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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

45-2015

**To designate the property at 280 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 280 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. City Council 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 280 Main Street North and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. 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.

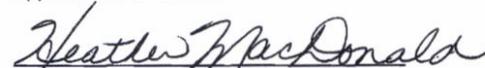
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 25TH DAY OF February, 2015.

Approved as
to form
KP
Feb 5/15


LINDA JEFFREY - MAYOR

PETER FAY - CLERK

Approved as to content:


Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 45-2015

LEGAL DESCRIPTION

Part of Lot 10, Plan C88, Designated as Part 1 on Reference Plan 43R-16623;
BRAMPTON

14128-0004 (LT)

SCHEDULE "B" TO BY-LAW 45-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 280 MAIN STREET NORTH:

The property at 280 Main Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. 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.

Design/Physical Value:

The cultural heritage value of 280 Main Street North is related to its design or physical value as an example of an Italianate style house. Italianate architecture, inspired by Tuscan architecture during the Italian Renaissance, regained its popularity in the mid-nineteenth century. The style experienced a period of popularity in Ontario from 1850 to 1900, and was seen as an alternative to the Classical Revival and Gothic Revival styles. The style tended to be highly decorative, with elements such as generous eaves with brackets, tall and narrow arched windows, bay windows, quoins, belvederes, low-pitched roofs, pedimented windows and doors, and cupolas. Italianate structures enliven a streetscape due to their ornamental appearance. The style was popular with both residential and commercial buildings across Ontario.

In Ontario there was a unique version of Italianate architecture seen in the basic two-storey, square residence with projecting eaves and ornate cornice brackets, which was promoted by *The Canada Farmer* journal in 1865. Such houses also incorporated sash windows, quoins, and ornate detailing on the windows.

The house at 280 Main Street North is distinguished by many features of Italianate architecture, such as two bay windows with decorative brackets, slightly overhanging eaves with scalloped frieze, paired arched windows on the second floor, polychromatic brickwork including voussoirs and quoins, wooden window sills, and a front entrance with sidelights and transom. The simple square front façade represents the unique Ontario interpretation of the style. The house also has a Classical inspired front porch with a plain entablature and Doric columns.

The lot is further distinguished by mature trees along the front façade, which contribute to the historic character of the lot.

Historical/Associative Value:

The property is associated with some of Brampton's early settlers, particularly the Baskerville family. Hardy Baskerville was born in Ireland around 1826. The 1891 Census states that he resided in Brampton with wife, Sarah Baskerville. They had three children: Harriet, Eleanor, and Jessie. He was noted as a farmer on Lot 2, Concession 3 WHS. Hardy Baskerville bought 50 acres of Lot 7 Concession 1 EHS in 1872 and another 49 acres in 1874. The area was subdivided in the 1880s. According to Collector's Rolls (1888), Wellington Wallace occupied an unfinished building owned by Hardy Baskerville on Lot 10. According to land records, Baskerville sold Lot 10, Plan C-88, to wife Sarah Baskerville in 1888 for \$1.00. The reason for this transfer is unknown. It is unclear whether the Baskerville family lived on the property. Collector's Rolls (1893) list Archibald McKechnie, his three sons and father as tenants in the house.

Eleanor Baskerville received the property under provisions of Sarah Baskerville's will in 1911. In 1919, Eleanor sold the property to William C. Reevely for \$1.00. The house was transferred several times during the 1920s to the 1940s. In 1950, [REDACTED] and [REDACTED] purchased the property for \$7,500.00 and continued to own it until 1988. Hardy Baskerville is also noted as the owner of several other downtown Brampton properties. He owned 266 Main Street North from 1872 to 1888, 284 Main Street North until 1891, 12 Victoria Terrace until 1888, and 8 Victoria Terrace until 1901.

Contextual Value:

The property also has contextual value as it helps define, maintain, and support the character of the neighborhood composed of other 19th to 20th century houses. The property retains the overall form, proportions, and set-back of the buildings that historically ran the length of Main Street North.

The property also reflects the early history of Brampton. It is connected to the building boom of 1860 to 1880. As mentioned above, the house is associated with a cluster of houses that once belonged to Hardy Baskerville. Along with 284 Main Street North, 12 Victoria Terrace, and 8 Victoria Terrace, the house is a well-maintained example of a design and construction style typical of the 1880s. Together, the houses demonstrate a period in Brampton's history where large lots were subdivided into separate parcels and new houses were constructed more densely.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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:

- Italianate architectural style
- Masonry construction
- 2 storey height
- Asphalt low-hipped roof with slightly overhanging eaves and scalloped frieze
- Wood soffits
- Bay windows with metal roof, modillion brackets and sash windows
- Paired arched windows
- Polychromatic brickwork including cream coloured quoins and radiating voussoirs
- Front entrance with transom and sidelights
- Front porch with plain entablature and Doric column
- Wood sash windows and storm windows
- Masonry water table
- Associated with early Brampton citizens, particularly the Baskerville family
- Associated with the 1860 - 1880 building boom of Brampton
- Set-back of the building from Main Street North
- Contribution to the heritage character of the Main Street North streetscape