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October 30, 2013

Jim Leonard
Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST

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RECEIVED

Re: Notice of Intention to Designate

Dear Mr. Leonard,

Enclosed please find the *Notice of Intention to Designate* 280 Main Street North, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,



Stav Kassaris
Heritage Coordinator
905-874-3825
stavroula.kassaris@brampton.ca

NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands located at 280 Main Street North in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 280 Main Street North in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. c. O. 18.

DESCRIPTION OF PROPERTY

The property at 280 Main Street North is located on the east side of Main Street North, south of Vodden Street. The approximately 0.2 acre rectangular lot contains a two-storey masonry residence with a rear addition. The lot has a frontage of 55 feet and a depth of 160 feet. The front lawn contains mature trees.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

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 residence. 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 HERITAGE ATTRIBUTES

Unless otherwise indicated, the reasons 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:

- Italianate architectural style
- Solid masonry construction
- 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 window
- Masonry water table
- Associated with early Brampton citizens, particularly the Baskerville family
- Familiar structure on Main Street North
- Mature vegetation partially concealing front facade

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

Please contact Stavroula Kassaris, Heritage Coordinator, at 905-874-3825 to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on November 30, 2013 (within 30 days of the publication of this notice).

Date: October 30, 2013

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2106 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca