoid monoculture planting. Native species, among others, include: sugar maple, red maple, red oak, white oak. Other tree varieties that are found regionally

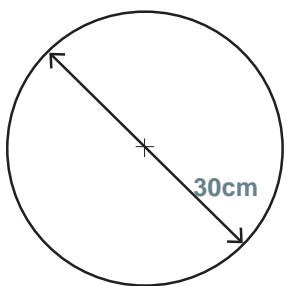


Figure 81. Currently protected under the Tree Preservation By-Law. (Source: ERA)

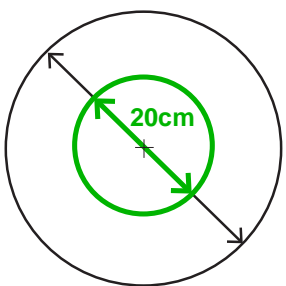


Figure 82. Proposed restriction for trees within the District. (Source: ERA)

and have proven to be appropriate and well adapted to the local soil and climate conditions are also appropriate.

For further advice and guidance regarding appropriate species and procedures governing the installation of plant material and trees, please contact a professional arborist or landscape architect.

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VIEWS OF THE DISTRICT'S TREE CANOPY



Figure 83. Native species in the District contribute to a full tree canopy, as shown above in this photograph of Main Street South. (Source: City of Brampton)



Figure 84. The mature tree canopy is a significant character defining attribute of the District. (Source: City of Brampton)

3.7.7 PUBLIC REALM

- (a) Ensure that the installation of public works, including transit infrastructure and utilities, does not interfere with the heritage attributes of the District, such as significant trees, walkways and other landscape elements.
- (b) Avoid widening the roadway. The mature tree canopy along Main Street South is a significant heritage attribute of the District. The widening of the roadway since the diversion of Etobicoke Creek has already encroached upon the existing street tree canopy. Any further widening of the right-of-way would require the removal or injury of several mature trees, harming this important attribute of the District.
- (c) New public works shall allow the tree canopy to be conserved or enhanced.
- (d) Introduction of transportation infrastructure should be implemented within the existing roadway width to avoid reduction of the existing tree canopy.
- (e) Transit shelters and waiting areas should be designed in a way that will conserve the character of the district, by means of minimizing impact on the tree canopy, respecting existing patterns of grading and topography, and respecting views of contributing heritage buildings. The size, design and location of shelters should also contribute to conserving the District's character.
- (f) For street lighting, maintain the regular placing of iron lamp posts, ornamented with hanging flower pots, as they provide uniformity.

- (g) The addition of street furniture should be sympathetic to the heritage character of the District. Street furniture should be built of high-quality materials, such as painted metal or wood, and should avoid the use of plastics.
- (h) New furniture should provide continuity with existing street furniture and other streetscape improvements, such as the coach light lanterns.
- (i) Above ground utilities should be designed to minimize their visibility from the street through screening, placement, or other appropriate measures, with the objective of conserving the character of the District.
- (j) Signs should be limited in number to avoid unduly visual cluttering effects.
- (k) Where new signage is necessary, design and locate the signage to compliment the character of the District and minimize the impact(s) on the area's aesthetic qualities.
- (l) The remains of the retaining wall and bridge posts at the front lawns of 52, 56, and 58 Main Street South provide important physical evidence of the historic character of the District prior to the diversion of the Etobicoke Creek. These fragments should be used as part of a future heritage interpretation program.



Figure 85. Widening of the roadway has encroached on this tree's root system. (Source: ERA)



Figure 86. Installation of public utilities on Main Street South impact the heritage character of the streetscape. (Source: ERA)



Figure 87. Coach lanterns with hanging flower pots contribute to the streetscape character of the District. (Source: ERA)

3.8 LOT SEVERANCE

The Downtown Secondary Plan discourages subdivision of existing lots fronting on Main Street South. Generally, plans of subdivision will not be supported for the Main Street South HCD. In limited circumstances, severance may be considered. Retaining the existing lot patterns in the District will help conserve the park-like setting, established by generous side yards, deep lot depths, and large setbacks. Therefore, the severance of lots should not alter historic lot size patterns established by the 1854 Guest Plan, 1873 Jones Plan, and the estate-like lots near the former Etobicoke Creek alignment.

Consideration should be given to maintaining desirable development patterns of established residential neighbourhoods, and avoiding the perpetuation of undesirable patterns of development (e.g. regularized patterns typical of subdivision development).

Each proposal will be evaluated on a case-by-case basis. Applications will be supported if they align with the objectives of the District Plan.

PLANS AND SECTIONS OF MAIN STREET SOUTH, BEFORE AND AFTER THE ETOBICOKE CREEK DIVERSION

1945



Figure 88. Main Street South roadway in 1945, looking south. (Source: ERA)

2014



Figure 89. Current Main Street South roadway, looking south. (Source: ERA)

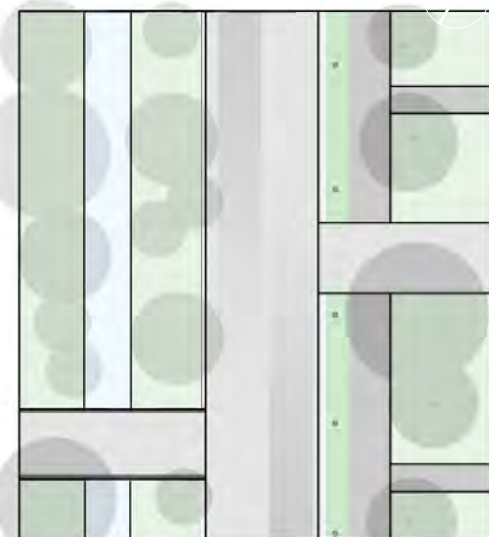
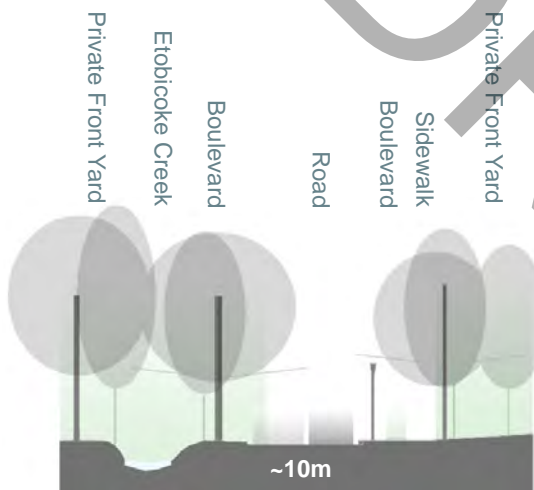


Figure 90. Illustration of streetscape segment 1945. (Source: ERA)

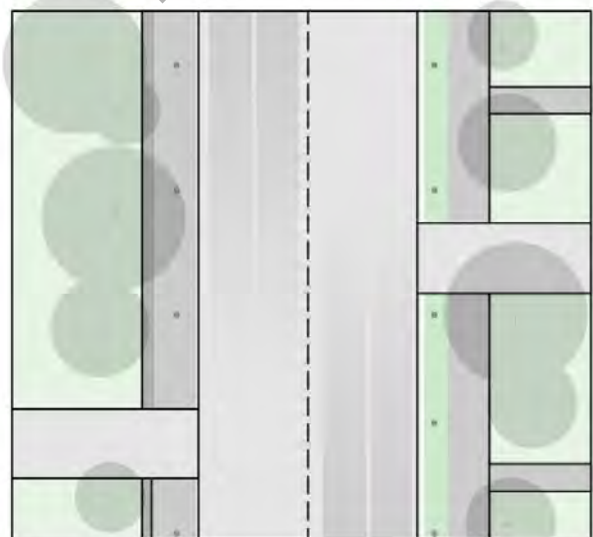
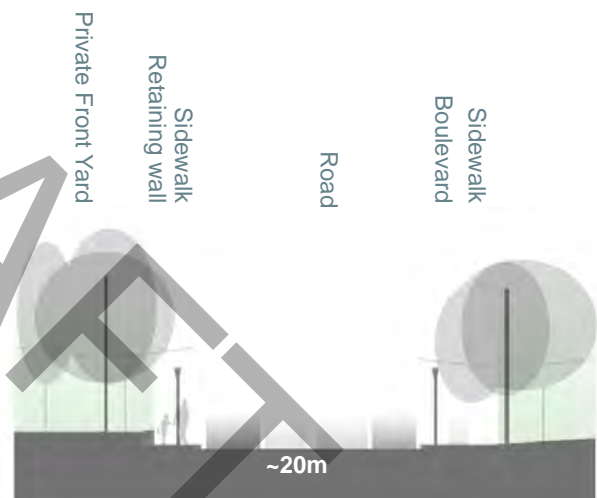


Figure 91. Illustration of streetscape segment 2014. (Source: ERA)

REMNANTS OF THE ETOBICOKE CREEK DIVERSION



Figure 92. Driveway bridge from street to 58 Main Street South. (Source: PAMA)



Figure 93. Remaining bridge piers. (Source: ERA)



Figure 94. Remaining retaining wall. (Source: ERA)

3.9 GENERAL MAINTENANCE GUIDELINES

Heritage properties, like non-heritage properties, naturally deteriorate over time. In order to prevent this degradation, every property calls for a minimum amount of upkeep. Routine inspections are useful in identifying problems at an early stage, and along with proper repairs will prolong the life of the property. Routine maintenance can also help avoid the need for major repairs when minor problems are allowed to persist. Problems that are unattended or improperly repaired have the potential to adversely affect the heritage attributes of the property.

This section provides general maintenance guidelines and links to useful resources that describe in detail how heritage properties are best maintained.

- (a) Conduct routine inspections of buildings and develop a maintenance plan to ensure deterioration, damage or weathering is addressed at an early stage.
- (b) Property owners are encouraged to develop and undertake a regular maintenance plan.
- (c) Clean materials only when necessary to remove heavy soiling. Cleaning methods should be as gentle as possible to obtain satisfactory results. Commence cleaning only after it has been determined that a specific cleaning method is appropriate.
- (d) Simple maintenance can greatly extend the service life of property elements. For instance, protect and maintain a roof with bi-annual cleaning of gutters, downspouts, rainwater leaders and replacing deteriorated flashing in order to keep a building water tight and prevent deterioration of cladding and decorative elements.

- (e) When cleaning masonry, use only recognized preservation methods and products. Avoid abrasive treatments or strong chemical reactions with the masonry surface, or excessively high-pressure washes that could lead to significant water penetration into mortar and damage other masonry surfaces.
- (f) Limit the cleaning of masonry surfaces to the removal of heavy surface soiling or graffiti and where such cleaning may help to stop masonry damage (such as by removing mold and lichens).
- (g) Be sure to identify the cause of any identified problem, rather than merely remedy the symptoms.

Additional Online Resources Regarding Maintenance of Heritage Properties

The Standards and Guidelines for the Conservation of Historic Places in Canada

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

National Park Service Preservation Briefs, most notably Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation by Mark Fram

<http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>

Manitoba Heritage Building Maintenance Manual

https://www.gov.mb.ca/chc/hrb/pdf/maintenace_for_heritage_bldgs.pdf

3.10 DEMOLITION

The District Plan emphasizes conservation over replacement. Demolition is discouraged, however it is acknowledged that the impact of demolition can vary depending on the cultural heritage value of the building in question and the design value of the proposed replacement building.

- (a) **Contributing Buildings:** Applications for demolition will be refused except under extraordinary circumstances, such as structural instability or dereliction where the building is deemed to be beyond conservation treatment as determined by a qualified heritage engineer.

The replacement building should contribute to the heritage value of the District and comply with the District guidelines and other applicable municipal policies.

- (b) **Non-contributing Buildings:** Demolition of a non-contributing building is generally permissible if the replacement building contributes to the heritage value of the District and is acceptable under the District Guidelines and other applicable municipal policies.

Note: A Heritage Impact Assessment will be required as part of all demolition permit applications for contributing buildings. A Heritage Impact Assessment may also be required for new construction in the District.

4.0 PROCEDURES

4.1 DESIGNATION

In designating the Main Street South Heritage Conservation District, City Council takes the following actions:

- » The Main Street South Conservation District, with boundaries as illustrated in this Plan, is designated by by-law as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.
- » All individual properties within the District are added to the City of Brampton's 'Municipal Register of Cultural Heritage Resources Designated Under the *Ontario Heritage Act*'.
- » The District Plan is adopted by by-law to guide change in the District.
- » A heritage permit process is established for alterations, new construction, relocation, or demolition applications within the District.

4.2 CONSISTENCY WITH HERITAGE CONSERVATION DISTRICT PLAN

Sub-sections 41.2(1) and 41.2(2) of the *Ontario Heritage Act* require that municipal by-laws and public works be consistent with the Heritage Conservation District Plan. The Act states the following:

41.2(1) [I]f a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan.

41.2(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force.

When implementing the District Plan, its provisions are integrated into the land use planning framework of the City of Brampton. Any potential conflicts or inconsistencies within this planning framework should be revised to comply with the Plan.

4.3 HERITAGE PERMIT PROCESS

4.3.1 WHAT IS A HERITAGE PERMIT?

A heritage permit is a certificate issued by the City of Brampton for exterior alterations that may affect the cultural heritage value and attributes of the District.

The heritage permit process enables the City to:

- » monitor the conservation of the District,
- » manage changes within the District, and
- » help ensure new work conserves the District's cultural heritage value and attributes, and supports the objectives of the District Plan.

There is no fee for the heritage permit process. The legal basis for a heritage permit is found in the *Ontario Heritage Act* and Brampton's Official Plan.

The *Ontario Heritage Act* (Section 42) states:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

Section 4.10.3 of the Brampton Official Plan contains policies regarding cultural heritage conservation in Brampton including Heritage Conservation Districts. The Official Plan states that a heritage permit is required for alterations in a Heritage Conservation District.

4.3.2 WHEN IS A HERITAGE PERMIT REQUIRED?

In the most general sense, a heritage permit is required prior to any work likely to result in the alteration, obstruction, removal, or damage of one or more heritage attributes on a property designated under Part IV of the Ontario Heritage Act or contained within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*.

As a rule of thumb, a heritage permit is required for any large-scale exterior alterations and additions; essentially any works that would also require a building permit, demolition permit or other formal approvals by the City, conservation authorities and/or other agencies and other levels of government.

A heritage permit may also be required for some smaller scale projects (e.g. replacing a front door, removing veranda railings, window replacement, etc), if that project would impact existing heritage attributes and features. Refer to section 4.3.3 for additional information.

The heritage permit process applies to the entire property and all exterior elevations - not just to the front facade. However, the primary focus will be on work that is visible from the public realm.

Heritage permits should be retained prior to or in conjunction with seeking any other approvals, such as minor variances.

4.3.3 HERITAGE PERMIT TYPES

There are three types of work that can occur in the District, work that does not require a heritage permit, minor work that can be approved by staff, and major work that requires approval by Council.

WORK NOT REQUIRING A HERITAGE PERMIT

No heritage permit is required because the proposed work constitutes maintenance or repairs that are minor in nature. The following is a list of work in the District that does not require a heritage permit:

- Minor repairs using the same materials, finishes and profiles, of existing exterior features including the following: wall cladding, windows, doors, transoms, sidelights, sills, lintels, window and door surrounds, shutters, chimneys, dormers, decorative wood, brackets, eaves, soffits, fascia, cornices, columns, balustrades, porches, steps, rain gutters and downspouts, fences, foundations, roofing and flashing, and excluding re-pointing and replacing masonry on Contributing buildings.
- New roof shingles using the same materials.
- Repaving walkways and driveways.
- Weatherproofing including caulking, weather stripping and insulating.
- Exterior painting of wood, stucco or metal finishes.
- Interior work provided that it does not impact the exterior.
- Structural repairs that do not affect the exterior or overall structural integrity of the building.
- Construction of patios, gazebos, toolsheds, other small accessory or outbuildings provided that they are located at the rear of the property and/or not readily visible from the public realm.
- Pools, ponds, fountains, sculptures not visible from the public realm.

- Landscaping, including gardening, that does not require heavy machinery, and will not significantly alter the topography or appearance of a designated property.
- Minor installations, including small satellite dishes, lighting, flagpoles, skylights, vents, and mechanical and electrical equipment, etc. provided that they are not visible from the public realm and do not alter the properties heritage attributes.

MINOR WORK REQUIRING A HERITAGE PERMIT APPROVAL BY STAFF

A minor heritage permit is required when small changes to a property are proposed that will generally have a positive or neutral impact on the cultural heritage value of the District, conform to the intent of this Plan and comply with the guidelines. Approval of minor heritage permit applications may be granted by staff. Minor heritage permit applications may include:

- Alterations to, or replacement of, exterior building elements including: wall cladding, windows and window openings, window surrounds, doors and door openings, window surrounds, door surrounds, transoms, sidelights, sills, lintels, shutters, dormers, chimneys, decorative wood, brackets, eaves, soffits, fascia, cornices, columns, balustrades, balconies, verandahs, porches, patios, steps, ramps, foundations, rooflines, roofing, and flashing
- Re-pointing, replacing, paint removal, cleaning, or painting previously unpainted masonry on contributing buildings
- New signage, satellite dishes, flagpoles, skylights, vents, mechanical and electrical equipment, etc. visible from the public realm and/or alter heritage attributes.
- Structural repairs that impact the exterior or overall structural integrity of a contributing building.

