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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

44-2015

To designate the property at 204 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;

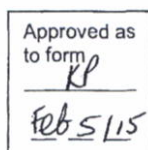
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;


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;

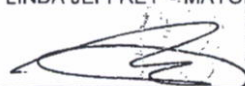
NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 204 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 204 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.




LINDA JEFFREY - MAYOR


PETER FAY - CLERK

Approved as to content:


Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 44-2015

LEGAL DESCRIPTION

PT LTS 114 & 115, PL BR2 AS IN RO947414; BRAMPTON

14128-0177 (LT)

SCHEDULE "B" TO BY-LAW 44-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 204 MAIN STREET NORTH:

The property at 204 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 204 Main Street North is related to its design or physical value as a Victorian-Gothic inspired house. The house predominantly reflects aspects of Gothic Revival architecture. The Gothic Revival period in Canadian architecture occurred between 1830 and 1890. Gothic Revival was widely used for churches, colleges and other public buildings, but residential homes were also built in the style. Common features on homes include steeply pitched roofs, front gables, arched windows, and decorative barge.

Built in the early 1870s, 204 Main Street North is located within a group of 19th century houses along Main Street North between Ellen Street and Alexander Street. The house is distinguished by its asymmetric plan popular in late 1860s and 1870s for the picturesque quality, bay window, gabled lancet window, paired arched windows with wood tracery in the apex, bargeboard, 4-panel front door with transom, sidelights and rope detailing, and front verandah.

Historical/Associative Value:

The property also has historical or associative value as it is associated with Robert Johnston, a former registrar in Brampton; Frank Knight, the Vice President of the Canadian Construction Company; and Catherine Knight, a secretary treasurer of Peel Memorial Hospital. The house was associated with the Johnston-Knight family from 1907 to 1990.

George Tye bought the west half of Lot 115, BR-2 from Rebecca Guy, et. al. in 1872 for \$195.00. Between 1872 and 1874, George Tye and Rebecca Mair sold the property back and forth for sums of \$225.00 and less. Mair then sold the west half of Lot 115 to James Bella in late 1874 for \$1600.00. The house was probably built at this time. James bell and his wife sold the property to Thomas and Annie Jane Sharp in 1892. The

Assessment Roll (1893) indicates Sharp owned a building on part of Lot 115 valued at \$1200.00. The executors of Thomas Sharp sold Lot 115 to Robert Johnston in 1906.

Robert Johnston served as a Registrar of Deeds for Peel County from 1907 to 1913. He died in 1915. His wife, Margaret Johnston, continued to live in the house until her death in 1939. Daughter [REDACTED] took over the family home at this time. [REDACTED] worked as Secretary-Treasurer for Peel Memorial Hospital. She married [REDACTED] in 1950 and they made 204 Main Street North their home. [REDACTED] became vice-president of the Canadian Construction Company. Might's Directory notes [REDACTED] as a resident at 204 Main Street North in 1964. The estate of [REDACTED] sold the property in 1990.

Contextual Value:

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports and defines the built character of downtown Brampton. The property is associated with the 19th century residential district on Main Street North, between Ellen Street and Alexandra Street. It is surrounded by mature tree-lined streets and houses which vary in style and size; some dating back to the late 19th century or early 20th century. The house is a product of the housing boom experienced from 1860-1880, and in particular the expansion of Main Street.

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:

- Mid-Victorian architecture, with Gothic Revival features
- Asymmetric plan popular in late 1860s and 1870s for picturesque quality
- Cross gable roofline
- Gabled dormer
- Frame structure
- Remaining bargeboard over front gable, trefoil motifs in bargeboard typical of Gothic designs
- Original wood sash windows on front façade including:
 - gabled lancet window on second storey
 - bay window
 - paired arch windows with wood tracery
 - two-over-two sash window under the verandah
- Window openings and wood trim

- Edwardian verandah with Doric columns, wooden balustrade, decorative pilaster, wooden octagonal shingles in gable, and dentils in the entablature
- Original 4-panelled front door with Italianate panelling, rope detail, narrow segmental transom, and narrow cusped sidelights with etched glass with a floral pattern
- Association with the Johnston and Knight families, who made significant contributions to Brampton
- Association with the early settlement of Brampton and the housing boom of 1860-1880
- Set-back of the building from Main Street North
- Contribution to the heritage character of the Main Street North streetscape