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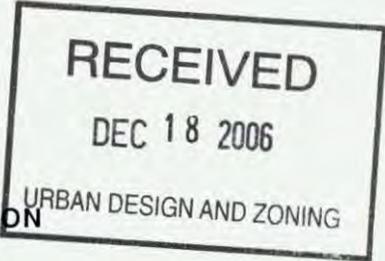
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THE CORPORATION OF THE CITY OF BRAMPTON



BY-LAW

Number 379-2006

To designate the property at 250 Main Street North (Thomas Dale House) 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 250 Main Street North (Thomas Dale House) 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 250 Main Street North (Thomas Dale House) 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 Kathryn Zammit 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 13th DAY OF DECEMBER, 2006.

Approved as to form
C. Limby
 04 12 06

Susan Fennell

 SUSAN FENNELL – MAYOR

Kathryn Zammit

 KATHRYN ZAMMIT – CLERK

Approved as to Content:
Karl Walsh

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

SCHEDULE "A" TO BY-LAW 379 - 2006

LEGAL DESCRIPTION

LT 118, PL BR24; Brampton

14128-0233 (LT)

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF
THOMAS DALE HOUSE**

Heritage designation of Thomas Dale House, 250 Main Street North, is recommended under Part IV of the Ontario Heritage Act, for architectural, historical and contextual reasons.

The property is a significant cultural heritage resource. The ranges of heritage attributes (architectural, contextual and historical) found on the property are extensive and generally well preserved.

Historical associations are present with early European-Canadian settlement and the Dale family, founders of one of Brampton's most important flower growing operations and Brampton's "flower town" heritage. The wood frame vernacular Gothic Revival house on this property was built about 1874 for A.O. Fuller.

Thomas Dale (1871-1944) was the son of Edward Dale and brother of Harry Dale, founders of Dale Estate Nurseries. The Dale family owned this property from about 1903 to 1956. Thomas Dale was an executive with the Dale Estates. For a period of time this house was heated by steam, piped in from the nearby greenhouses. Other houses in the neighbourhood were also heated by steam.

Geographical and cultural interactions exist between the Thomas Dale house and historic streetscape of significant mid and late 19th century single-family homes along Main Street North. The house also contributes much to the prominent gateway into the downtown and it is clearly linked to the nearby site of the Dale Estates nursery. In fact, fire insurance maps show the Dale greenhouses actually abutting the northeast corner of the property line. When the Dales owned the property several well-tended flowerbeds surrounded the house.

The architectural heritage attributes exhibited by the house are significant. The house is a good surviving example of vernacular Gothic Revival architecture, with steeply pitched gables, a pointed gothic window on the second storey and a decorative wooden crown over the second storey double window, vertical corner boards decorated with braided wood rope detailing running the length of each board, wood window and door architraves. Edwardian architectural influences are also prominent. They include: the front verandah and front picture window. The bowed shape of the verandah is unique in this neighbourhood. The house presents a good example of how two distinct architectural styles can blend effectively.

This house is generally well preserved; retaining its very prominent and well-designed Edwardian front verandah, along with decorative wood architraves around window and door openings and rare roughcast stucco cladding.

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

available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques. Specific heritage attributes of significance include:

Exterior Architectural Heritage Attributes:

Gothic massing with steeped pitched gable roofs; rough cast stucco exterior cladding; very significant and beautifully designed Edwardian front verandah with: wood Doric columns, wood balustrade, pediment with fish scale shingling inside pediment, tongue in groove ceiling, bowed shape to centre portion of verandah, panelled boxed pedestals supporting the columns, frieze decorated with dentils; moulded wood architraves decorating window and door openings; segmental arched window openings; fixed stained glass transom panel over front picture window; triangular shaped wooden crown with decorative scroll details, over the double window on second storey; vertical wood corner boards with braided wood rope detailing running the length of each board; horizontal wood apron; wood soffits and fascia.

Contextual Heritage Attributes:

Geographical and cultural interactions exist with historic Main Street North; part of late 19th century residential streetscape; contributes much to the prominent gateway into the downtown; geographically linked to the nearby site of the Dale Estates nursery.

Historical /Cultural Heritage Attributes:

Historical associations with Dale family and Dale Estate Nurseries; historical references to steam heating from Dale greenhouses; symbolic of Brampton's flower town heritage; good example of mid Victorian single family home; helps interpret the historical development of the community.

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon 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 therein contained.
- 2. The public notice of intention to designate "250 Main Street North (Thomas Dale House)" 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 *November 10* 2006.
- 4. The by-law to designate the "250 Main Street North (Thomas Dale House)" came before City Council at a Council meeting on *December 13* 2006 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 *NOVEMBER 17* 2006.

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

A Commissioner for Taking Affidavits, etc.

NOTICE OF PASSING OF BY-LAW

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O. 18, AND
IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS THOMAS
DALE HOUSE, 250 MAIN STREET NORTH IN THE CITY OF BRAMPTON, IN THE
PROVINCE OF ONTARIO.

TAKE NOTICE that the Council of the Corporation of the City of Brampton enacted By-law
Number 379-2006 on the 13th day of December, 2006, to designate Thomas Dale House, 250 Main
Street North in the City of Brampton as being of cultural heritage value or interest under Part IV
subsection 29(1) of the Ontario Heritage Act, R.S.O. c. O. 18.

Dated at the City of Brampton on this 26th, day of June 2007.

Kathryn Zammit, City Clerk, City of Brampton.