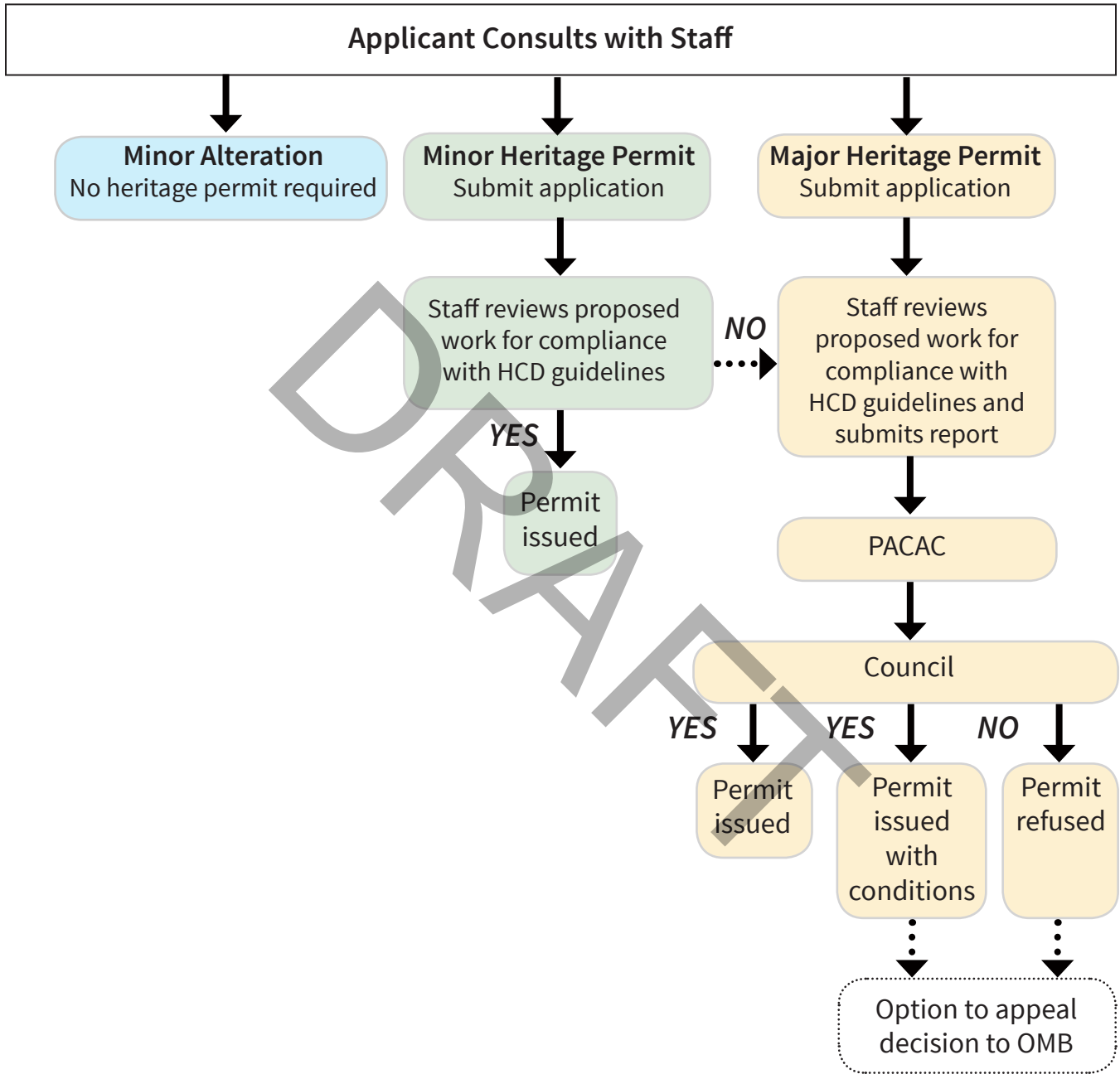
MAJOR WORK REQUIRING A HERITAGE PERMIT APPROVAL BY COUNCIL

A major heritage permit is required when significant changes to a property are proposed that may have a major impact on the cultural heritage value of the District. Approval of major heritage permit applications may be granted by Council. Major heritage permit applications include:

- Additions to an existing building or structure;
- Relocation of a building or structure;
- Demolition of a building or structure; and
- Construction of a new building or structure requiring a building permit, and/or visible from the public realm.

Contact a City of Brampton Heritage Coordinator to determine if the proposed work requires a heritage permit before undertaking a project.

Heritage Permit Process



The requirement of a heritage permit does not preclude the potential requirement of other local permits/approvals (e.g. building permits, development approvals, etc.)

4.3.4 ADMINISTRATION OF HERITAGE PERMITS

All permit applications should be made to heritage staff in the Planning and Development Services Department. There is no fee charged for a heritage permit.

4.3.5 DELEGATION OF AUTHORITY:

The City of Brampton has delegated its authority to grant heritage permits to City staff.

Refer to the City's delegation of authority by-law for further details regarding the circumstances under which the delegated authority may be exercised. If staff determine that the heritage permit application does not meet the requirements for delegated authority as set out in the by-law, the application will undergo the full heritage permit application process.

4.3.6 OTHER APPROVALS

Obtaining a heritage permit does not include a review or relief from any other approvals or regulations.

Properties in the District are subject to standard regulations, such as building permits. The applicant or property owner is responsible for identifying what other permits or approvals are required prior to carrying out any work.

4.3.7 HERITAGE PERMIT APPLICATION SUBMISSION REQUIREMENTS

Depending on the scope of work proposed a heritage permit may be required. Completing the application form in full and providing all of the required information/ documentation will expedite the approvals process. An incomplete application cannot be processed and the official notice of receipt (as required under the *Ontario Heritage Act*) will not be issued until all of the documents/ materials have been submitted and the application is complete.

Application requirements may include the following:

- » Drawings / Plans - Should be folded to 8.5 x 11" paper size, if possible, and measured in metric scale.

- » Photographs - In colour and labelled showing the existing building and neighbouring buildings or streetscapes; photographs of the specific area(s) being altered.
- » Registered Survey - Prepared by a licensed Ontario Land Surveyor and up to date. All existing easements and right-of-ways should be shown.
- » Site Plans – Existing and proposed structure(s)/addition(s) on the lot, setbacks from front, rear and side lot lines, proposed demolition of existing site features, and location of proposed site features such as accessory structures, parking spaces, driveways, walls, gates, fences, trees, retaining walls, hydro poles, and fire hydrants.
- » Building Elevations – All elevations of the proposed addition(s)/alteration(s). Details to include building height, existing and proposed grade, finished floor elevations, location, design and materials of foundations, cladding, windows, doors, porches, dormers, chimneys, and other architectural features, roof slope and materials.
- » Floor Plans – For projects involving additions and new construction. The arrangement of interior spaces, including the existing and proposed location of walls, windows and doors. All rooms should be labelled as to use, with dimensions on each floor plan in metric scale.
- » Material Specifications – Samples, brochures, etc. of proposed materials, and finishes.
- » Certified Arborist Report – When tree removal is proposed, specifically the removal of trees larger than 20 cm caliper measured at 1.37 metres height from the ground only.
- » Heritage Impact Assessment – For larger scale projects, including major additions, new construction, demolition, or for the removal of heritage attributes.

The submission of electronic copies of drawings and photos, in addition to hard copies, is encouraged.

Before beginning to formulate plans for changes to property in the District, review the District Plan and contact heritage staff.

4.3.8 HOW LONG DOES THE PERMIT REVIEW PROCESS TAKE?

The *Ontario Heritage Act* is very specific on this point. Once a complete permit application is received, the City is to “cause a notice of receipt to be served on the applicant”. Council is required to make its decision regarding the merits of an application within 90 days. If mutually agreed upon, an extension can be granted.

If the applicant does not hear back after the 90-day period expires Council shall be deemed to have consented to the application. However, the standard procedure would be for the City to notify the applicant of Council’s decision.

4.3.9 APPEALING A DECISION

The *Ontario Heritage Act* Sections 42 (6)&(7) states that if Council refuses or grants the permit with conditions, once the owner is given notice, they may appeal the decision within 30 days to the Ontario Municipal Board.

4.4 PROPERTIES DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

Some properties in the District were designated as cultural heritage resources before the District was established. These properties, designated under Part IV of the *Ontario Heritage Act*, will continue to be protected in the same as they were prior to the establishment of the District. When reviewing applications for alterations to these properties, the City will consider the description of cultural heritage value and heritage attributes identified in the Part IV designation by, as well as the District Plan guidelines .

4.5 DEVELOPMENT ADJACENT TO THE HERITAGE CONSERVATION DISTRICT

The cultural heritage and archaeological resource policies of the Provincial Policy Statement (2014) of the *Ontario Planning Act* addresses the potential impact(s) of development on lands adjacent to cultural heritage resources.

In the case of the Main Street South Heritage Conservation District, any development proposals outside but adjacent to the District boundary is to comply with Section 2.6.3 of the Provincial Policy Statement (2014), which states:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been

demonstrated that the heritage attributes of the protected heritage property will be conserved” (p29).

4.6 DESIGNATED HERITAGE PROPERTY INCENTIVE GRANT PROGRAM

Properties designated under the *Ontario Heritage Act* are eligible for the “Designated Heritage Property Incentive Grant Program”.

The grant is intended to encourage and assist with the preservation, maintenance and restoration of designated properties. The grant offers funds to cover half of the cost of eligible conservation work up to a maximum of \$5,000, subject to available funding, on the condition that the grant is matched by the property owner.

Projects are to focus on the care and rehabilitation of existing heritage attributes or restoration that contributes to the cultural heritage value of the property and District.

4.7 LOCAL HERITAGE ADVISORY COMMITTEE

If a local advisory committee is established for the Main Street South Heritage Conservation District, it can provide recommendations to the Brampton Heritage Board and City Council regarding heritage permit applications within the District. All proposed public works and planning applications (including minor variances and consents) affecting lands within the Heritage Conservation District or adjacent to it will be circulated to the advisory committee for information and comment.

4.8 REVIEW OF THE DISTRICT PLAN

Periodic reviews of the Main Street South Heritage Conservation District Plan will be undertaken to: evaluate the effectiveness of the District guidelines; ensure consistency among relevant City policies; and update the building inventory of contributing and not-contributing properties.

Maintaining an inventory of heritage permit applications will create a record of alterations to properties in the District. This inventory will inform the District Plan review and how change is managed in keeping with the objectives of the Plan.

5.0 BIBLIOGRAPHY

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6.0 APPENDICES

APPENDIX 1: OVERVIEW FOR CONTRIBUTING BUILDINGS AND LANDSCAPES OF INTEREST

APPENDIX 2: ARCHITECTURAL STYLE GUIDE



APPENDIX 1: OVERVIEW FOR CONTRIBUTING BUILDINGS AND LANDSCAPES OF INTEREST

Appendix 1 of the Main Street South Heritage
Conservation District Plan

ERA

LIST OF CONTRIBUTING PROPERTIES

West Side	Contributing Building	Landscape of Interest	East Side	Contributing Building	Landscape of Interest
7 Wellington St.	✓	✓	52 Main St S	✓	✓
45 Main St S	✗	✓	56 Main St S	✓	✓
47 Main St S	✓	✓	58 Main St S	✓	✓
40 Elizabeth St	✓	✓	62 Main St S	✗	✓
59 Main St S	✓	✓	66A Main St S	✓	✗
61 Main St S	✓	✓	68 Main St S	✓	✓
63 Main St S	✓	✓	70 Main St S	✗	✓
65 Main St S	✗	✓	72 Main St S	✓	✓
67 Main St S	✓	✓	74 Main St S	✗	✓
71 Main St S	✗	✓	76 Main St S	✓	✓
73 Main St S	✓	✓	78 Main St S	✓	✓
75 Main St S	✓	✓	82 Main St S	✓	✓
77 Main St S	✓	✓	84 Main St S	✓	✓
79 Main St S	✓	✓	86 Main St S	✓	✓
83 Main St S	✓	✓	88 Main St S	Non-Contributing	
89 Main St S	Non-Contributing		90 Main St S	Non-Contributing	
93 Main St S	✓	✓	96 Main St S	✓	✗
97 Main St S	✗	✓	98 Main St S	✗	✓
105 Main St S	✓	✓	102 Main St S	✓	✓
107 Main St S	✓	✓	108 Main St S	✓	✓
115 Main St S	✗	✓	13 Clarence St	Non-Contributing	
117 Main St S	✓	✓	114 Main St S	✓	✓
119 Main St S	✓	✓	116 Main St S	Non-Contributing	
127 Main St S	✓	✓	118 Main St S	✓	✓
133 Main St S	✓	✓	6 Etobicoke Dr	✓	✓
133A Main St S	Non-Contributing		122 Main St S	Non-Contributing	
			130 Main St S	Non-Contributing	
			132 Main St S	✗	✓
			136 Main St S	✗	✓
			140 Main St S	✓	✓
			144 Main St S	✓	✓

MAP OF CONTRIBUTING PROPERTIES

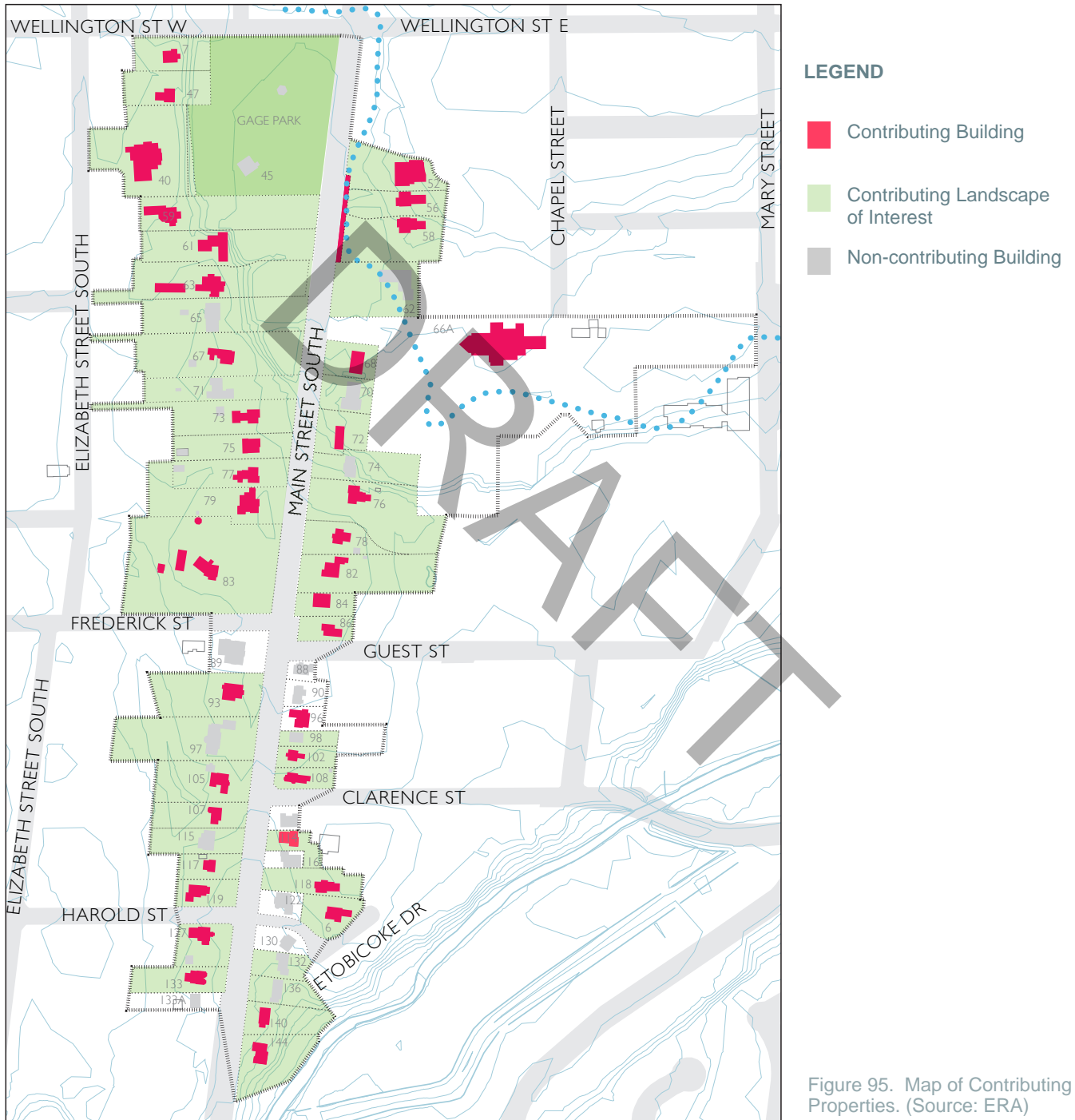


Figure 95. Map of Contributing Properties. (Source: ERA)

WEST SIDE

THIS SECTION PRESENTS A HIGH LEVEL OVERVIEW OF THE CONTRIBUTING PROPERTIES. IT IS NOT A COMPREHENSIVE OUTLINE OF THE HISTORICAL BACKGROUND AND FEATURES OF EACH ADDRESS.

DRAFT

7 WELLINGTON STREET WEST



STATEMENT OF CONTRIBUTION

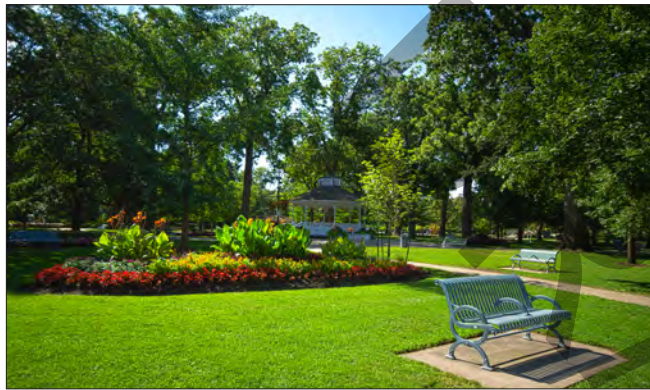
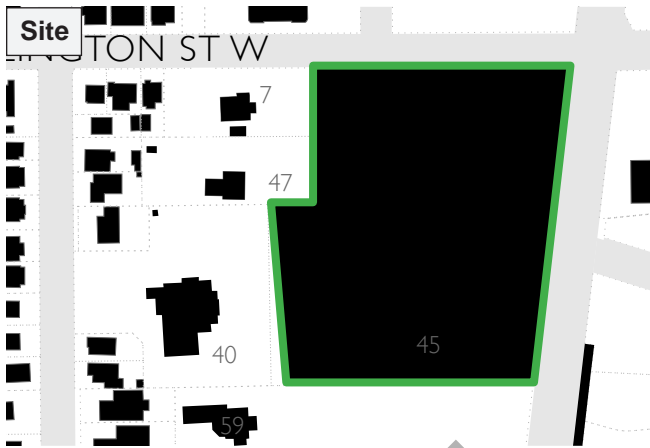
This building contributes to the collection of small-scale homes found within the District. Its siting, raised above street level, further contributes to the District. While elements such as windows appear to be later interventions, the general form of the building and some exterior materials appear to be original. The flemish bond brick of the exterior is a key stylistic feature of the design.

It serves as an example of a California-style bungalow and the landscaped grounds help support the character of Main Street South and is complimentary to the abutting Gage Park.

For additional information see the above mentioned report.

Estimated Period of Construction	1924-1931
Style	Craftsman
Height (storeys)	1 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback from street on a raised elevation behind Gage Park
Landscape	Mix of ground cover, shrubs, and lawn, mature trees, terracing
Notable Architectural Features	Front entrance portico, dichromatic brick, gable roof, overhanging eaves, exposed rafters, decorative brackets, front door with transom
Additional Information	

45 MAIN STREET SOUTH (GAGE PARK)



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

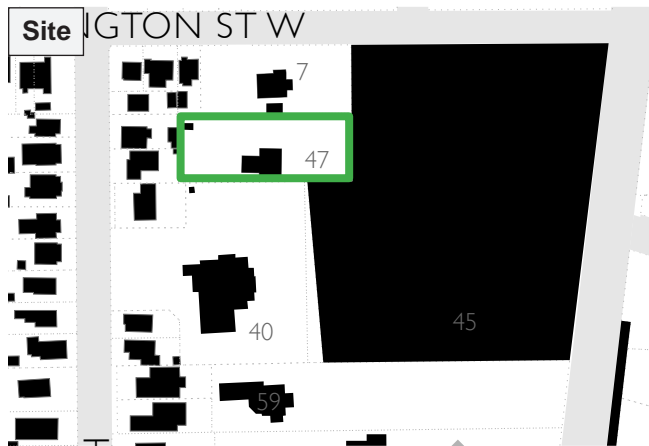
Gage park is a well defined open space within the District. Its designed landscape and tree cover enhance the character of the District.

Gage park has long been associated with the city’s civic life. It is Brampton’s first municipal park, established in 1903 after Sir William J. Gage donated land from an estate once owned by the prominent Chisholm family. The Chisholm estate house, called Alderlea, still stands on the west side the park at 40 Elizabeth Street and is also in the District.

The original terraces of the Kenneth estate lands survive as features of the park landscape.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	
Landscape	Designed park, with open lawn, pathways, terracing, mature trees, and tree cover
Notable Architectural Features	Band stand, Dominion Bell, and Veterans Monument
Additional Information	

47 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This handsome Georgian influenced home is sited on a rise of land set back from Main Street South and features a symmetrical front façade, with a central entrance and multi-light windows, and a shallow hipped roof. The property also contains lawn terracing.

Estimated Period of Construction	1931-1940
Style	Georgian influence
Height (storeys)	2 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback from street on raised elevation behind Gage Park
Landscape	Mix of open ground and tree cover with retaining wall at entrance, and terracing
Notable Architectural Features	Symmetrical front elevation, windows on the second storey, first floor windows flanking the main entrance each window divided into four sections, and hipped roof
Additional Information	

40 ELIZABETH STREET (ALDERLEA)



Estimated Period of Construction	1865-70
Style	Italianate-style Victorian
Height (storeys)	3
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback from the street, elevated over Gage Park
Landscape	Mix of hard and soft landscape with seating areas
Notable Architectural Features	Buff coloured brick exterior walls, a shallow hip roof with projecting eaves, brackets with turned drop-pendants, a prominent belvedere, a Venetian window, a large verandah bay windows
Additional Information	Designated under Part IV of the Ontario Heritage Act, By-law #281-2001

STATEMENT OF CONTRIBUTION

Built in 1867, Alderlea is an exceptionally well-preserved heritage resource and one of the finest examples of Italianate Villa architecture in Ontario. The architectural significance is enhanced by the general belief that the structure was designed by prominent architect William Kaufman.

The property also has historical or associative value as it is associated with Kenneth Chisholm, a member of the provincial legislature and a successful businessman, Thomas B Coombs, Commissioner of the Salvation Army, and the Royal Canadian Legion.

The contextual value of Alderlea is related to its status as an architectural and historical landmark within Brampton. With its elevated position overlooking Gage Park, it continues to maintain and define the historic character of downtown Brampton.

Alderlea was purchased by the City of Brampton as part of its sesquicentennial, and has undergone restoration. Through adaptive reuse the property now functions as a special events centre.

Refer to Part IV designation by-law for additional information.

59 MAIN STREET SOUTH

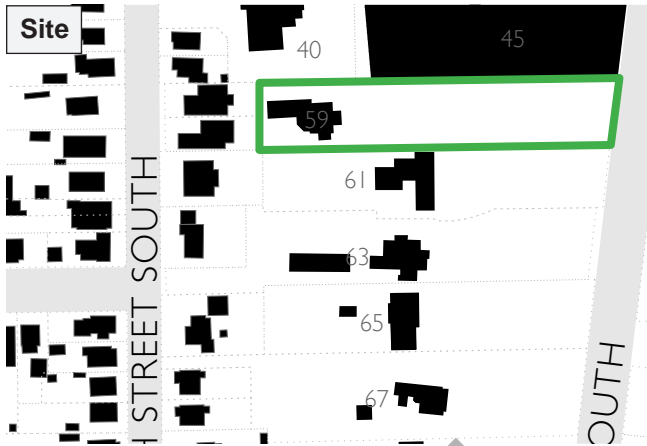


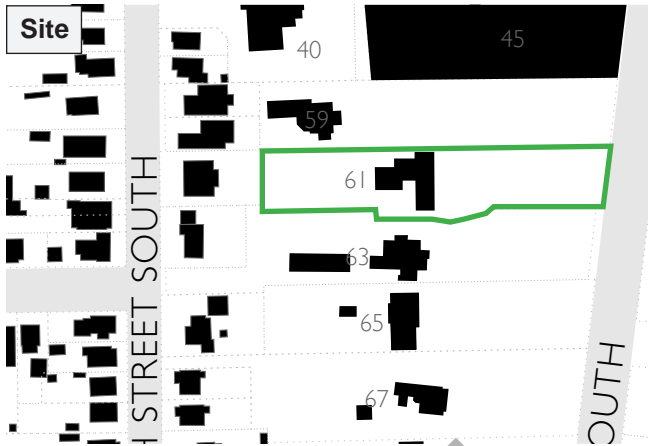
Figure 96. Source: PAMA

STATEMENT OF CONTRIBUTION

This large mid-to-late 19th century house sits back from Main Street, and contributes to the collection of estate-like houses in the District. Its design echoes old English estate houses through the use of a projecting front bay extending up a gabled dormer and a covered front porch marking the point of arrival. Quoins and framed windows express a sense of solidity. Sidelights and a transom window frame the main entrance, making it more visible from across the grounds.

Estimated Period of Construction	Circa 1876 Altered in 1904
Style	Georgian and Tutor Revival influences
Height (storeys)	2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback
Landscape	Open lawn with tree canopy, distinctive rise in topography, and long driveways
Notable Architectural Features	Red brick; gable roof with gabled centre dormer; projecting central bay; quoins; front porch; chimneys; decorative brackets; main entrance with sidelights and a transom window
Additional Information	

61 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This house is an example of a modern ranch style bungalow. Its design is notable in how its north end merges with the sloping grounds. The wide front elevation is sectioned off by large windows and spandrel panels intersperse between the brick. The house is a fine demonstration of how modern residential architecture can be sensitive to topography and recede into the landscape.

Estimated Period of Construction	1950
Style	Ranch influences
Height (storeys)	2
Main Materials	Brick and spandrel panels
Sub-district	A - Etobicoke Creek
Setting	Deep setback
Landscape	Deep lawn and tree canopy
Notable Architectural Features	Ranch style massing, and low hipped roof, basement level that merges with the site topography, buff (or yellow) brick, interspersed with large picture windows and spandrel panels.
Additional Information	

63 MAIN STREET SOUTH

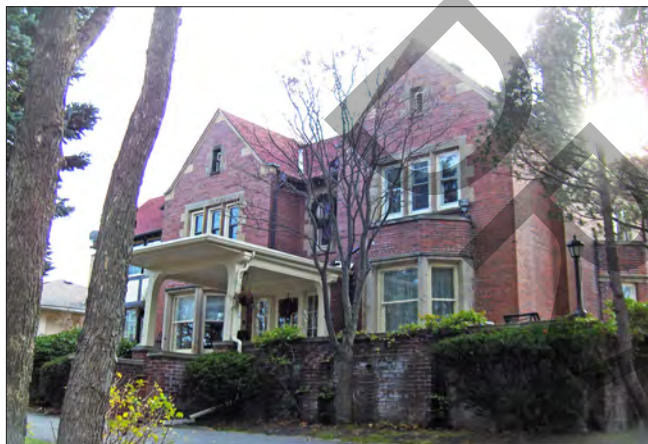
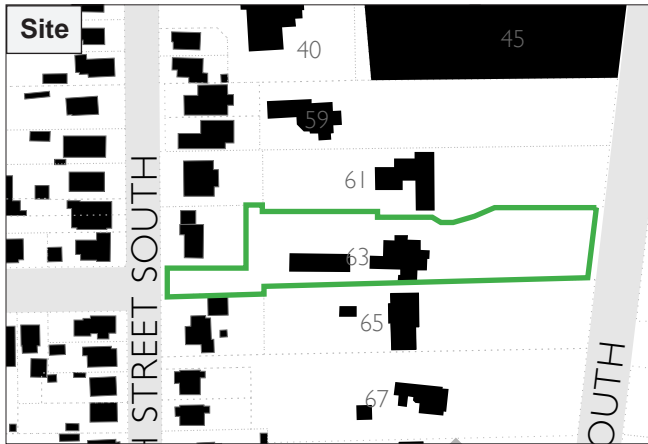


Figure 97. Source: PAMA



Figure 98. Source: PAMA

STATEMENT OF CONTRIBUTION

This grand residence is influenced by Jacobean and Tudor revival styles. It features gabled dormers on the attic level, framed windows, and one storey bay windows on the ground level, designed to echo aspects of old English estate houses.

Its siting on a rise of land set back from the street complements its estate house style.

Estimated Period of Construction	1901-1926
Style	Jacobean and Tudor Revival influences
Height (storeys)	2 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback
Landscape	Lawn with tree canopy, distinctive rise in topography, long driveways
Notable Architectural Features	Irregular gable roof with projecting gabled bays, bay windows, red brick, stone detailing, front entrance with sidelights, projecting porch, chimneys, coach house
Additional Information	

65 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

The site landscape provides tree canopy and set back from the street. Its topography relates to the historic contours of the Etobicoke Creek.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	Deep setback
Landscape	Lawn with tree canopy
Notable Architectural Features	Not Applicable
Additional Information	

67 MAIN STREET SOUTH



Figure 99. Source: Historical photo courtesy of Dr Bruce Cameron

STATEMENT OF CONTRIBUTION

This Gothic Revival style house includes key elements of the style, including a steeply pitched cross gable roof, bargeboard, and arched windows.

This site is associated with several prominent Brampton citizens: George Green, the first Crown Attorney for Peel County 1867 to 1879; John Smith, MPP 1892 - 1908 and James R. Fallis MPP 1913 and 1914.

The property helps to define, maintain and contribute to the late 19th century streetscape along Main St South.

Refer to Part IV designation by-law for more information.

Estimated Period of Construction	1871
Style	Gothic Revival
Height (storeys)	2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback from street
Landscape	Lawn, undergrowth, tree cover, distinct rise in topography, and long driveways
Notable Architectural Features	Cross gable roof, gabled dormers, red brick, bargeboard, voussoirs, a one-storey bay window, arched windows, corbelled chimneys, verandah, pediment, and columns
Additional Information	Designated under Part IV of the Ontario Heritage Act, By-law #176-86

71 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

The site provides a deep setback from the street, tree cover, and traces of the Etobicoke Creek contours.



Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	Deep setback from street
Landscape	Lawn, undergrowth, and tree cover
Notable Architectural Features	Not Applicable
Additional Information	



73 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

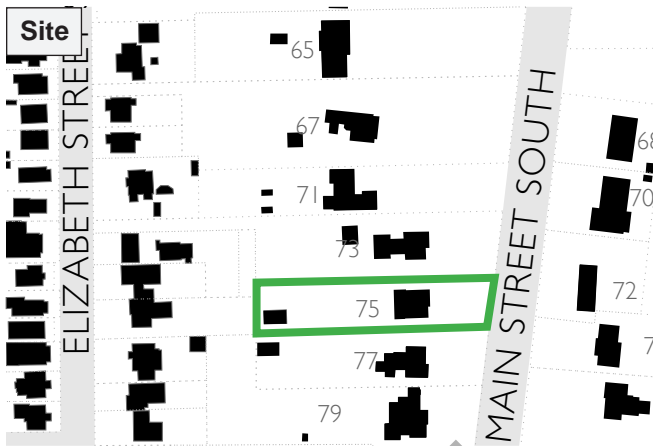
This Gothic Revival residence built in the 1870s features a variety of key elements of the style including a steeply pitched cross gabled roof, gable formed, bargeboard, and lancet arch with quatrefoil detail.

The property is associated with the Heggie family, who are well known for their medical practice. It also maintains and contributes to the conspicuous architecture along Main Street South, particularly as you approach Wellington Street.

Refer to Part IV designation for more information.

Estimated Period of Construction	1860
Style	Victorian/Craftsman
Height (storeys)	2
Main Materials	Stucco
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Lawn, tree cover, long driveways
Notable Architectural Features	Stucco cladding, gable roof, gabled dormers, bargeboard and finials on gable, front door with transom and sidelights, original corbelled chimney, bay windows, paired window on second floor, wood detailing throughout, and large porch with columns and fretwork.
Additional Information	Designated under Part IV of the Ontario Heritage Act, By-law #5-2016

75 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

75 Main Street South contributes to the collection of well-designed early 20th century houses found within the District. Its massing, gabled dormer, first storey window bay and covered porch (possibly a later addition) reflects the high quality of domestic architecture found in the District.

Estimated Period of Construction	1900
Style	Victorian/Craftsman
Height (storeys)	2
Main Materials	Brick and siding
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Lawn, driveway and parking pad, tree cover
Notable Architectural Features	Cross gable roof, chimney on south elevation, single storey bay window, segmental arched window, shutters, front porch, exposed rafter tails, and entrance with sidelites and transom.
Additional Information	

77 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This late 19th century residence exhibits the Italianate style. It is distinguished by its hipped roof, decorative cornice, large bay window, and prominent windows with key stones.

Built circa 1877, the house was owned by several prominent public figures, including James A. Austin, the first County Clerk, and James Golding, a former Brampton Councilor and Mayor. It forms part of an important late 19th century historic streetscape along the southern entrance to downtown Brampton. The property both contributes to, and complements, the eclectic mix of historic homes.

Refer to Part IV designation by-law for more information.

Estimated Period of Construction	1877-83
Style	Italianate
Height (storeys)	2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Setback from Main Street South
Landscape	Lawn, trees, circular driveway
Notable Architectural Features	Red brick, decorative thistle motif keystones, unusually shaped window-heads with voussoirs, wood eaves, brackets, frieze, truncated hip roof, shutters, and protruding bay window.
Additional Information	Designated under Part IV of the Ontario Heritage Act, By-law: #70-2010

79 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This residence was original constructed circa 1890. It was significantly altered around 2012, but maintains some of the original form and massing. It continues to contribute to the character of Main Street South with its varied architectural style.

The house was originally constructed for Thomas Duggan, a prominent resident. He later moved to 83 Main Street South. The house at 79 Main Street South provides an example of contemporary architecture which uses historic materials, building forms and site planning in ways that contribute to the District.

Estimated Period of Construction	Circa 1890; modified 2012
Style	
Height (storeys)	2
Main Materials	Masonry and wood
Sub-district	A - Etobicoke Creek
Setting	Set back from Main Street
Landscape	Trees, circular driveway
Notable Architectural Features	Gable roof with front gable dormers, stone and shingle cladding
Additional Information	

83 MAIN STREET SOUTH

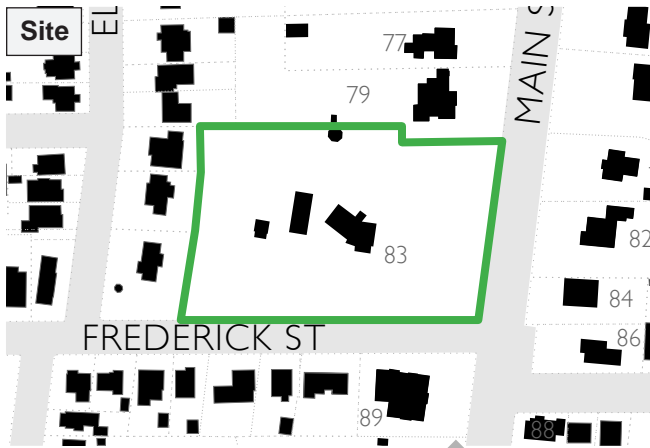


Figure 100. Source: PAMA

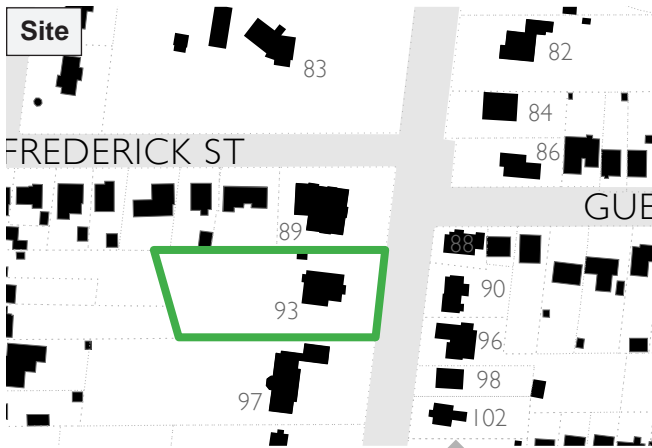
STATEMENT OF CONTRIBUTION

Once known as “Monoghan Villa”, the residence at 83 Main Street South was constructed in the 1920s for Thomas Duggan. It was designed by Toronto-based architect Mackenzie Waters. The photographs show the house set amid well-established gardens.

This house is a noteworthy example of residential architecture influenced by the Arts and Crafts style. Arts and Crafts emerged in the late 19th century as an artistic movement that emphasized traditional skills, materials and an appreciation of late medieval and pre-industrial manufacturing and design. The house exhibits informal massing, architectural composition, use of textured materials and colours that reflect the aesthetic orientation of the Arts and Crafts movement.

Estimated Period of Construction	1920
Style	Arts and crafts
Height (storeys)	2 1/2
Main Materials	Stucco
Sub-district	A - Etobicoke Creek
Setting	Deep setback, front elevation is offset from the street
Landscape	Screened by vegetation, mix of lawn and planting, as well as mature trees
Notable Architectural Features	Hipped roof with dormers, prominent stone chimneys, stone foundation course at the bottom of the first storey, projecting bays on second storey, multi-light windows, and coach house
Additional Information	

93 MAIN STREET SOUTH

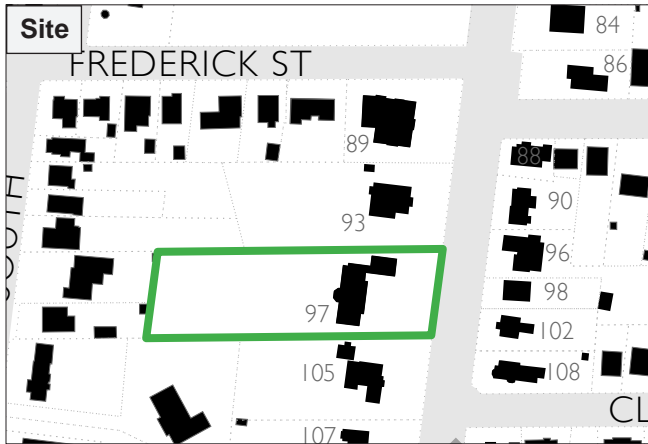


STATEMENT OF CONTRIBUTION:

The residence exhibits the Georgian style with its simple, solid and symmetrical design. It also features roughcast stucco, which is increasingly rare. The house was constructed circa 1870 during the building boom of Brampton’s historic core, and reinforced the 19th century estate character that dominates the west side of Main Street South.

Estimated Period of Construction	1874
Style	Georgian
Height (storeys)	2
Main Materials	Stucco
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn and parking pad with plantings at front of the house and circular driveway
Notable Architectural Features	Hipped roof, symmetrical 3 bay façade centre entrance, segmental arched sash windows, window shutters, roughcast stucco, entrance hood with brackets
Additional Information	

97 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

The site provides a set of mature trees that contribute to the landscape character of Main Street South and the green procession into the downtown.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	C - Town Incorporation
Setting	Deep setback from street
Landscape	Lawn, undergrowth, and tree cover
Notable Architectural Features	Not Applicable
Additional Information	

105 MAIN STREET SOUTH

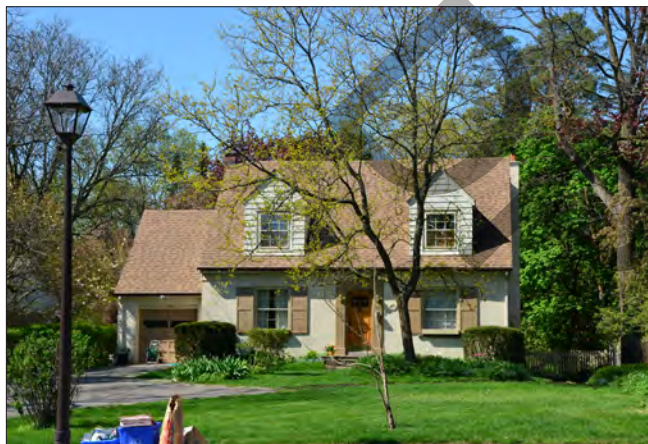


STATEMENT OF CONTRIBUTION

This residence was originally a Gothic Revival inspired home, but underwent alterations in the 1980s. Some of the surviving original features include cross gables roof, paired decorative cornice brackets, one storey bay window, front entrance with transom and sidelights. It continues to contribute to the historic character of the neighbourhood.

Estimated Period of Construction	Appears to be have been modified circa 1980, earlier building fabric possible but date not determined.
Style	Gothic farmhouse (modified)
Height (storeys)	2
Main Materials	Brick
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn and parking pad
Notable Architectural Features	Cross gable roof, asymmetrical front elevation, front entrance with transom and sidelights, first floor bay window, paired brackets, and front porch
Additional Information	

107 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

107 Main Street is a typical mid-century Cape Cod style house. The building contributes to the collection of modern residential building found within the District, representing house construction during the mid-20th century, and the evolution of architectural styles in the District.

Estimated Period of Construction	1950-1960
Style	Cape Cod
Height (storeys)	1 1/2
Main Materials	Stucco/wood cladding
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn and trees
Notable Architectural Features	Steep gable roof, symmetrical front elevation, door surround, twin dormers, shutters on the ground floor
Additional Information	

115 MAIN STREET SOUTH

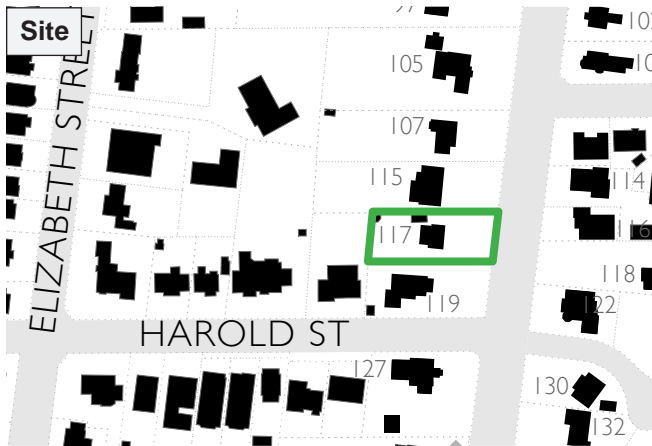


STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

This site provides a large landscaped open area along the street. The front yard supports the pattern of front yard setbacks to the north and south.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Open lawn with some tree cover
Notable Architectural Features	Not Applicable
Additional Information	

117 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

Similar to 107 Main Street, this house is a typical mid-century Cape Cod style house. It contributes to the collection of modern residential buildings found within the District, representing house construction during the mid-20th century, and the evolution of architectural styles in the District.

Estimated Period of Construction	1941-1980
Style	Cape Cod (modified)
Height (storeys)	1 1/2
Main Materials	Siding
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn with circular driveway and tree cover with gardens near house
Notable Architectural Features	Gambrel roof with three dormers, symmetrical front elevation, centre entrance with sidelights and transom, and shutters on ground floor windows
Additional Information	

119 MAIN STREET SOUTH

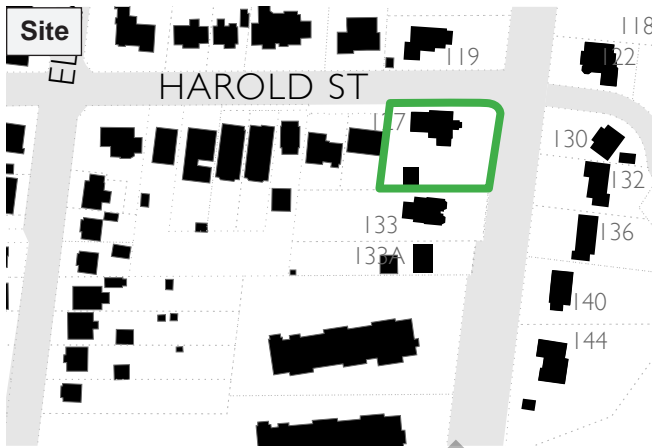


STATEMENT OF CONTRIBUTION

This vernacular home built circa 1900 incorporates elements from the Queen Anne and Edwardian styles. It has been modified through the enclosure of the front porch and the incorporation of a rear addition, however the general massing and front façade are illustrative of the historic building type.

Estimated Period of Construction	1900
Style	Edwardian (modified)
Height (storeys)	2
Main Materials	Siding, brick, and shingle
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn with trees at sidewalk
Notable Architectural Features	Gable roof, shingle pattern at the top of gable end, shutters at second storey windows.
Additional Information	

127 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This house is a well maintained example of the Four Square style which was used widely in North America during the early 20th century. The building's symmetrical front elevation, simple porch with rusticated stone piers, columns and gable roof, along with stone (or concrete) window lintels are elements associated with the Four Square style. The house contributes to the range of residential architectural styles found within the District.

Estimated Period of Construction	1920
Style	Four square
Height (storeys)	2 1/2
Main Materials	Brick and stone
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Lawn, tree cover
Notable Architectural Features	Hipped roof with dormers, symmetrical front elevation, stone sills and lintels, centre front entrance with sidelights, porch with plain entablature and columns sitting on stone base, as well as, column-like railing ends on porch
Additional Information	

133 MAIN STREET SOUTH

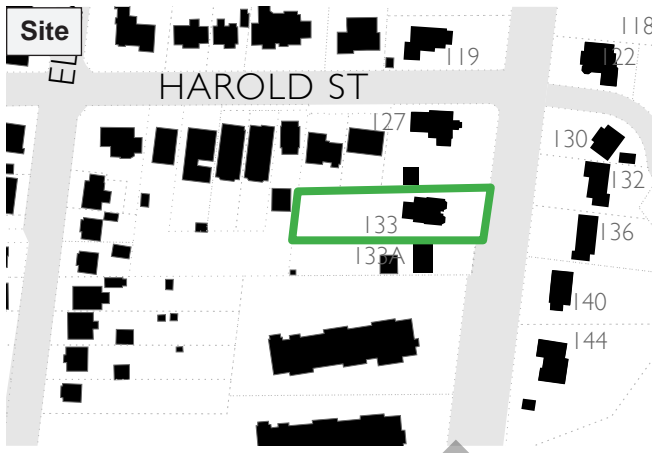


Figure 101. Source: PAMA

STATEMENT OF CONTRIBUTION

The Kirkwood House is a Gothic Revival style residence distinguished by the prominent gabled roof line, symmetrical massing, bay windows, dichromatic brickwork, arched windows, and attractive front entrance. It is associated with the Kirkwood family, who are among a group of significant and long-standing families in Brampton. The property was built for David Kirkwood.

Kirkwood House is also supported by its contextual value, as it contributes to the 19th century historic strip of Main St South. The large open lot filled with older deciduous trees contributes to the mature vegetation that further characterizes the streetscape.

Refer to Part IV designation by-law for additional information.

Estimated Period of Construction	1870-1880
Style	Gothic Revival
Height (storeys)	2
Main Materials	Brick
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Large open lot filled with mature trees
Notable Architectural Features	Steeply-pitched triple gables, symmetrical massing, two bay windows, arched windows, dichromatic brickwork, quoins, voussoirs, projecting brick details in a saw tooth or diamond pattern, stone sills, and front entrance with transom and sidelights
Additional Information	Designated under Part IV of the Ontario Heritage Act, By-law #33-2006

EAST SIDE

THIS SECTION PRESENTS A HIGH LEVEL OVERVIEW OF THE CONTRIBUTING PROPERTIES. IT IS NOT A COMPREHENSIVE OUTLINE OF THE HISTORICAL BACKGROUND AND FEATURES OF EACH ADDRESS.

DRAFT

52 MAIN STREET SOUTH

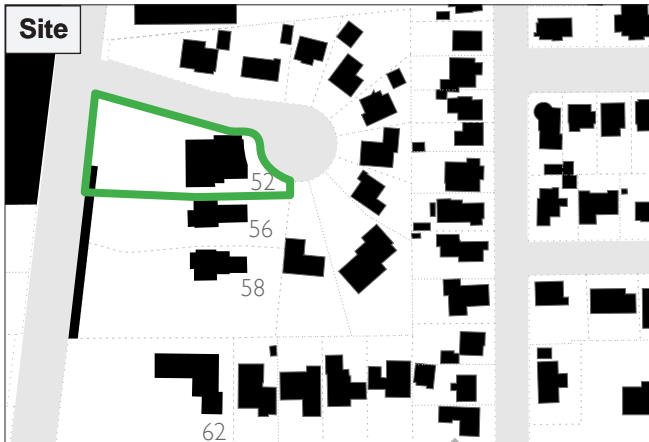


Figure 102. Source: PAMA

STATEMENT OF CONTRIBUTION

52 Main Street South is among the older houses in the District, dating from the mid-19th century. It was owned by a well known business man, Christopher Stork, and is associated with the Bull family.

Despite later alterations, it exhibits features of the Italianate style such as its hipped roof, paired decorative brackets, central bay dormer, and massing.

Estimated Period of Construction	1850-1870
Style	Italianate
Height (storeys)	2 1/2
Main Materials	Stucco/cladding
Sub-district	A - Etobicoke Creek
Setting	Set back from Main Street South behind parking lot
Landscape	Hedges and gardens at the foot of the house
Notable Architectural Features	Hipped roof, prominent centre dormer, brackets, centre entrance with large transom
Additional Information	

56 MAIN STREET SOUTH

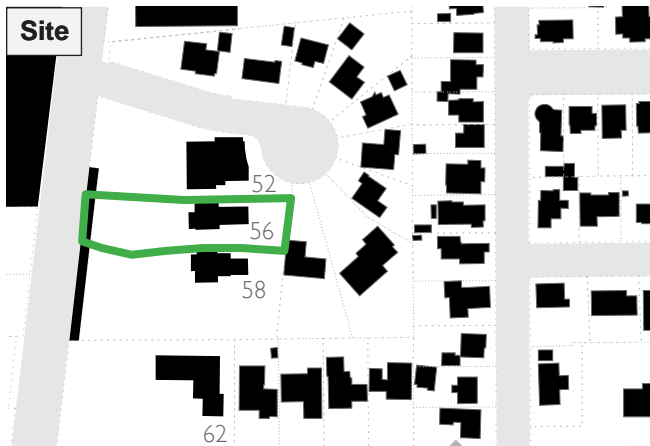


Figure 103. Source: PAMA

STATEMENT OF CONTRIBUTION

Among a series of 19th century grand residences approaching the northern limits of the District, 56 Main Street is an Italianate style home set in a picturesque landscape. The house features a decorative cornice with brackets, prominent central dormer, bay window, and window moulds with keystones. The property reflects the original route of the Etobicoke Creek and contains remnants of the former retaining walls of the creek. The property is also associated with notable early Brampton families including the Storks and the Hewetsons.

Estimated Period of Construction	Circa 1880
Style	Italianate and Georgian influence
Height (storeys)	2 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Lawn with tree canopy, distinct rise in topography, remnants of Etobicoke Creek retaining wall
Notable Architectural Features	Hipped roof, prominent centre dormer, decorative brick hoods, decorative cornice with brackets, bay windows, sash windows, corbeled chimneys, entrance with transom and sidelights, and partially enclosed front porch with iron cresting
Additional Information	

58 MAIN STREET SOUTH

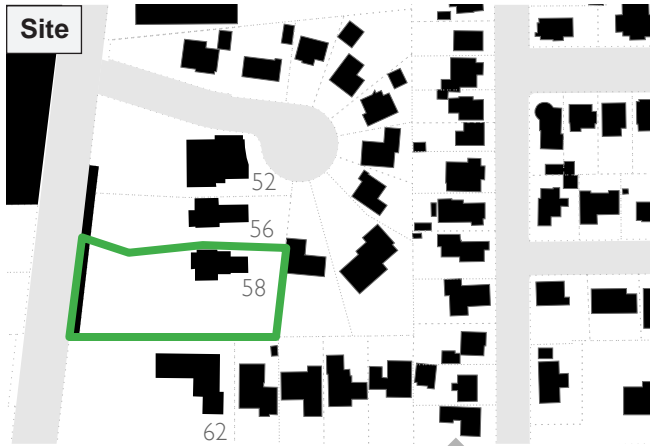


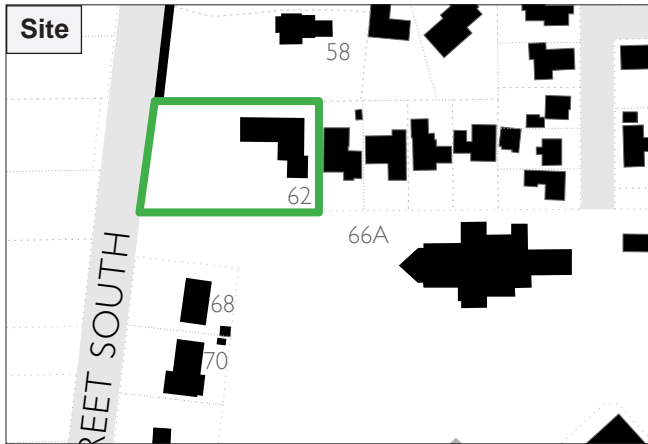
Figure 104. Source: PAMA, annotated by ERA.

STATEMENT OF CONTRIBUTION

58 Main Street contains a large residence set in a picturesque landscape. The two storey house exhibits Italianate architectural influence and features a decorative cornice with brackets, buff brick quoining, bay window and a large front porch. The spacious grounds compliment the design of the house which sits atop a rise in the topography that resulted from the Etobicoke Creek that once ran at the foot of the lot. The property is associated with the Stork and Robinson families, who were prominent business persons in the 19th and 20th century.

Estimated Period of Construction	1881
Style	Italianate
Height (storeys)	2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Deep setback
Landscape	Lawn with tree canopy distinct rise in topography, remnants of Etobicoke Creek retaining wall
Notable Architectural Features	Red brick,hipped roof with projecting gabled bay, brick quoins, decorative buff brick feature at gable end, decorative cornice with brackets, bay windows, porch, window hoods, shutters.
Additional Information	

62 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

62 Main Street's landscape is notable for its deep setback and its visibility at the north side of the grounds of St. Mary's Church.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	
Landscape	Open lawn with some tree cover
Notable Architectural Features	
Additional Information	

66A MAIN STREET SOUTH (ST. MARY’S)

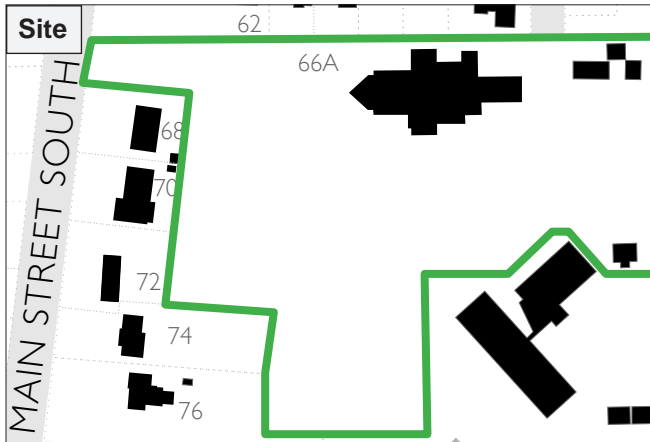


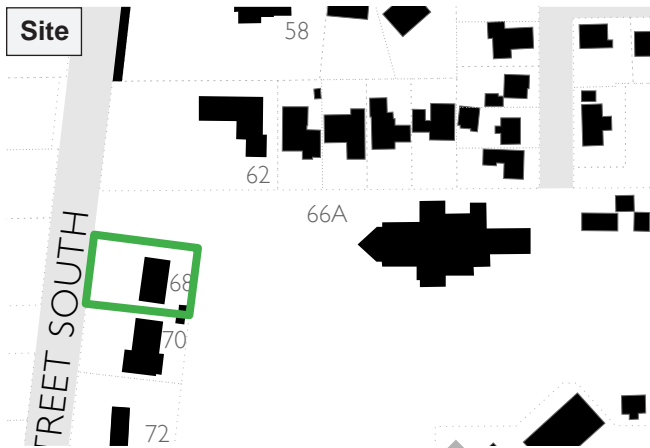
Figure 105. Source: PAMA

STATEMENT OF CONTRIBUTION

66A Main Street represents modernist architecture in the District and a period of construction spanning from 1940 to 1980. As a place of worship, it contributes to the variety of building forms within an area that is largely comprised of houses.

Estimated Period of Construction	1960
Style	Modernist
Height (storeys)	2+
Main Materials	Brick and metal window wall panels
Sub-district	A - Etobicoke Creek
Setting	Setback from the street beyond a parking lot, surrounded by an asphalt driveway
Landscape	Lawns with walking paths, and mature trees
Notable Architectural Features	Triangular roof form and massing, geometric pattern comprised of contrasting brick, glass and panels
Additional Information	

68 MAIN STREET SOUTH

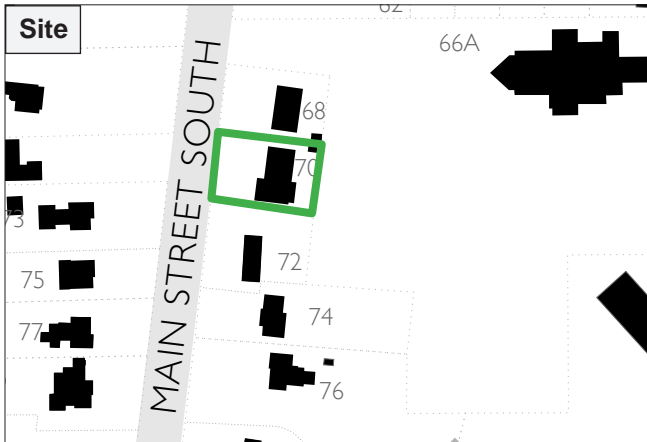


STATEMENT OF CONTRIBUTION

68 Main Street is a representative example of the ranch-style bungalow popular between 1940-1980. Typical of the style, the house is defined by its low pitched roof, and its long, narrow, horizontal layout, and is low to the ground. The building also includes elements of Craftsman styles as popularized in suburban housing during the mid-20th century.

Estimated Period of Construction	1956-1970
Style	Ranch bungalow
Height (storeys)	1
Main Materials	Stone cladding front elevation
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Screened by vegetation, manicured shrubs, deep lawn, circular driveway
Notable Architectural Features	Low sloping hipped roof, horizontal composition, oversized eaves, large picture windows
Additional Information	

70 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

70 Main Street's landscape is of interest for its tree cover.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	Limited setback with tree cover
Landscape	Open lawn with some tree cover
Notable Architectural Features	Not Applicable
Additional Information	

72 MAIN STREET SOUTH

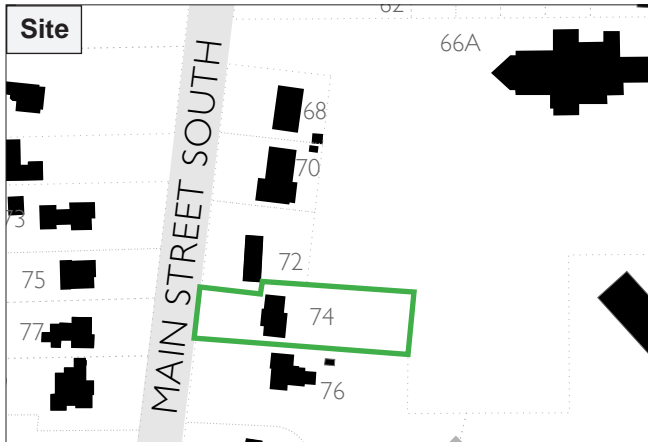


STATEMENT OF CONTRIBUTION

72 Main Street represents the early popularization of modernist design. It exhibits a design language focused on geometric massing and avoidance of historic references. Its form and timber cladding is unique in the District. It speaks to a broad range of architectural expression found within the District.

Estimated Period of Construction	1940-1970
Style	Eclectic split level bungalow with Modernist influences
Height (storeys)	1 storey split level
Main Materials	Timber cladding
Sub-district	A - Etobicoke Creek
Setting	Setback form the street
Landscape	Lawn and treed
Notable Architectural Features	Low sloping roof, Stained timber cladding, using vertical and horizontal planking pattern, asymmetrical sloping roof, window form matches slope of roof, large eave overhang over north and south elevations
Additional Information	

74 MAIN STREET SOUTH

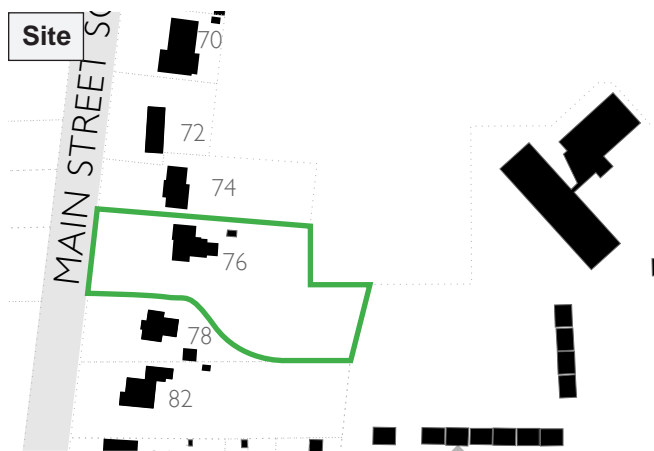


STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

74 Main Street's landscape is of interest for its deep setback and mature tree cover.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	A - Etobicoke Creek
Setting	Limited setback with tree cover
Landscape	Open lawn with some tree cover
Notable Architectural Features	Not Applicable
Additional Information	

76 MAIN STREET SOUTH



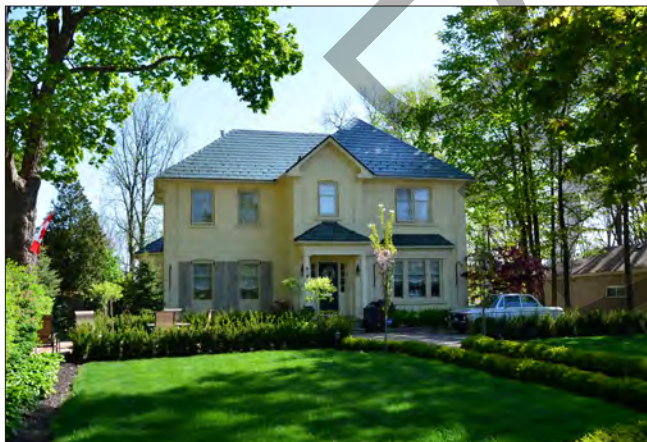
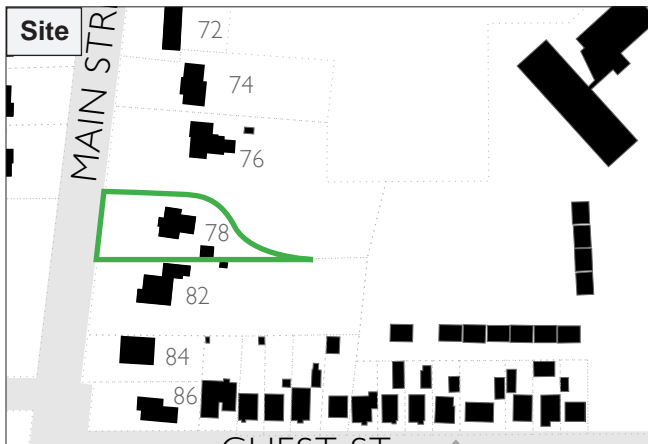
STATEMENT OF CONTRIBUTION

76 Main Street provides an example of the historic massing and form of early houses in the District. Its front elevation features a projecting gabled bay, one-story bay window, covered porch, combined to form a simple yet well balanced front elevation.

Built during the later half of the 19th century, the residence is associated with several distinguished families in Brampton including the Clarks, Austins, Jacksons and former Brampton mayor, F.W. Wegenast.

Estimated Period of Construction	Circa 1875
Style	Victorian with Italianate influences
Height (storeys)	2
Main Materials	Aluminum cladding over stucco
Sub-district	A - Etobicoke Creek
Setting	Deep setback from the street
Landscape	Open lawn
Notable Architectural Features	Hipped roof with projecting gable bay, bay window, large porch, and second storey paired windows
Additional Information	

78 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

This house is an example of residential architecture from the early 20th century. It demonstrates a shift away from detailed ornamentation and complex massing characteristic of late-19th century styles, and anticipates design language characteristic of the Edwardian period and later modernist architecture.

Estimated Period of Construction	1920-1940
Style	
Height (storeys)	2
Main Materials	Stucco
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Manicured garden and front lawn with parking
Notable Architectural Features	Hipped roof, centre entrance, bay window, centre gabled bay, porch, entrance with sidelights, and eight-over-one windows
Additional Information	

82 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

Built between 1920-1940, it exhibits the English Cottage Revival style as seen in the asymmetrical façade, steeply pitched cross gable roof, projecting entrance with heavy wooden arched door arched and surrounded by stone. The house also originally features multi-paned wood windows and cedar shingle cladding.

Estimated Period of Construction	1920-1940
Style	English Cottage Revival
Height (storeys)	2
Main Materials	Stucco
Sub-district	A - Etobicoke Creek
Setting	Limited setback with tree cover
Landscape	Open lawn with some tree cover
Notable Architectural Features	Asymmetrical façade, steeply pitched cross gable roof, gable dormer, rounded entrance surrounded by stone, and wooden front door
Additional Information	

84 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

Dating from the mid 19th century, 84 Main Street South is among the older houses in the District. 84 Main Street South originally exhibited Gothic Revival design elements, and alterations over time introduced a Georgian influence. The residence retains several original or early details including front entrance with transom and sidelights, twelve-over-twelve wood sash windows, wood shutters.

A row of three dormers at the front elevation that were added creates a distinctive massing. The front entrance and canopy add to its historic character.

Estimated Period of Construction	Circa 1860
Style	Georgian influence
Height (storeys)	1 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Open lawn with planting beds near house
Notable Architectural Features	Brick gable roof, symmetrical front elevation, three dormers, pair of chimneys at north and south ends of the roof, twelve-over-twelve sash windows, flat window arches, centre entrance with side lights and transom, canopy over entrance, and shutters
Additional Information	

86 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

86 Main Street South contains a two-storey Victorian style brick residence with a cross-gable roof and minimal ornamentation. It contributes to the mix of architectural styles along Main St South. This house is representative of residential architecture from the early 20th century. Its simple, unadorned elevations represent a shift away from the ornamentation and complex massing of earlier Victorian-period architecture.

Estimated Period of Construction	Circa 1900
Style	Victorian
Height (storeys)	2 1/2
Main Materials	Brick
Sub-district	A - Etobicoke Creek
Setting	Setback from street
Landscape	Lawn with some tree canopy
Notable Architectural Features	Red brick, cross gable roof, projecting gable end, and symmetrical front elevation with little ornamentation
Additional Information	

96 MAIN STREET SOUTH

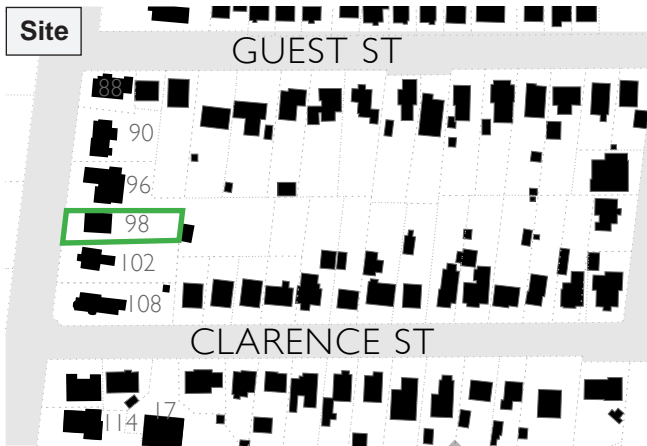


STATEMENT OF CONTRIBUTION (CONTRIBUTING BUILDING ONLY)

The house includes an older brick core which reflects an earlier phase of construction within the District. Later alterations, including the enclosed front porch and side addition have limited architectural historic value.

Estimated Period of Construction	1900-1940
Style	Gothic Revival, modified
Height (storeys)	2
Main Materials	Brick (on historic main building)
Sub-district	B - Guest Plan
Setting	Limited setback
Landscape	Not applicable
Notable Architectural Features	Brick upper storey, gable end, second storey windows with shutters (shutters may not be original).
Additional Information	

98 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

The site landscape is of interest for its tree at the front of the site near the sidewalk.

Estimated Period of Construction	Not applicable
Style	Not applicable
Height (storeys)	Not applicable
Main Materials	Not applicable
Sub-district	B - Guest Plan
Setting	Limited setback with a tree
Landscape	Open lawn with a tree
Notable Architectural Features	Not applicable
Additional Information	

102 MAIN STREET SOUTH

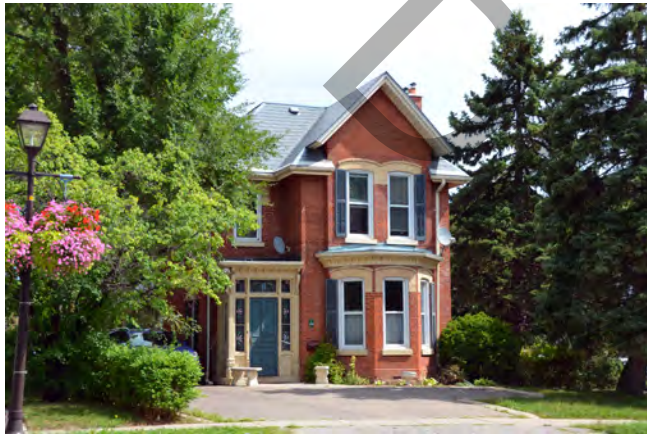


STATEMENT OF CONTRIBUTION

102 Main Street South is a good example of an Ontario Cottage, a regional variant of the Gothic Cottage. This dwelling is believed to be one of the oldest houses in the Main Street South neighbourhood. It is 1½ storeys high with a hipped roof and centre cross gable sheltering a small lancet louvered vent. Its three bay façade contains a centred door with transom. The house has been re-clad in vinyl siding, and a portico has been added to the front entrance.

