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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 42-2009

To designate the property at 15 Main Street North as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

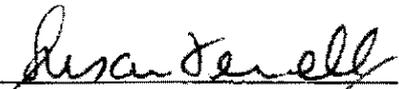
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 15 Main Street North more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 15 Main Street North and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 16 DAY OF March 2009.

Approved as  
to form  
9/5  
Feb 12 2009

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

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

**SCHEDULE "A" TO BY-LAW *62-2009***

**LEGAL DESCRIPTION**

**PL BR 23 PT LOTS 4 & 5 OF MAIN STREET NORTH; BRAMPTON**

**141230111 (LT)**

## **SCHEDULE "B" TO BY-LAW 62.2009**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 15 MAIN STREET NORTH:**

The property at 15 Main Street North is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

The cultural heritage value of 15 Main Street North is related to its design or physical value as a nineteenth century commercial building. It is a very good example of commercial architecture with classic Italianate features. The Italianate style (1840s-1870s) was a novel and unique commercial storefront style. It resembles the traditional Georgian style with its balance and square shape, however the Italianate style provides more ornamentation.

15 Street North is a three storey brick building divided into three bays with a bell cast mansard roof. There are three square windows on each of the upper two floors with decorated surrounds. The third floor windows have masonry sills that extend to either side of the surrounds, while the second floor windows have shorter sills. Keystones characterize all of the windows.

The rear wall is unusual because of its odd angle. The wall was built in this manner because it formed the back wall of the Etobicoke River bank. A door that was used to let water out of the building after any flooding also characterizes the rear wall; the door has since been closed in. Some repair work as well as the replacement of the original bricks has taken place at the rear wall on the southern portion.

The property also has historical or associative value as it reflects the work of Richard Blain, founder of Blain's Hardware and a politician committed to public service in Brampton and Peel County. Blain's Hardware, along with Harmsworth Paint and Wallpaper, are some of the City's oldest stores. The building was also home to Orange Hall and the Golden Star Lodge.

The property reflects the history of Brampton because it serves as one of the last traces of nineteenth century streetscape in the downtown area. It is also illustrative of broad patterns of economic development in Brampton as it reflects the building boom experienced from the 1860s-1880s. The construction of the rear door and the angle of the wall show the presence of Etobicoke River and the occurrence of flooding, illustrating components of Brampton's past natural heritage.

The cultural heritage value of the property is also connected to its contextual value as it maintains and defines the commercial character of Brampton's downtown streetscape. The property contributes to the character and identity of the area in the following ways: its historical attributes, architectural characteristics, its design elements, decorative brick work, and the bell cast mansard roof over the southern part of the structure. The commercial character of downtown Brampton is related to and reinforced by this property. The building is also one of the oldest structures in such close proximity to the core of downtown Brampton.

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## **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

### **Design / Physical Value:**

- well-designed commercial building
- very good example of commercial architecture
- architectural references to the Italianate style
- few structures of this vintage and style remain in the downtown
- decorative brickwork
- distinct, mansard style roofline on the southern half of the property
- three storey's high
- tall, uniform windows, evenly spaced along the main façade
- ornate eared architraves around the window openings constructed in masonry
- unique arcaded corbel beneath the roofline that forms a distinctive cornice
- the rear wall was constructed at an odd angle to accommodate the Etobicoke River bank
- certain interior elements including decorative and pressed metal ceilings on the ground floor of the southern portion of the commercial block

### **Historical / Associative Value:**

- representative of the commercial boom in downtown Brampton
- one of Brampton's oldest stores along with Harmsworth Paint and Wallpaper
- established by Richard Blain, a well-known politician

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- later his son, Roswell Blain, took over and became known for his participation with the Brampton's Excelsiors team, the 2514 lacrosse team, and his participation in World War I
- the Orange Order and the Golden Star Lodge fraternities both called this building home at some point in Brampton's history

**Contextual Value:**

- rear design of the structure built to accommodate the swelling of the Etobicoke Creek indicative of the former pathway of the creek
- one of the last traces of nineteenth century Brampton streetscape
- reinforces the commercial character of the area
- a familiar and long standing landmark seen in several publications, postcards and archival photographs relating to downtown Brampton
- has a conspicuous physical form which juxtaposes the buildings directly adjacent to it
- relates to other historic commercial buildings located further north on Main Street North
- in close proximity to the Dominion Building, an important landmark in Brampton
- one of the oldest remaining structures nearby the historic intersection, Queen Street and Main Street, where the settlement now known as Brampton first emerged

**GENERAL PROPERTY DESCRIPTION:**

The lot is rectangular in shape. The plan of the principle structure is a simple rectangle and is on an east to west orientation from front to rear. The heritage portion of the subject property is 57 feet wide slightly over 100 feet deep. To the rear of the northerly portion of the structure is a parking lot, roughly 57 feet in width and 75 feet deep. The principle façade faces Main Street North and looks onto the open space in front of the Rose Theatre, adjacent to CIBC. The building is aligned on a shallow setback from Main Street North and the north façade fronts McArter Lane. McArter Lane has landscaping elements that include: some mature trees, flowerbeds, hanging baskets, benches, and an interlock walkway. The front façade has only one tree located in front of the southern portion of the structure.

Landscaping elements immediately surrounding the subject property are non-existent as the structure fronts the sidewalk on Main Street North. The west elevation faces a mid-sized parking lot.

SCHEDULE "C" TO BY-LAW 62-2009

AFFIDAVIT OF PETER FAY

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

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate 15 Main Street North was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on Wednesday, November 12 2008.
4. The by-law to designate the 15 Main Street North came before City Council at a Council meeting on *March 11,* 2009 and was approved.
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on \_\_\_\_\_ 2009.

SWORN before me at the City )  
of Brampton, in the Region )  
of Peel, this )  
day of , )

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A Commissioner for Taking Affidavits, etc.