

**REVISED DRAFT**  
**Evaluation of 230 Main Street North**  
**According to *Ontario Regulation 9/06***  
**City of Brampton**

Prepared for  
**Corporation of the City of Brampton**  
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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
CHVI – Cultural Heritage Value or Interest  
HCD – Heritage Conservation District  
LRO – Land Registry Office  
MCM – Ministry of Citizenship and Multiculturalism  
MMAH – Ministry of Municipal Affairs and Housing  
OHA – Ontario Heritage Act  
O. Reg. – Ontario Regulation  
PPS – Provincial Planning Statement

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## 1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 230 Main Street North according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

## 2.0 METHOD

This report examines the design of the property, presents its history, and describes its context.

### 2.1 Field Survey

A field survey was conducted on February 7, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

### 2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), and published secondary sources (online and print).

### 2.3 Consultation

The property contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. In 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the high priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

### 2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 230 Main Street North is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

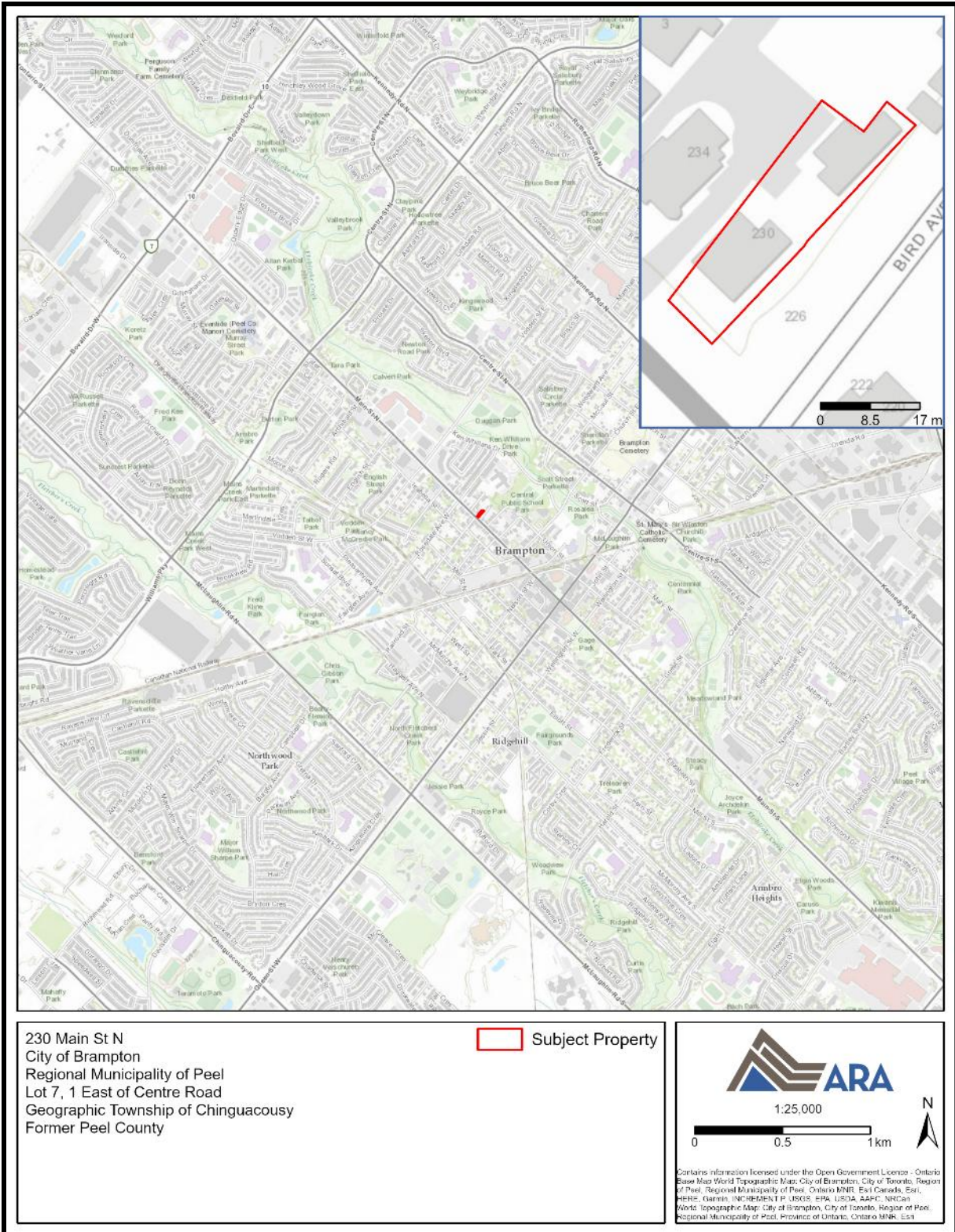
## 3.0 PROPERTY INFORMATION

Civic Address: 230 Main Street North, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: PL BR 24 PT LOTS A,B RP 43R4241 PARTS 2,3 ROW

The location of the subject property is displayed on Map 1 and Map 2.



**Map 1: Subject Property in the City of Brampton**  
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Subject Property on Current Aerial Image**  
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 Provincial Policies and Guidelines

#### 4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect October 20, 2024.

#### 4.1.2 *The Provincial Planning Statement (2024)*

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:

*Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features (MMAH 2024:1-2).*

The PPS 2024, which was enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed polices in Section 4.6, such as 4.6.1 “*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved,*” and 4.6.3 “*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved*” (MMAH 2024:28).

Further, 4.6.5 b) notes “*Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes*” (MMAH 2024:28).

### **4.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies that address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties that may have CHVI (Section 27).

To objectively identify cultural heritage resources, *O. Reg. 9/06* made under the *OHA* sets out nine criteria for CHVI (MCM 2006b:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties not yet protected employ *O. Reg. 9/06* to determine if they have CHVI. These nine criteria are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
6. The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or

9. The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

### 5.0 PHOTOGRAPHS



**Map 3: Image Locations of Subject Property on a Current Aerial Photograph  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



**Image 1: South Façade of 230 Main Street North  
(Photo taken February 7, 2024; Facing Northeast)**



**Image 2: Detail of Entryway of 230 Main Street North  
(Photo taken February 7, 2024; Facing Northeast)**



**Image 3: Southwest Corner of 230 Main Street North  
(Photo taken February 7, 2024; Facing East)**



**Image 4: Southeast Corner of 230 Main Street North  
(Photo taken February 7, 2024; Facing North)**



**Image 5: Context View of Main Street North Streetscape from 230 Main Street North  
(Photo taken February 7, 2024; Facing Northwest)**



**Image 6: Context View of Main Street North Looking Toward 230 Main Street North  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 7: Context View of Main Street North Looking Toward Neighbouring Properties  
(Photo taken February 7, 2024; Facing Northwest)**



**Image 8: Context View of Properties Across Main Street North  
(Photo taken February 7, 2024; Facing Southwest)**



**Image 9: Context View Looking Toward 230 Main Street North  
(Photo taken February 7, 2024; Facing North)**

## 6.0 BACKGROUND INFORMATION

### 6.1 Architecture or Design

Arts and Crafts takes its origin from England in the 1860s and is considered more of a movement than a stand-alone architectural style. The movement was directly associated with John Ruskin who was well known for his rejection of the industrial revolution that favoured machine production as a substitute for creative art, craftsmanship, and traditional skills. Building off Ruskin, William Morris popularized the Arts and Crafts ideals through, in part, its application to the built form and architecture. Arts and Crafts as an architectural style is based on the governing principle “that a design must be appropriate to the purpose for which the building was intended” (Kalman 2000:445) as it “sought to create buildings that had the rightness of place and the sense of belonging” (Ricketts et al 2011).

The Arts and Crafts movement did not take root in North America until after Morris’s death in 1896 and started primarily in carpentry/furniture and the arts (U of Toledo 1999). As the needs of the North American family shifted from the 19<sup>th</sup> to 20<sup>th</sup> century, Arts and Crafts, as an architectural style or approach, gained popularity. The “requirement for large houses with formal entertaining areas, family areas, and servant areas...music rooms, reception rooms, conservatories, parlors, and butler pantries were dropped in favor of living rooms and smaller kitchens” and “because of increased street noise” the traditional “Victorian front porches were no longer desirable, and they were replaced with sunrooms, sleeping porches, and back screened porches” (U of Toledo 1999). As such, the sprawling bungalow, arguably the most popular Arts and Crafts residential design, embodied Arts and Crafts design principles. The style also heavily favours natural elements and valued design for simply aesthetic purposes. Specifically:

*By the time the movement reached Ontario it already had established defining elements. The house was to be a living element within its natural environment based on function as opposed to being built in a style...Orientation of the house was based on the relationship of the house to the garden. Rooms were oriented so as to take advantage of the movement of the sun for warmth and light. The grandiose central entrances of other styles were replaced by the side entrances that allowed for usable space on the façade (Kyles 2016).*

According to Ricketts et al., Arts and Crafts buildings were popular in the early 20<sup>th</sup> century, with increased popularity during the 1920s and 1930s (2011). The buildings “were bold in composition with projecting volumes, steep pitched roofs and massive and irregularly placed chimneys and their low, ground hugging contours” evoked a sense of belonging and “the landscaped setting of these buildings is important to the final overall effect of their architectural design (Ricketts et al. 2011:140-141). The landscape elements “often mimic a traditional English garden with dense foundations, fragrant boxwood, and a riot of ivy climbing the stucco walls...rock gardens...low retaining walls of brick or drystone and rough limestone terraces and walkways” (Ricketts et al. 2011:141). The style is also known as the Prairie style (USA), Craftsman style, English Domestic Revival, English Cottage, and Cotswold Cottage (Kyles 2016; Fram 2003).

A description of the architecture/design of 230 Main Street North is as follows:

- One-and-a-half storey building constructed to a rectangular plan with a horizontal emphasis and an asymmetrical façade of balanced composition and massing (Image 1)
- Buff brick cladding laid in a stretcher bond pattern (Image 2)
- Coursed rubble stone foundation (Image 1 and Image 4)

- Side gable roof clad with asphalt shingles with overhanging eaves, plain wood frieze, and exposed rafter tails on the façade (Image 3 and Image 4)
  - Roofline extends to the first storey on the façade and ends at the second storey of the rear (north) elevation, providing the impression of a more steeply pitched gable
  - Roof overhang above both sides of the porch on the east and west elevations is clad in cedar shakes
  - A large shed dormer projects from the roof of the façade (Image 1)
    - Its sides are clad with cedar shakes (Image 3 and Image 4)
    - Features exposed rafter tails and a group of six rectangular window openings, all of which are replacement units (five are single-pane windows, and one is a single-hung sash)
- A buff brick chimney with a concrete cap projects from the centre of the roofline's peak (Image 3 and Image 4)
- Modern drainage system with downspouts and gutters (Image 4)
- Façade is composed of a recessed entryway offset to the west and a band of seven tall, narrow rectangular six-over-one windows in a sunroom to the east (Image 1)
  - A thick, simple, moulded wooden cornice spans the façade and is supported on three brick pillars topped with rock faced stone caps
  - The recessed entryway on the west (left) side of the façade includes a large, segmentally arched opening with rowlock headers and a wooden entrance door with 12 lites above a wood panel and sidelights that are similarly decorated and divided into eight narrow, rectangular panes above a wood panel (Image 2)
  - A tall, narrow window opening with eight lites is located on the right (east) side of the entryway (Image 3)
  - Slate veneer clads the stairway and low railings that lead to the entrance
- Varied fenestration on the east and west side elevations (Image 3 and Image 4)
- Some of the windows appear to be replacement units, however a pair of six-over-one windows remain on the south side of the main floor of the west elevation, and a pair of double paned windows remain in both gable peaks (Image 3 and Image 4)
- Majority of the window openings are segmentally arched with rowlock headers and rock faced stone slip sills (Image 3 and Image 4)
- An oriel window divided into five tall, narrow windows with a shed roof and a moulded frieze projects from the main storey of the west elevation (Image 3)
- A one-storey orange brick garage is located at the rear of the property, in the northeast corner (Image 3)
  - Flat roof with wood frieze and overhanging eaves
  - Garage door and rectangular pedestrian door on the south elevation
  - Narrow, rectangular window openings positioned horizontally with rock faced lug sills are spaced in a band around the top of each visible elevation
- Set on a flat lot with minimal landscaping, including a stone walkway leading to the main entrance and shrubs and a small garden bed along the façade, as well as a single mature deciduous tree on the front lawn (Image 1)

When examined against the typical characteristics associated with the Arts and Crafts movement as outlined in *A History of Canadian Architecture* (Kalman 1994), *Well-Preserved* (Fram 2003), *Ontario Architecture Online* (Kyles 2016), and *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), 230 Main Street North exhibits most of the characteristics of the Arts and Crafts philosophy and can therefore be considered a representative example of the style (see Table 1).

**Table 1: Characteristics of Arts and Crafts Architecture**  
(Adapted from Kalman 1994; Fram 2003; Kyles 2016; Rickets et al. 2011)

Characteristics of Arts and Crafts Architecture	Characteristics of 230 Main Street North
Overall low profile (typically one to two storeys)	Yes
Projecting volumes	Yes
Balanced composition and massing	Yes
Horizontal emphasis	Yes
Steeply pitched gable roof	Yes
Overhanging or wide eaves	Yes
Large chimneys often irregularly placed	Yes
Typically stucco or brick construction	Yes - Brick
Entrance oriented to the side of the façade	Yes
Use of natural materials in ornamentation	Yes
Carefully landscaped surroundings (plantings, boxwood, climbing ivy, rock gardens, stone retaining walls, terraces, and walkways)	No

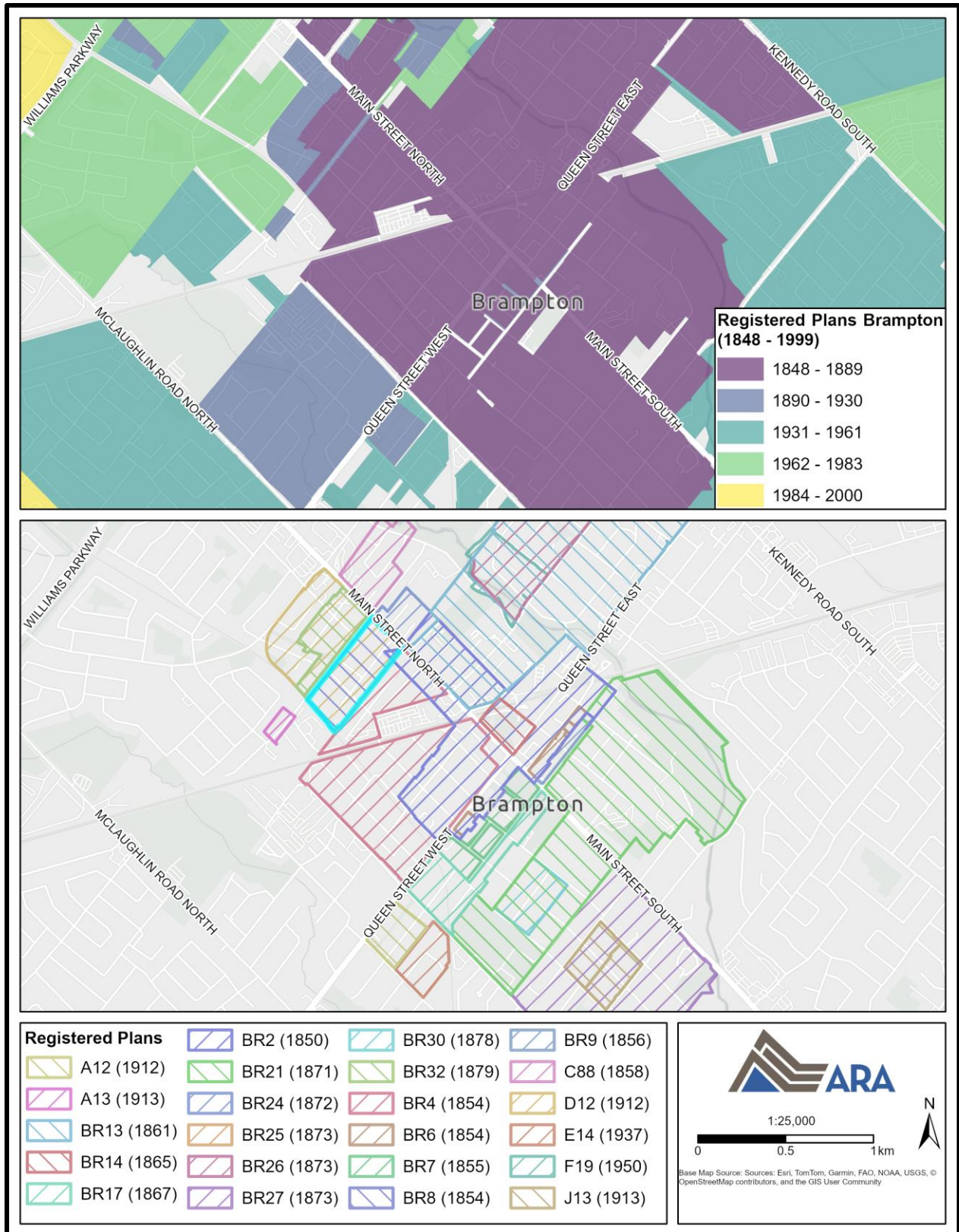
## 6.2 History

### 6.2.1 City of Brampton History

Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. This intersection is the historical heart of modern Brampton and would become known as the "four corners" (CoB 2024).

John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. In 1853, Brampton was incorporated as a village and the population was around 500 inhabitants (CoB 2024). The local economy was growing and the Village supported the surrounding farms and rural hamlets. The Grand Trunk Railway arrived in Brampton in 1856 and triggered an economic boom. By 1867, the Village of Brampton was selected as the Peel County seat. The County Courthouse, Jail and other public buildings were constructed. Kenneth Chisholm built Alderlea, a massive estate in the heart of the Village, and other large homes were built near the Courthouse (CoB 2024). Extensive land holdings surrounding the four corners were subdivided to build houses for the many new inhabitants arriving in the area (CoB 2024). These land holdings, which began to be developed at the same time as the historic core of Brampton, evolved into the residential side streets that extend from Queen Street West and Main Street North. For example, the residential neighbourhood northwest of the four corners became known as the "Washington Block" when it was named as such in the BR8 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1854. Brampton was incorporated as a town in 1873 and John Haggert, an industrialist and owner of the Haggert Brothers Manufacturing Company, was elected the first Mayor (CoB 2024).

On the following page, Map 4 illustrates the phases of development in Brampton's core by date and registered plan beginning around the four corners in the mid-19<sup>th</sup> century and successively expanding outwards to developments that took place up to the turn of the 21<sup>st</sup> century.



**Map 4: Map of Registered Plans Illustrating Brampton's Development from 1848-2000**  
 (Produced by ARA under licence using ArcGIS® software by Esri, CoB 2025)

The 20<sup>th</sup> century brought new industries to the town, mostly along the railway line, and included the Hewetson Shoe factory, Williams Shoe factory, Copeland-Chatterson Loose-Leaf Binder Company, the Brampton Knitting Mills, and cabinet makers Phillips and Bryant (CoB 2024). These new industries joined long standing enterprises such as the large greenhouses for flower production established in the 1860s by Edward Dale, which helped to earn Brampton's nickname, the "Flowertown of Canada" (CoB 2024).

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.

### 6.2.2 Site Specific History

**The building at 230 Main Street North was constructed between 1917 and 1924 as the residence of (Edward) Ned Dale.** Below is a history of the property from 1828 until the present day:

- The Crown Patent for Lot 7, Concession 1 EHS went to Sarah [Johnston] in June of 1826 (see Table 2)
- In February 1850, William Johnston sold the southwest corner of Lot 7, Concession 1 EHS to William Emmett
- Tremaine's map of 1859 indicates the subject property was situated within the developed area of Brampton at that time (see Map 5)
- Plan BR24 was registered as a subdivision of part of Lot 7, Concession 1 EHS on September 14, 1872 (see Figure 1 in Appendix A)
  - The subject property, as an infill development, now comprises part of Lots A and B, Plan BR24
- In October 1872, William Mahaffy and his wife sold Lot A, Plan BR 24 to William Broddy and his wife
  - Research was unable to confirm the transactions between Emmett and Mahaffy
- Broddy sold the property back to Charlotte Mahaffy in January 1877
- An 1877 map indicates the subject property was situated within the core of the Town of Brampton (see Map 6)
- Mahaffy sold the property to William Peaker in 1882
- In 1883, Peaker sold the property to Sarah Nichols
- Nichols sold the property to Edward Crandell in 1886
- Edward Crandell and his wife sold part of the lot to Jeanie Ovens in 1888
- Amelia Ovens sold the property to Louisa Snider in 1891
- Snider sold the same to Salem Foster in 1892
- In 1896, Salem Foster sold the property to (Edward) Ned Dale
  - The subject building is one of the residences of the Dale family estate (see Figure 2 in Appendix A)
  - (Edward) Ned Dale resided at the property and is the son of Edward Dale
  - Edward Dale Sr. established the Dale Estate greenhouses in the late 19<sup>th</sup> century on a parcel of land at Main Street North and Vodden Street, approximately one kilometre from the four corners and three blocks west of the subject property (OHT 2012a)

- The following history is recorded from an Ontario Heritage Trust plaque erected in Duggan Park, north of the subject property, commemorating The Dale Estate:
  - “The Dale Estate nurseries played an instrumental role in the development of Brampton, establishing its reputation as ‘The Flower Town of Canada.’ The business began in 1863 with its founder Edward Dale selling vegetables from his garden and it soon expanded to include the cultivation of greenhouse roses. By the early 20<sup>th</sup> century, the Dale Estate employed a quarter of Brampton's population and was among the largest greenhouse flower producers in the world. International success stemmed, in part, from the production of new varieties of roses and orchids, and from the famous ‘Autographed Rose’ technique. The Dale Estate continued to prosper through the first half of the 20<sup>th</sup> century and its numerous greenhouses and great chimney became iconic features of the local community. In the 1960s, the Dale Estate was sold and merged with another local grower, becoming the Calvert-Dale Estates. Gradually, production slowed and the firm closed its doors in 1980” (OHT 2012b; see Figure 3 to Figure 5 in Appendix A)
- The greenhouse complex was expanded under the direction of Edward Dale Sr.'s eldest son Harry and “by the summer of 1911, it had 20 acres under glass, producing ten million blooms a year, making it the third largest greenhouse operation in the world” (O’Hara 2007)
- While brothers Tom, Ned (owner of the subject property), and Will were involved in the family business, Harry lead its management until his death in 1900 (O’Hara 2007)
- “The Dale Estate was synonymous with Brampton. Its stylized red rose with the Dale name punched into its dark green leaf was present on workbooks of Brampton students. Brampton residents could tell the hour of day based on the Dale whistle sounded to alert its workers to the changing shifts” (O’Hara 2007).
- It has been recorded that the residence may have been among the Dale family homes originally heated by steam from the Dale greenhouses to the west of the subject property (CoB 2007)
- According to the 1911 census, (Edward) Ned Dale was residing with his family on Main Street and Edward’s occupation is listed as a florist (LAC 1911)
- According to the 1921 census, (Edward) Ned Dale was a 54 year old superintendent who was residing in the subject building with his wife Janet (age 51), daughter Elizabeth (age 26) and his sister Clara Mathews (age 58) (LAC 1921)
- A topographic map from 1909 indicates the subject building was not constructed by this time (see Map 7)
- A Fire Insurance Plan from 1917 indicates the subject building was not constructed by this time (see Map 8)
  - A metal-clad garage was located on the property
- By 1924, the subject property had been constructed as an infill development and was a two-and-a-half storey brick residence with a one-and-a-half storey frame porch on the façade and a one-storey brick addition at the rear (see Map 8)
  - The one storey metal-clad garage remained extant at this time
- (Edward) Ned Dale sold the property to Rein Bird in 1921
  - Rein Bird was Dale’s neighbour (LAC 1911; LAC 1921)
- Fire Insurance Plans from 1931 and 1940 do not indicate any changes to the property aside from the garage becoming frame rather than clad in metal (see Map 9)

- It is likely that sometime after 1940 the frame porch was enclosed with brick, reflective of the subject residence's current condition
- Margaret (Bird) McCrady sold the property to Francis Justin and his wife in 1941
- An aerial photograph from 1954 indicates the vicinity of the subject property was well developed with the Dale Estate greenhouses to the northwest of the subject property (see Map 10)
- The property was sold various times between 1941 and 1997 and is owned today by Aldona Kiss (see Figure 6 to Figure 8 in Appendix A)

**Table 2: Summary of Property Ownership at 230 Main Street North  
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	26 Jun 1826	Crown	Sarah Johnson	All 200 acres
Illegible	Grant	11 Feb 1850	William Johnston	William K. Emmett	Southwest corner of Lot 7, Concession 1 EHS
Illegible	Grant	11 Feb 1850	William K. Emmett and wife	William Johnston	Southwest corner of Lot 7, Concession 1 EHS
BR24	Plan	14 Sep 1872		Subdivision of Part of Lot 7, Concession 1 EHS	Chinguacousy Township
813	Bargain and Sale	10 Oct 1872	William Mahaffy and wife	William Broddy and wife	Lot A, Plan BR 24
2142	Bargain and Sale	2 Jan 1877	William Broddy and wife	Charlotte Mahaffy	Westerly part Lot A, Plan BR24; \$995.00
3042	Bargain and Sale	29 May 1882	Charlotte Mahaffy et al	William Peaker et al	Part Lot A, Plan BR24; \$1,000.00
3296	Bargain and Sale	25 Jun 1883	William Peaker et al	Sarah Nichols	Part Lot A, Plan BR24; \$1,150.00
4060	Bargain and Sale	6 Oct 1886	Sarah Nichols et al	Edward Crandell	Part Lot A, Plan BR24; \$1,350.00
4545	Bargain and Sale	30 Nov 1888	Edward Crandell and wife	Jeanie Ovens	Part Lot A, Plan BR24; \$400.00
4992	Bargain and Sale	15 Jan 1891	Amelia Ovens et al	Louisa Snider	Lot A, Plan BR24 "and exchange part"
5216	Bargain and Sale	6 Apr 1892	Louisa Snider et al	Salem Foster	Part Lot A, Plan BR24; \$1,250.00
5779	Bargain and Sale	15 May 1896	Salem Foster and wife	Edward Dale	Part Lot A, Plan BR24 and use of well; \$1,150.00
13976	Bargain and Sale	12 Apr 1921	Edward Dale and wife	Rein Bird	"Part about the same lands as parcel 20051"
20051	Grant	1 May 1941	Margaret (Bird) McCrady	Francis Justin and wife	Lot A, Plan BR24
21793	Grant	29 Apr 1946	Francis Justin and wife	Effie and Anko Nienhuis	Part Lot A, Plan BR24 as in 1 in #20051
24156	Grant	8 Mar 1950	Effie Nienhuis	Wilhelmina and Elliott Wardlaw	Lot A, Plan BR24
654677	Grant	26 Aug 1983	Wilhelmina and Elliott Wardlaw	David Newson and Elain Myers	Lot A, Plan BR24
671712	Grant	3 Mar 1984	David Newson	Josef and Margaret Arvai	Lot A, Plan BR24
684554	Grant	22 Jun 1984	Josef and Margaret Arvai	Josef, Margaret, and George Arvai	Lot A, Plan BR24
739090	Grant	31 Dec 1985	Josef, Margaret, and George Arvai	Brian Skillings	Lot A, Plan BR24
794489	Grant	8 Apr 1987	Brian Skillings	Gerd and Margaret Oster	Lot A, Plan BR24
902853	Mortgage	18 Jul 1989	Gerd Oster	The Central and Guaranty Trust Corporation	230 Main Street North

Instrument #	Instrument	Date	Grantor	Grantee	Comments
902854	Assignment of Mortgage	18 Jul 1989	The Central and Guaranty Trust Corporation	Gerd Oster	230 Main Street North; Mortgage #902853
RO1032234	Assignment	2 Mar 1993	Central Guaranty Trust Corporation	Adelaide Capital Corporation	Re: Mortgage #902853
RO1035368	Grant	16 Apr 1993	Adelaide Capital Corporation	Alan and Janey Walker	230 Main Street North under Power of Sale #902853
RO1141120	Transfer	1 May 1997	Alan and Janey Walker	Aldona Kiss	230 Main Street North






### 6.3 Context



- Located at 230 Main Street North in the historic core of the City of Brampton
  - The “core” comprises primarily late 19<sup>th</sup> century commercial land uses along Queen Street and Main Street, and late 19<sup>th</sup> to mid-20<sup>th</sup>-century residential neighbourhoods organized in a grid pattern to the north and south
  - Main Street North runs roughly northwest to southeast through the City of Brampton
- The building is situated on the north side of Main Street North between Bird Avenue and William Street, directly north of David Street in a dense late-19<sup>th</sup> to early 20<sup>th</sup> century residential neighbourhood
- The property contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study prepared for a number of neighbourhoods in the City of Brampton by George Robb Architect et al. in 2009
  - The study describes this largely unchanged area's distinct character as “modest single-detached houses with modest embellishment from the 19<sup>th</sup> and early 20<sup>th</sup> centuries” (GRA et al. 2009:7)
    - The area is beginning to experience development pressure in the form of higher density infill
  - George Robb Architect et al.'s identification of the character of the Washington Block and Area Neighbourhood supports the contextual assessment detailed in this section
- The property is an infill development in Plan BR24, an early residential subdivision in Brampton registered in 1872, and was constructed during a later wave of development in Brampton's core in the first quarter of the 20<sup>th</sup> century (see Map 4; Figure 1 in Appendix A)
- The property is one of a number of former Dale family residences located in the surrounding blocks, predominantly along Main Street North, that were once the site of The Dale Estate nursery lands (see Figure 2 in Appendix A)
  - Addresses of the former Dale family residences that could be identified and are extant include: 239 Main Street North (Will Dale); 249 Main Street North (Ethel Dale Brydon); 250 Main Street North (Thomas Dale); 36 Lorne Street (Sarah Dale Algje); and 7 English Street (Bertha Dale Algje) (O'Hara 2007)
  - Both Dale homes once located on the northeast and southeast corners of Vodden Street and Main Street North have been demolished
  - Most of the homes on the southeast side of Rosedale Avenue East were Dale family-owned workers' cottages (O'Hara 2007)

- The subject residence is moderately setback from Main Street North on a long, narrow, flat lot
- The property has minimal landscaping with a stone walkway leading to the main entrance and shrubs and a small garden bed along the façade, as well as a single mature deciduous tree on the front lawn
- An asphalt driveway spanning the west side of the property connects Main Street North to a paved parking lot at the rear of the property, and a single-car parking pad is located in front of the residence
- The Main Street North streetscape character can be described as follows:
  - For the purposes of this report, geographically, the Main Street North streetscape includes Main Street North from approximately Market Street/Alexander Street to Lorne Avenue (see Map 5, Map 6, Map 7 and Map 10)
  - Comprised of predominantly one-and-a half to two-and-a-half storey residences on modestly sized, narrow lots
  - Primarily brick construction (majority are red brick)
  - Many buildings share similar features including front and side gable roofs and front porches
  - Streetscape exhibits relatively narrow and consistent setbacks
  - Main Street North includes a wide sidewalk on both sides with a red interlocking brick boulevard, street trees, and decorative light standards
    - This streetscape design is observed along Main Street and Queen Street in Brampton's historic four corners
- There are several residential side streets that extend from Main Street North that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
  - Residential side streets in keeping with the development of the core as shown in historic mapping (see Map 5, Map 6, Map 7 and Map 10) include: Market Street, Joseph Street, David Street, Thomas Street, Isabela Street, Mill Street North, Lorne Avenue, Rosedale Avenue West and William Street
  - Character of the residential side streets is generally in keeping with the character of Main Street North
  - Comprised of predominantly one to two-and-a-half storey residential buildings
  - Primarily brick construction (majority are red, brown, or multitone brick, some covered with siding)
  - Variety of architectural styles including Gothic Revival, Queen Anne, Italianate, Tudor Revival, with a range of vernacular Ontario Cottages and front gable Edwardian structures
  - Setbacks are relatively narrow and consistent
  - Streetscapes generally consist of sidewalks on both sides with a grassed boulevard, often planted with street trees
  - Many buildings on the residential side streets share similar features including brick cladding, front and side gable roofs, and front porches
  - Many of the buildings along Main Street North and the residential side streets date from the late 19<sup>th</sup> to the early 20<sup>th</sup> century
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed and photographs to support the description of the character of Main Street North and the residential side streets

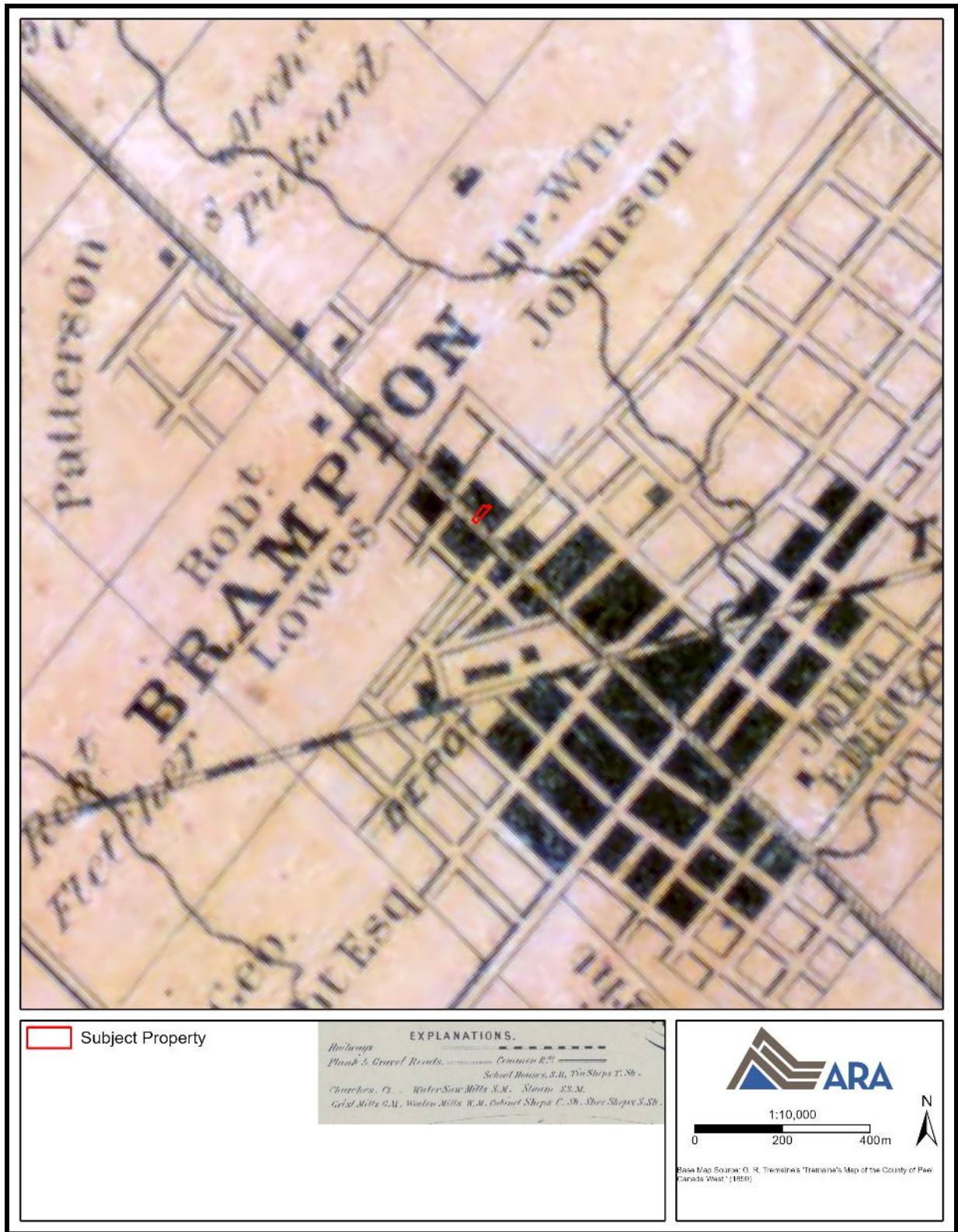
**Table 3: Selection of 19<sup>th</sup> Century Buildings Along Main Street North in the City of Brampton**

Address	Brief Description	Est. Year Constructed	Photo
279 Main Street North	Residence, two-and-a-half storey red brick Edwardian with a large front porch that spans the façade	1906-09	
280 Main Street North	Residence, two-storey red brick Italianate decorated with buff brick quoins, a bay window, and a covered front porch	1870	
266 Main Street North (Arscott House)	Residence, two-storey Gothic Revival, red brick with quoins and a covered front porch	1887	
249 Main Street North (Ethel Dale House)	Residence, two-storey, red brick Italianate, with quoins, overhanging eaves, brackets, and a covered porch	1878-81	
247 Main Street North (Justin House)	Residence, two-and-a-half storey red brick, Queen Anne, complex roofline, projecting bay with a front gable roof, varied fenestration	1892	

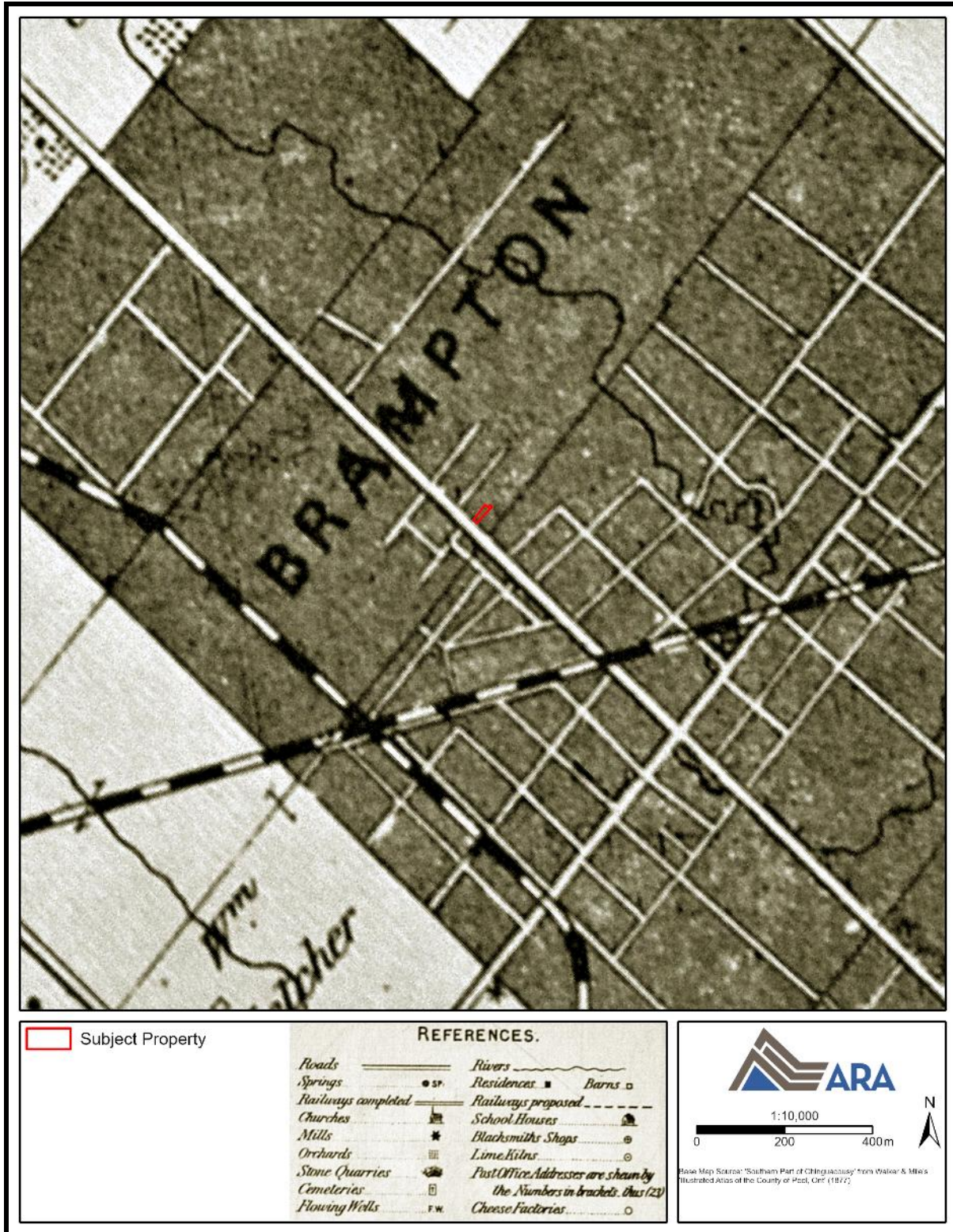
Address	Brief Description	Est. Year Constructed	Photo
246 Main Street North	Residence, two-storey red brick Edwardian with a covered porch and bay window	1910	
245 Main Street North (William Broddy House)	Residence, two-storey brick, Gothic Revival, with a side gable roof with projecting bay and gable peaks, covered front porch, decorative vergeboard, and buff brick hood moulds	1885	
234 Main Street North	Residence, two-and-a-half storey red brick Queen Anne with a tower, tall brick chimney, complex roofline, and a covered porch	1882	
227 Main Street North	Residence, two-storey semi-Octagon clad in stucco with a shallow hipped roof, tall brick chimney, and decorative corner pilasters	Between 1890-1900	
204 Main Street North (Johnson Family Home)	Residence, two-storey stucco Gothic Revival with a side gable roof, decorative vergeboard, and a central entrance beneath a covered porch	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
200 Main Street North (James Birss House)	Residence, Edwardian, two-storey red brick with a bay window, tall brick chimney and a covered porch spanning the facade	Circa 1910	
196 and 198 Main Street North	Residence, two-and-a-half storey red brick, Italianate with a central tower and a covered porch with a pediment decorated with a sunburst detail	1883-87	

7.0 MAPS



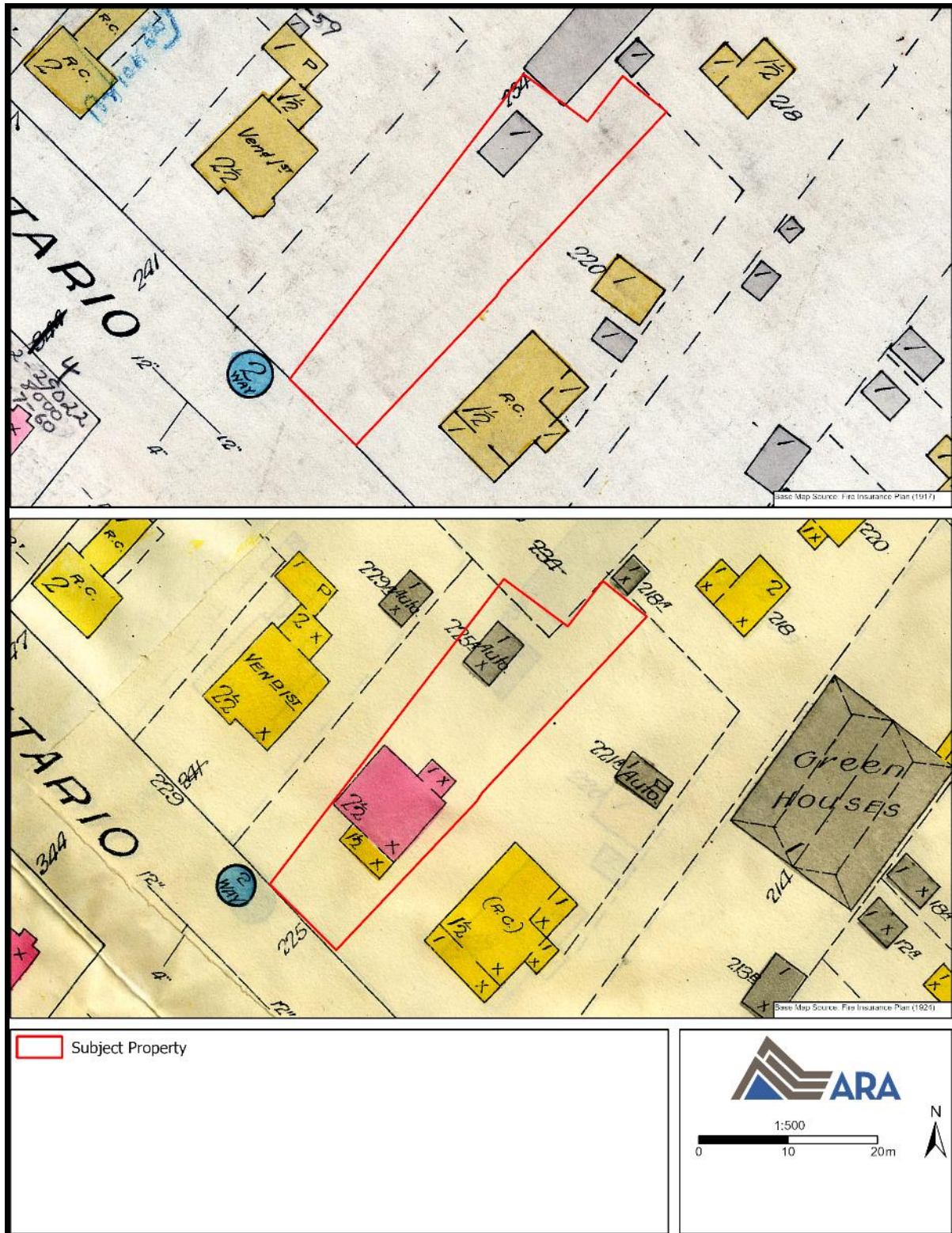
**Map 5: Subject Property Shown on an 1859 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)