Estimated Period of Construction	1870-1888
Style	Gothic revival
Height (storeys)	1 1/2
Main Materials	Vinyl cladding
Sub-district	B - Guest Plan
Setting	Close to street/minimal setback
Landscape	Asphalt parking pad
Notable Architectural Features	Hipped roof, centre cross gable, lancet louvered vent, symmetrical façade, centred door with transom
Additional Information	

108 MAIN STREET SOUTH

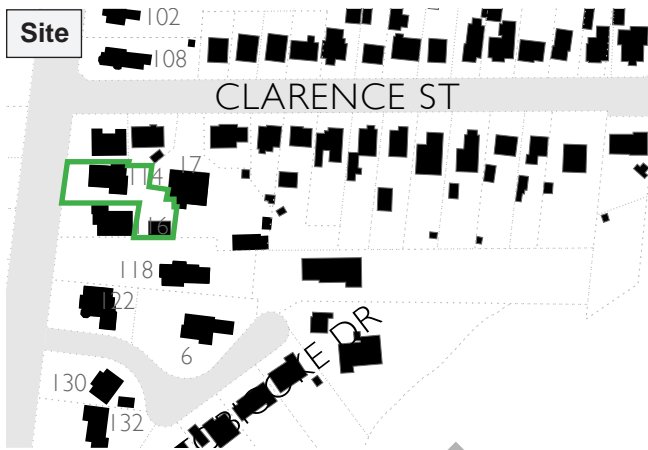


STATEMENT OF CONTRIBUTION

This house exemplifies the use of decorative brick and woodwork of late 19th century residential architecture. Its front entrance, with sidelights and transom, further exemplify the sophistication and refinement of design during this period.

Estimated Period of Construction	1887
Style	Victorian
Height (storeys)	2
Main Materials	Brick
Sub-district	B - Guest Plan
Setting	Close to street/minimal setback
Landscape	Asphalt parking pad, and mature trees
Notable Architectural Features	Irregular roofline, red brick, buff brick window hoods, bay window with decorative molding above, decorative enclosed front entrance with side lights and transom
Additional Information	

114 MAIN STREET SOUTH



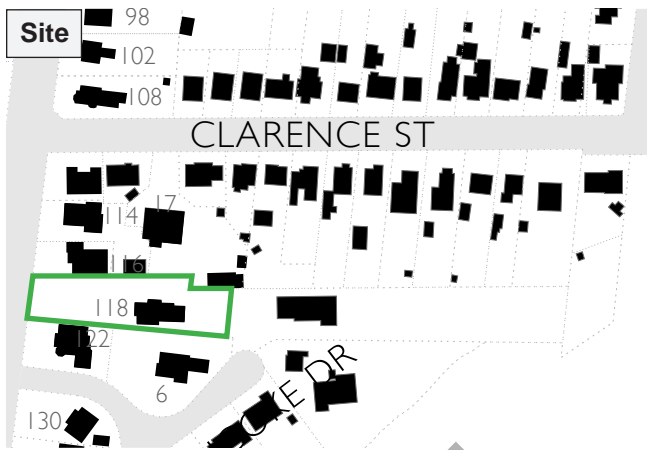
STATEMENT OF CONTRIBUTION

This modest one story house is an example of post-war domestic architecture within the District.

The house was built as a centrepiece model home of the Credit Valley Stone Company, and is believed to be the first bungalow of its kind built in Brampton. Some of the stone used came from the Pottsville sandstone quarry that also supplied stone for Frank Lloyd Wrights iconic Pennsylvania landmark, “Fallingwater.”

Estimated Period of Construction	1950
Style	Modernist
Height (storeys)	1
Main Materials	Angel stone cladding
Sub-district	C - Town Incorporation
Setting	Near the street, some ground and tree cover
Landscape	Treed front lawn
Notable Architectural Features	Low hipped roof, picture window, stone, covered front veranda, and terraced planter.
Additional Information	

118 MAIN STREET SOUTH



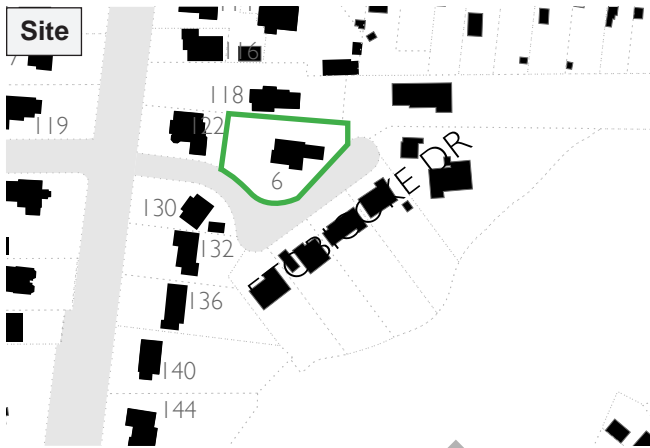
STATEMENT OF CONTRIBUTION

This grand two and a half storey house maintains architectural features and massing associated with late 19th century domestic architecture. It exhibits the variation and asymmetry of the Queen Anne style. Its setback on a treed lot provides a site that compliments its historic architectural character.

The property is associated with the Bull family, who played a large part in the establishment of Brampton and was prominent throughout its history.

Estimated Period of Construction	1890s
Style	Queen Anne
Height (storeys)	2
Main Materials	Brick
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Mix of lawn, driveway, and tree cover
Notable Architectural Features	Red brick, asymmetrical façades, steeply pitched irregular roof, large gable brackets, large wrap around porch, lancet window in gabled bay, second storey balcony, sash windows, entrance with transom and sidelights, decorative brick-work, wood soffit and fascia
Additional Information	

6 ETOBICOKE DRIVE



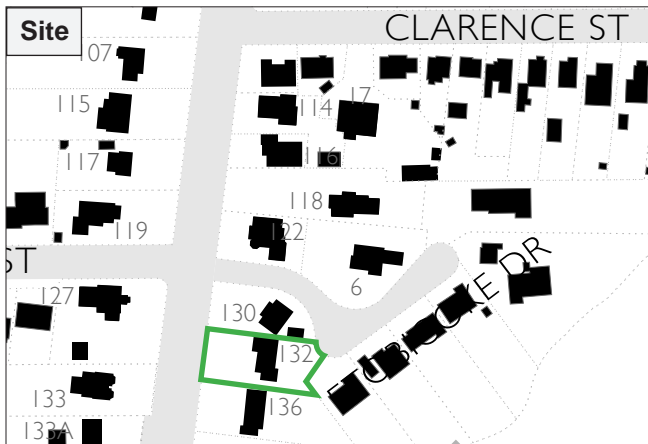
STATEMENT OF CONTRIBUTION

With an original address of 122 Main Street South 6 Etobicoke Creek, like its sister home, 118 Main Street South, is a grand residence that features asymmetrical façades, steeply-pitched and irregular roofline, and a front-facing gable bay. The texture in the brickwork also contributes to the character of the house.

The property is associated with the esteemed Bull family, and is known as the Harper Bull residence. Harper Bull served three terms as Mayor as well as being justice of the peace.

Estimated Period of Construction	1880-1890
Style	Queen Anne
Height (storeys)	2 1/2
Main Materials	Brick
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Circular drive, lawn and treed
Notable Architectural Features	Red brick, asymmetrical façade, steeply pitched irregular roof, dormers, large gable brackets, decorative brick bands, exposed rafter tails, large two porch with balcony above, corbelled chimneys
Additional Information	

132 MAIN STREET SOUTH

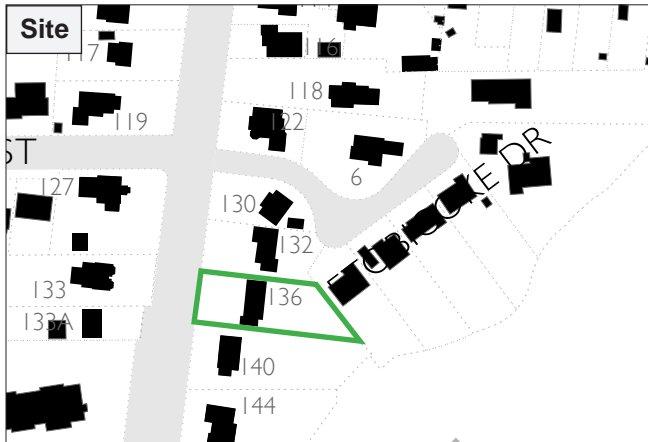


STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

The landscape at 132 Main Street is of interest due to its tree cover.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	C - Town Incorporation
Setting	Limited setback, lawn with tree cover
Landscape	Lawn and trees
Notable Architectural Features	Not Applicable
Additional Information	

136 MAIN STREET SOUTH

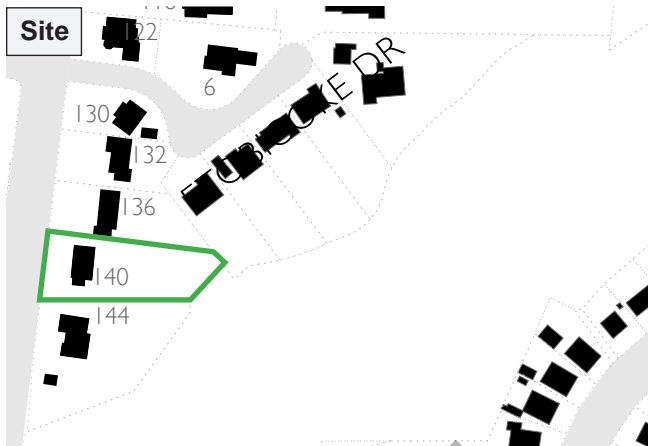


STATEMENT OF CONTRIBUTION (LANDSCAPE INTEREST ONLY)

134 Main Street in of interest due to the mature tree next to the sidewalk.

Estimated Period of Construction	Not Applicable
Style	Not Applicable
Height (storeys)	Not Applicable
Main Materials	Not Applicable
Sub-district	C - Town Incorporation
Setting	Limited setback, lawn mature tree.
Landscape	Open lawn with some tree cover
Notable Architectural Features	Not Applicable
Additional Information	

140 MAIN STREET SOUTH

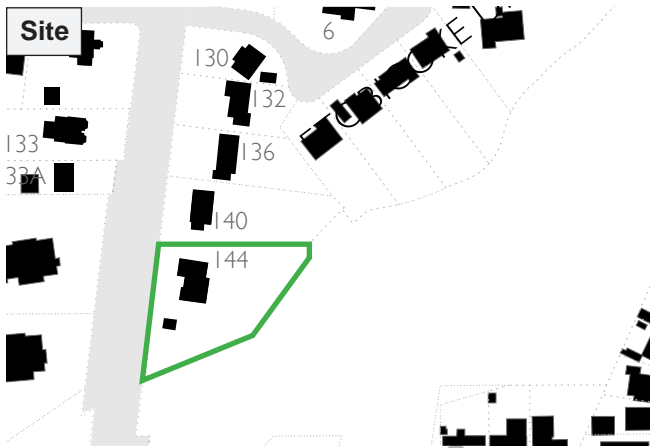


STATEMENT OF CONTRIBUTION

This one and a half storey house is an example of the smaller-scale buildings within the District. The modest design speaks to a taste for simplicity evident in early 20th century house design. The large dormer appears to be a later addition.

Estimated Period of Construction	1900-1940
Style	Cape Cod
Height (storeys)	1 1/2
Main Materials	Stucco cladding
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Circular driveway, lawn and tree cover with plantings around foundation edge
Notable Architectural Features	Gable roof with dormer, arched main entrance, one and a half storey Cape Cod style form
Additional Information	

144 MAIN STREET SOUTH



STATEMENT OF CONTRIBUTION

The house marks the south end of the District on the east side of Main Street South. It contributes to the District as an example of 19th century farmhouse architecture. The house has been modified. An addition was built onto the south façade; quoining and window hoods were also added.

Estimated Period of Construction	1880s
Style	Gothic Revival (with decorative elements influenced by the French Second Empire style)
Height (storeys)	2
Main Materials	Brick
Sub-district	C - Town Incorporation
Setting	Setback from street
Landscape	Parking pad with plantings near front porch
Notable Architectural Features	Gable end form typical of 19th century farmhouses, (quoins and window hoods appear to have been modified or are later alterations)
Additional Information	



APPENDIX 2:
ARCHITECTURAL STYLE GUIDE
MAIN STREET SOUTH HERITAGE
CONSERVATION DISTRICT

Appendix 2 of the Main Street South Heritage
Conservation District Plan

ERA

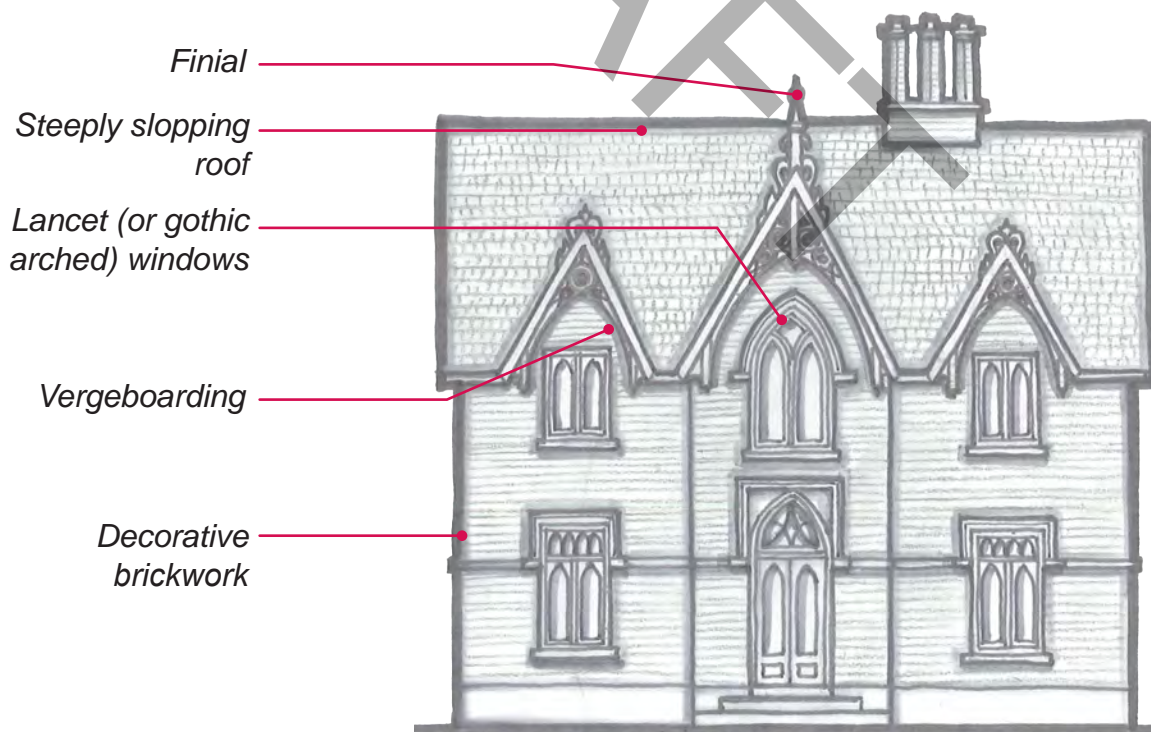
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GOTHIC REVIVAL

PERIOD OF POPULARITY: EARLY AND MID-1800S

The Gothic Revival style was a translation of English Gothic and medieval architecture details and building practices to the Ontario context. The overall effect is usually ornate and eclectic, typically emphasizing the verticality of the building. The style reflected an interest in the picturesque and romantic movement of the early 19th century. The style is associated with an interest in rural landscapes promoted in the 1840s and '50s by writer Andrew Jackson Downing. Common features include decorative brick and vergeboarding, finials, scalloping, and lancet (or gothic arched) windows. The style is characterized by steeply sloped roofs, which creates an emphasis on verticality.

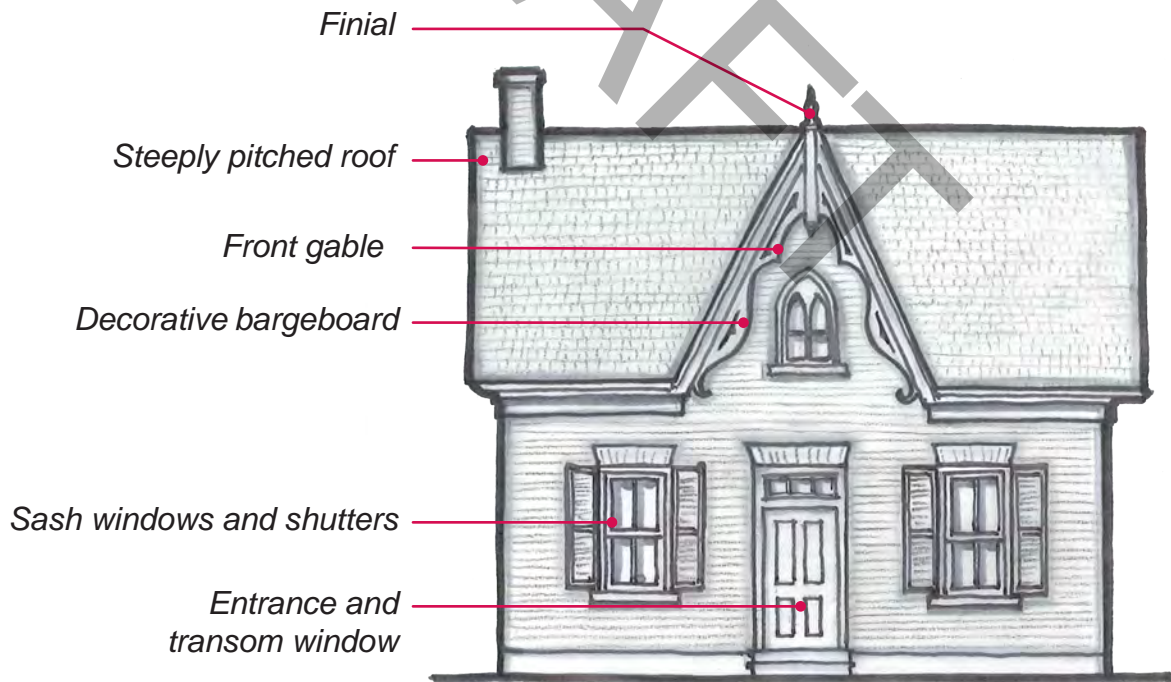


GOTHIC FARMHOUSE (ALSO KNOWN AS THE ONTARIO COTTAGE)

PERIOD OF POPULARITY: MID 1800S

Usually symmetrical with tall peaks, this architectural style was pervasive during the 1800s. In Ontario, it is characterized by a one-and-a-half storey height, which allowed for two levels at a cheaper tax rate, with a steeply pitched roof and frequently front gables with a decorative bargeboard and finials. Common features also included sash windows and shutters, and a simple entrance with a transom window.

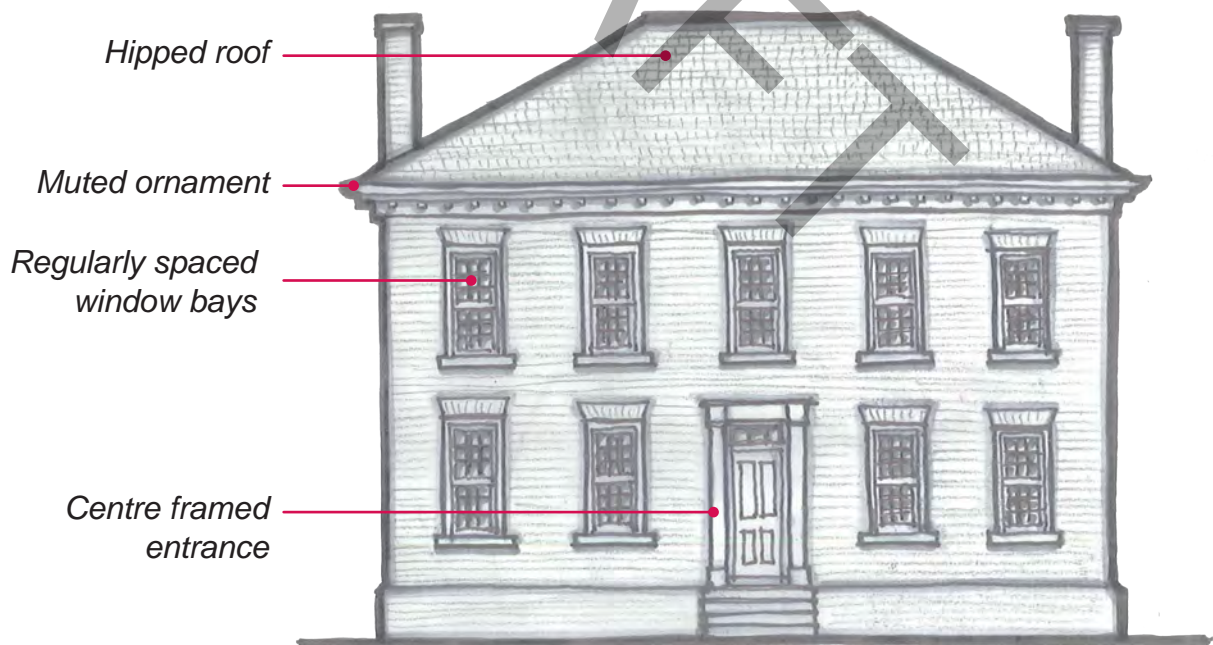
The Gothic farmhouse was often a vernacular or simplified variant of Gothic Revival style that emerged in the early 1800s.



GEORGIAN INFLUENCE

PERIOD OF POPULARITY: EARLY 1800S

This style represented architectural fashion during the reign of King George I of England (1750-1820). Georgian is identified by the balanced or symmetrical facades, centre framed entrance (often with a transom and sidelights), regularly spaced window bays, muted ornament, and minimal detailing. The use of a hipped roof with flanking chimney stacks is also a common element. Conceptually, the style reflected the virtues of symmetry, solidity, and simple dignity.

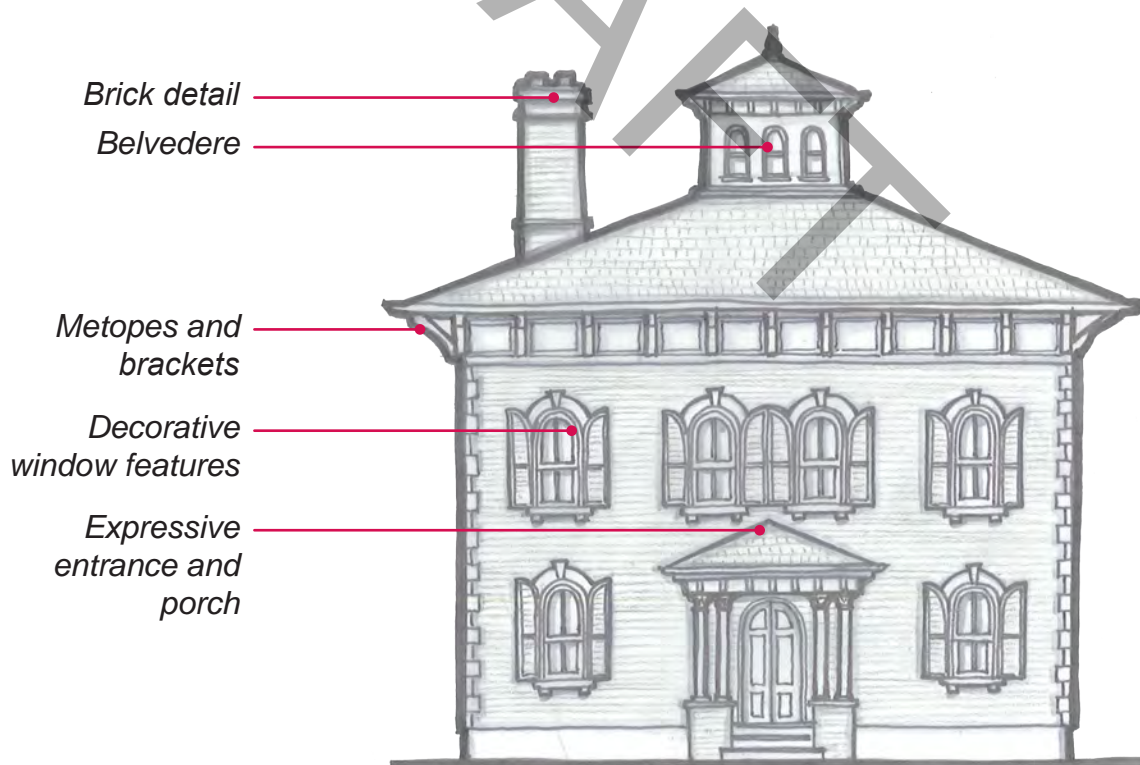


ITALIANATE

PERIOD OF POPULARITY: MID TO LATE 1800S

Ornate with a silhouette reminiscent of Italian country villas, this style was popular between 1850-1900. Its trademarks include irregular roof lines (including monitors or belvederes), expressive brick detail and textured materials, cornices, capitals, triglyphs, and metopes and brackets. Windows are often round headed and framed by decorative brick hoods, shutters and expressive sills. The entrance is often marked by an elaborately designed porch or verandah. A variation of the style, Italian Villa, commonly included tower features, asymmetrical or a irregular massing.

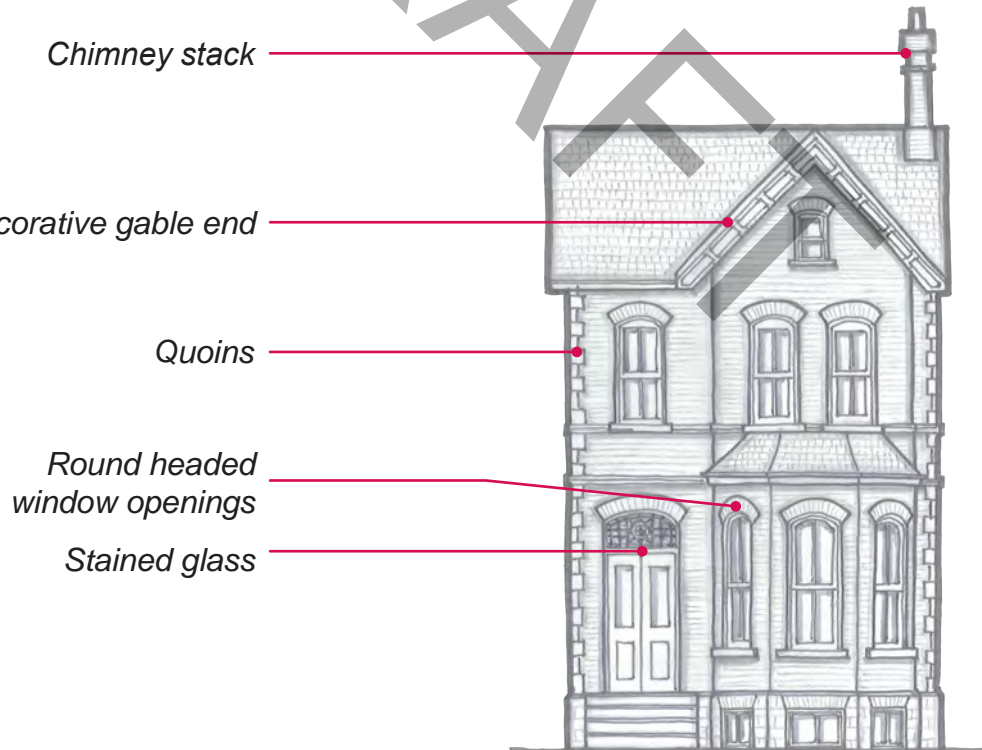
The style evoked a sense of leisurely sophistication and old world gentility.



VICTORIAN

PERIOD OF POPULARITY: MID-1800S

This broad category is associated with the reign of Queen Victoria. The category encompasses a broad range of styles that emphasize orientation, irregular massing, a range of materials, and references to historic and exotic styles. Architectural features include bays, sash windows, round headed window openings, stained glass, ornamental string courses, brick quoins and chimney stacks. Also common are elegant, decorative gable ends and entrances. Decorative elements combine to provide a unity of design.

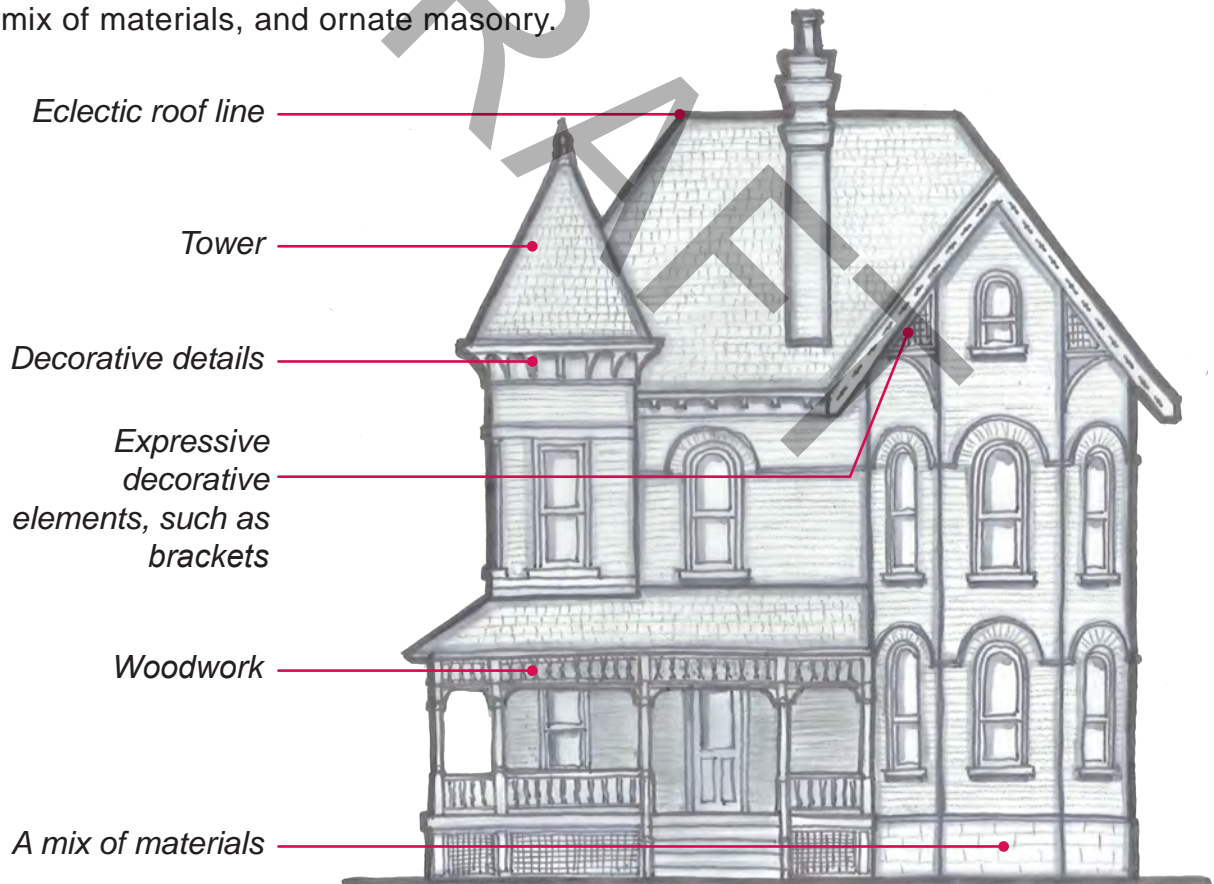


QUEEN ANNE

PERIOD OF POPULARITY: 1870-1910

This style is associated with North America's 'gilded age' when the upper middle class sought to express a growing sense of wealth and refinement, with enough rooms to house extended family members and servants. These large and opulent homes were inspired by medieval building principles that sought a return to craftsmanship and were designed to impress.

Hallmarks of the style included eclectic massing with towers and bays, verandas, elaborate woodwork and architectural elements, a mix of materials, and ornate masonry.

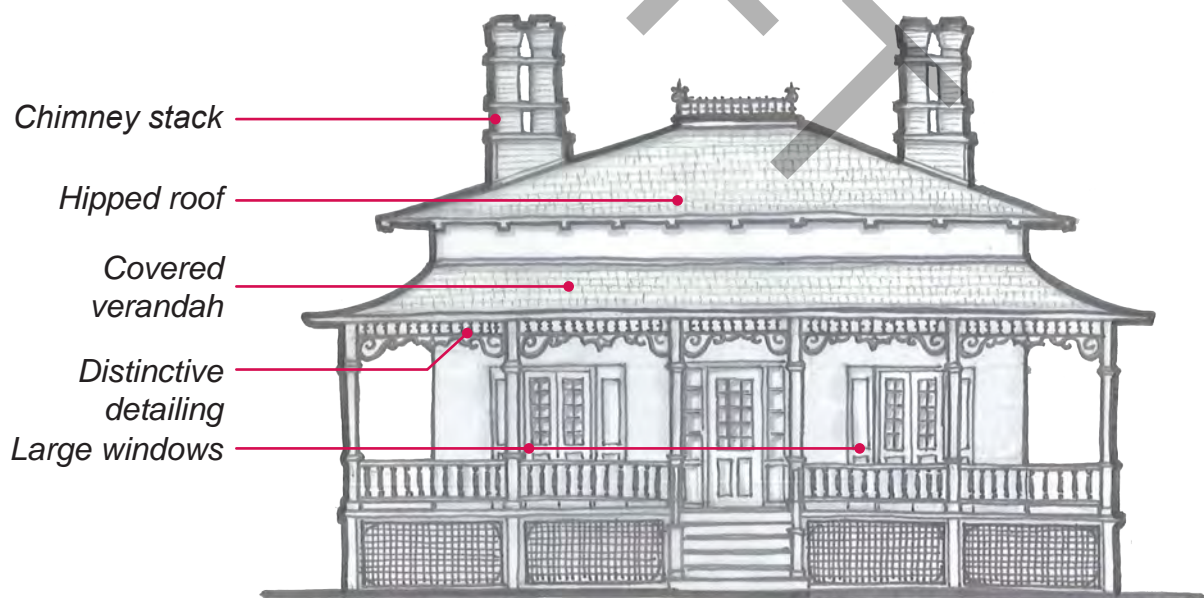


REGENCY

PERIOD OF POPULARITY: 1820-1860

The Regency style is named after the regency of King George IV, a ruler known for his love of leisure. Physically, the style echoed British colonial housing originally designed for tropical British territories in India and the Far East.

