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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 66-2009

To designate the property at 195 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 195 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 195 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 16th DAY OF March 2009.

Approved as
to form

2012/29


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to Content:


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

SCHEDULE "A" TO BY-LAW 66-2009

LEGAL DESCRIPTION

PT. LOT 100, BLOCK 20, PLAN BR-4
WEST OF HURONTARIO ST.;
AND
PT. LOT 101, BLOCK 20, PLAN BR-4
WEST OF HURONTARIO ST.

14122-0062 (LT)

SCHEDULE "B" TO BY-LAW 66-2009

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 195 MAIN STREET NORTH:

The property at 193-195 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 193-195 Main Street North 2-storey double dwelling with a gabled porch, two frontispieces with gable and fish-scale shingles, and segmental windows with arched radiating voussoirs. Its cultural heritage value is also related to its design or physical value as a red brick dwelling with white trim, 3 bay windows, decorative cornice, brick steps up to porch and a pediment; the home reflects the Italianate architectural style. This rectangular structure is located on a fieldstone base and is four bays wide with a symmetrical elevation. It has a solid appearance typical of late Victorian buildings. The use of cedar shingles, bargeboards, sturdy brackets and corner brackets used in the 1890s have been employed here, but with less ornamentation. The two halves of the home are not identical; the left flanking bay consists of a bay window rising the entire height of the wall face while, the right portion contains a bay window only on the first floor. It is a rare example of a well-designed Italianate duplex in Brampton, reflecting a high degree of craftsmanship, only a few survive. The Italianate style was predominant from the 1860s to the 1890s, and became a popular choice for domestic architecture in Ontario during the 1860s. Its popularity was due, in part, to the flexibility it offered as it was easily adaptable to various designs and homes, both grand and ordinary, large and small. Major identifiers do not define the Italianate style nor is it regulated by rigid proportion. Rather, it is known for its design elements the most notable being the highly decorated eave brackets.

The property also has historical or associative value as it most commonly associated with James E. Cooper who was the Assistant Manager of Dale Estates, the Superintendent of Grace Methodist Sunday School (1916-1932) Secretary-Treasurer of the Brampton Fruit Grower's Association (1914-1915), and served on the financial committee of the Boys and Girls Camp in 1930. He married Edith Ethel Hewetson, daughter of John Hewetson of the Hewetson Shoe Company and they had five children. Their family home was located at 289 Main Street North, now the Scott Funeral Home, and two of his James Cooper's sister lived at one of the two houses at 193-195 Main Street North for a number of years. According to the Peel Gazette, November 14, 1946, Matilda Anne Cooper was an esteemed citizen of Brampton and has lived at 195 Main Street North for 57 years.

The property reflects Brampton's Flowertown history because this home, like many others along Main Street North, were owned by people who were involved with Brampton's flower growing industry. It is also illustrative of broad patterns of the establishment of Brampton as a town in the late 19th and early 20th centuries and the role played by Dales, Calvert's and other flower growers in Brampton.

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

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contributes to the character and identity of the area in the following ways: it acts as a testament to the residential development of Brampton and its link to the flower growing industry, it is one of the few built and surviving duplexes in Brampton, and it reinforces the 19th century residential character of downtown Brampton. It is linked to its surroundings in that it is a conspicuous landmark in the area as it is located on a corner lot and its massing make it a highly visible part of the streetscape.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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

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

- 2-storey double dwelling
- few built, few survive
- truncated hip roof with cross gable
- red, stretchbond brick dwelling
- decorative brickwork, woodwork, and brackets
- two frontispieces with gable and fish-scale shingles
- segmental window openings and windows with arched radiating voussoirs
- band course of decorative brick
- decorative brackets under the eaves of the porch
- dark brown trim
- three bay windows
- decorative cornice
- brick steps up to porch and a pediment with decorative detail with applied millwork over tongue and groove paneling
- fieldstone foundation
- four bays wide

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- symmetrical elevation
- two halves of the home are not identical
- left flanking bay consists of a bay window rising the entire height of the wall face
- right portion contains a bay window only on the first floor
- reflects the Italianate Style
- associated with James E. Cooper, assistant manager of Dale Estates
- Cooper was also the Superintendent of Grace Methodist Sunday School, Secretary –Treasurer of the Brampton Fruit Grower's Association, etc.
- Edith Ethel Hewetson, daughter of John Hewetson of the Hewetson Shoe Company, was his wife
- 193-195 Main Street North reflects Brampton's Flowertown history
- like many other homes located on Main Street North, 193-195 Main Street North was owned by people affiliated with Brampton's flower-growing industry
- acts as a testament to Brampton's early residential development
- it reinforces the 19th Century residential character of Brampton
- acts as a landmark on Main Street North because of its location and massing

GENERAL PROPERTY DESCRIPTION:

The lot is a rectangle. The lot is 48 feet wide by 150 feet deep and covers a total area of 7200 square feet. The plan of the principle structure is a simple square, although additions have been made to the building throughout the years.

The principle elevation (main façade) is emphasized by the following elements: 2-storey red brick building with a gabled porch, 2 frontispieces with gable and fish-scale shingles, segmental windows with arched radiating voussoirs, white trim work and decorative brackets and cornices.

Landscaping elements include: grass and black steel fence characterize the front yard and the rear yard has been paved and is used for parking.

SCHEDULE "C" TO BY-LAW 66-2009

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 195 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 195 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)

A Commissioner for Taking Affidavits, etc.