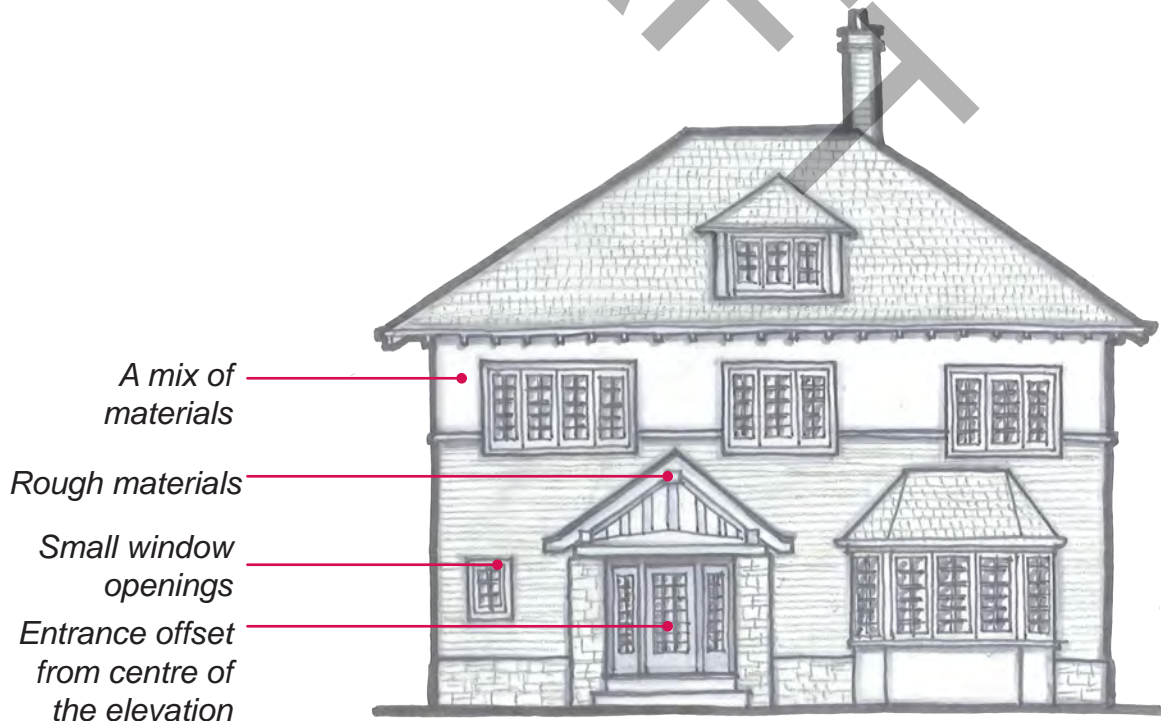
In Ontario, Regency style buildings are often one-storey, symmetrical, rectangular plan buildings with a large windows extending almost to the floor. They are often covered by a hipped roof and feature large covered verandahs, distinctive detailing, fanciful trellises and tall decorative chimney stacks.



ARTS AND CRAFTS

PERIOD OF POPULARITY: 1890-1940

This architectural style was part of a larger philosophical and artistic movement in reaction to the Industrial Age. It envisioned the house as a living element within the natural environment with a focus on craftsmanship, rather than a sign of the owner's position in society or social pretensions. For example, the grandiose entrance doors of other styles were sometimes replaced by offset or side entrances that allowed for usable space on the front façade for light or gardens. The overall orientation of the house was based on the relationship of the house to the garden and to take advantage of the movement of sun to light and warm rooms. Typical features are irregular architectural composition, use of rough or textured materials and natural colours that reflect the aesthetic orientation of the Arts and Crafts movement. The style commonly features small window openings, windowpanes, bay window, and dormers, referencing pre-modern buildings.

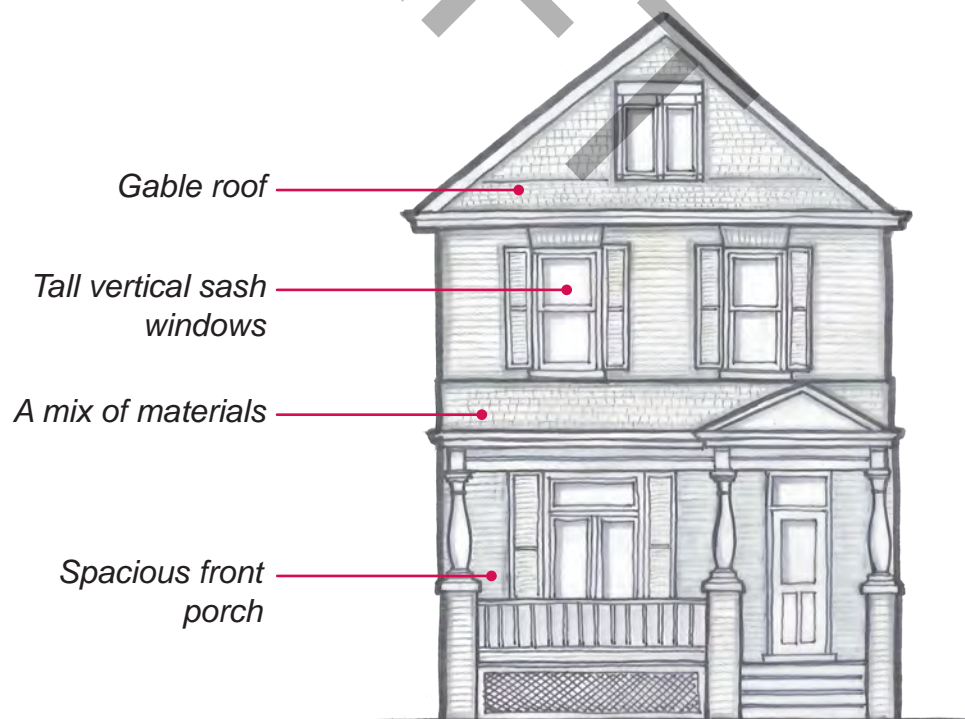


EDWARDIAN

PERIOD OF POPULARITY: 1890S-1930S

Edwardian classicism was one of the most popular building styles in Ontario for several decades after the turn of the century. The Edwardian Classical style in Ontario is a simpler vernacular form of a revival style that looked back to Renaissance architectural models. The popularity of this house type was reinforced by pattern books and plans that could be ordered from catalogues.

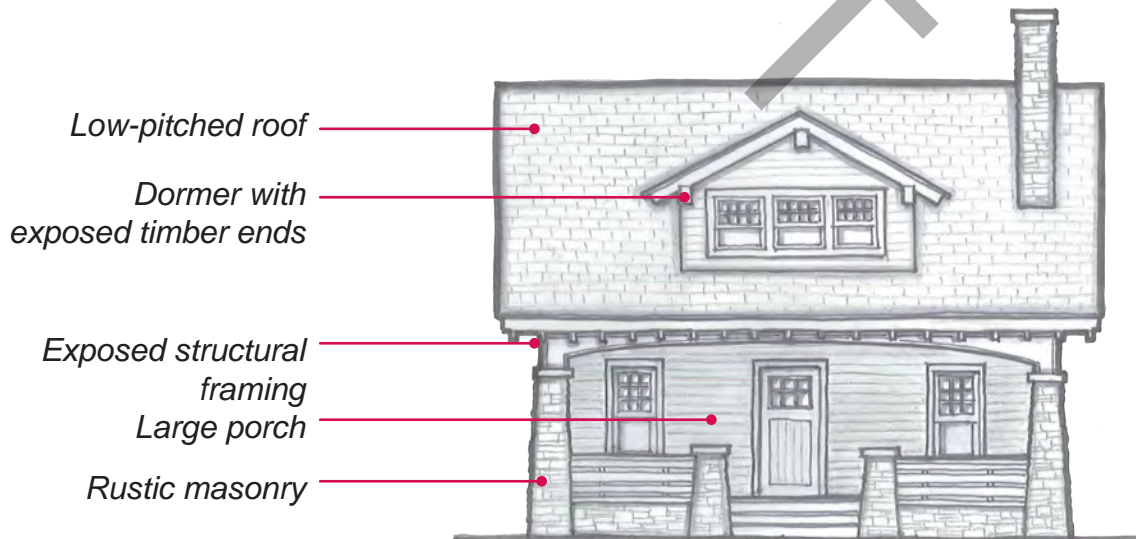
Edwardian Classical houses are often characterized by a simple two to two-and-a-half storey square house with a front gable roof. The houses are simple rectangular volumes with symmetrical window and door arrangements; the windows are tall vertical sash windows. There is often a spacious front porch or full length verandah and an off centre doorway. The houses often have an exterior brick treatment of brick (with wood shingle sometimes appearing within the front gable) and stripped down classical details.



CRAFTSMAN BUNGALOW

PERIOD OF POPULARITY: 1900-1945

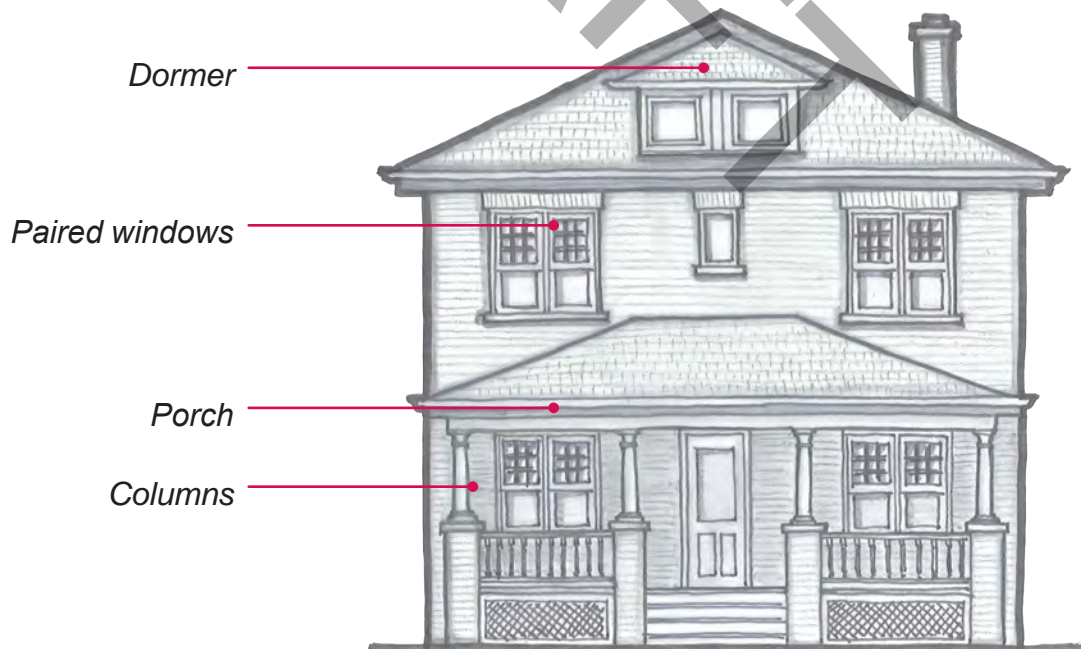
The California-based Craftsman Magazine promoted this building style. The style is typically used for one or one-and-a-half storey homes that feature broad, low-pitched roofs constructed with exposed structural framing. A second storey dormer is often inserted above the entrance. Large porches, overhangs, and verandahs link the building to gardens around the building. The style makes use of exposed timber ends, siding, or stonework to add texture and a degree of ornamentation.



FOUR SQUARE

PERIOD OF POPULARITY: EARLY 1900S

Four Square is a vernacular form of building style named for the typical square footprint layout of the house with equally divided interior spaces. It is often associated with the Edwardian style. Many, but not all, Four Squares were built as 'kit' or mail-order buildings that were shipped to growing towns across North America. The style is usually two or two-and-a-half storeys with a symmetrical front elevation, low pitched hipped roof, full length front porch with square or tapered columns. Windows are found in pairs or are grouped sets of three or four. Dormers and sash windows are also common. The exterior is often clad in brick although clapboard or wooden shingles were also used.



CAPE COD

PERIOD OF POPULARITY: MID-1900S

In Ontario this building style is a mid-20th century revival of the designs of New England pilgrims, who built their homes to withstand the harsh climate and conserve heat. The revival style reflected an interest in simplicity and stability after the instability of the Great Depression and the Second World War. These one or one-and-a-half storey structures are characterized by a low, broad frame building with a steep, pitched roof with end gables, a large central chimney and single window dormers. The style features very little ornamentation besides window shutters.

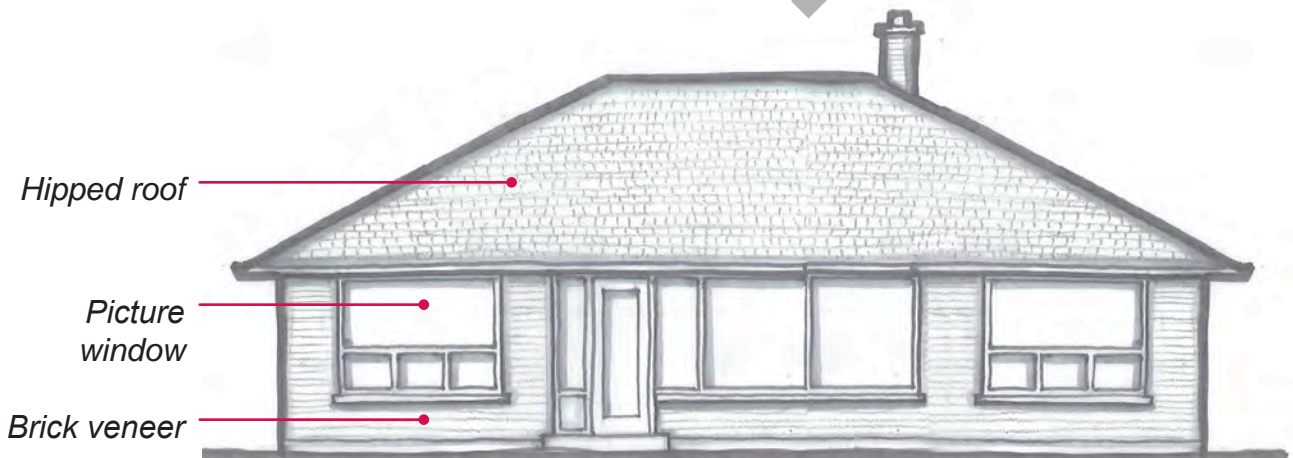


RANCH

PERIOD OF POPULARITY: 1950 - 1980S

The predominant form of construction for the three decades after the Second World War, the ranch building style is a long, low one-storey building with an informal interior plan. Frank Lloyd Wright's Usonian houses are often cited as a contributing factor to the development of this architectural style.

Attributes of the ranch style include: a low-profile, hipped roof; a garage or carport; asphalt shingles; wide eaves with an overhang; usually brick veneer on frame construction; and, large fixed picture windows in the principle rooms. The style allowed the house to be integrated with spacious sites and naturalistic landscaping.

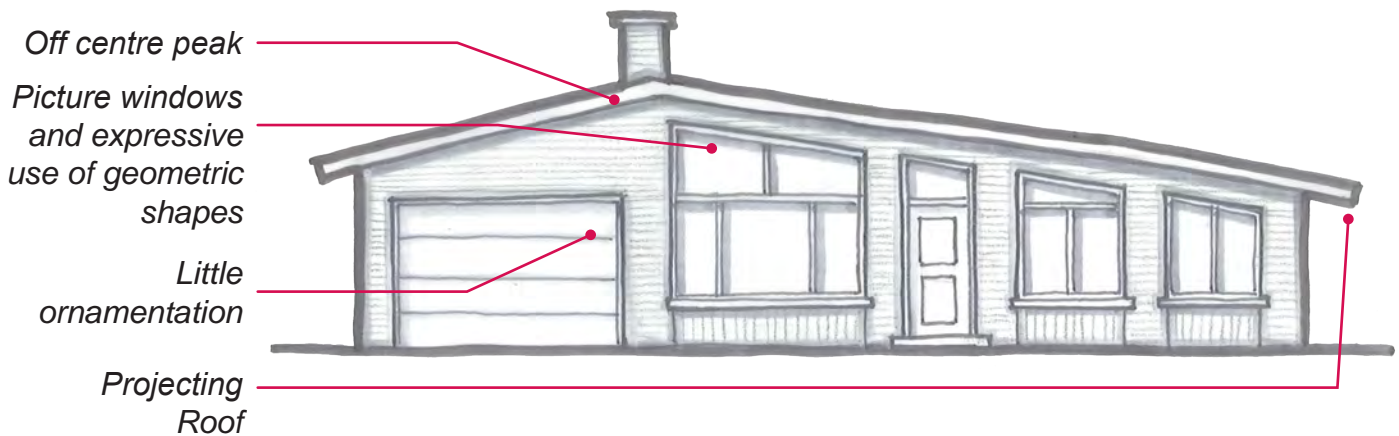


MODERNIST

PERIOD OF POPULARITY: 1950 - PRESENT

This building style represents the shift in lifestyle that occurred after the Second World War where extended families no longer lived together, servants became uncommon, and new, mass-produced appliances simplified the tasks of daily domestic life.

Attributes of the modernist building style include large picture windows, a carport, and an off-centre, sloping roof, typically projecting beyond elevations. Aesthetically, the focus is on sleek lines, geometric forms and patterns, with little ornamentation.



CONTEMPORARY

PERIOD OF POPULARITY: 1980S - PRESENT

Contemporary structures encompass a range of styles and influences. While some contemporary architecture draws primarily from historic references, other examples are clearly contemporary, utilizing current ideas of architectural design, aesthetics, and building technology.

Note: For information on new construction, refer to HCD District Plan Guidelines.