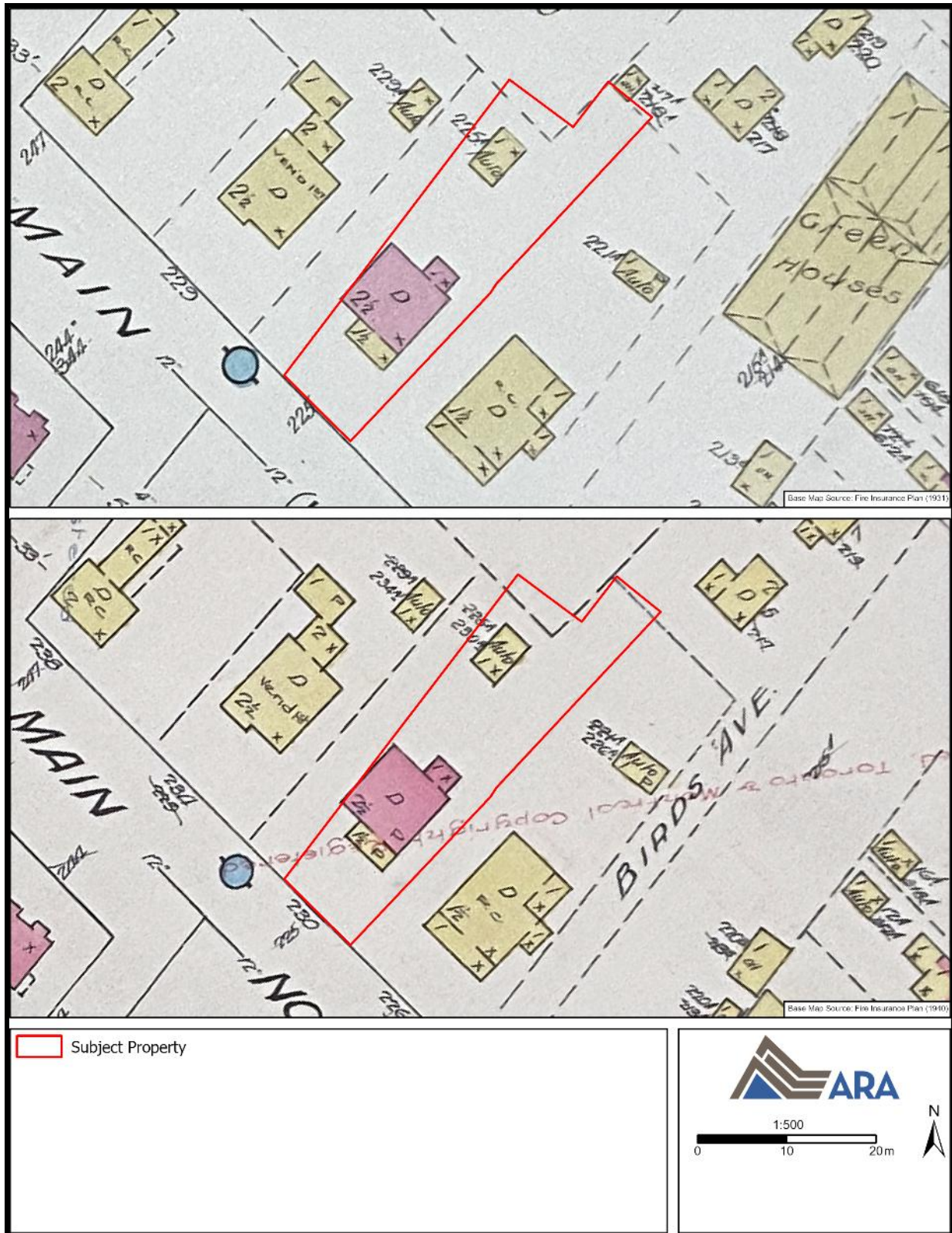


**Map 6: Subject Property Shown on an 1877 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



**Map 7: Subject Property Shown on Historic 1909 Topographic Map**  
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)





**Map 9: Subject Property Shown on a 1931 and 1940 Fire Insurance Plan  
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931 and 1940)**



**Map 10: Subject Property Shown on 1954 Aerial Photograph**  
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

## 8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 230 Main Street North according to *O. Reg. 9/06*, can be found below in Table 4.

**Table 4: Evaluation of the Cultural Heritage Value or Interest of 230 Main Street North in Accordance with *O. Reg. 9/06***

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	230 Main Street North is a representative example of the Arts and Crafts architectural style. The style emphasizes a bold composition with low, ground-hugging contours that are commonly displayed in a residential bungalow like 230 Main Street North. The one-and-a-half storey buff brick building follows a rectangular plan with a balanced composition and massing that takes advantage of sunlight through the many windows placed on each elevation, all typical characteristics of an Arts and Crafts residence. Also typical of the style, the subject property features a brick chimney and a side gable roof with overhanging eaves that extend to the first storey on the façade and the second storey along the rear, contributing to the appearance of a steeply pitched gable. Arts and Crafts construction relies heavily on local, natural materials, as exemplified at 230 Main Street North through the use of buff-brick cladding, cedar shakes, and stone details. Together, the retention of these hallmark characteristics of the style contribute to the subject property's representativeness as an example of an Arts and Crafts bungalow.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	230 Main Street North does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	230 Main Street North does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	230 Main Street North is directly associated with the Dale family, specifically (Edward) Ned Dale. The Dale family owned The Dale Estate nurseries that played an instrumental role in the development of Brampton, establishing its reputation as "The Flower Town of Canada." The business began in 1863 with its founder Edward Dale selling vegetables from his garden and it soon expanded to include the cultivation of greenhouse roses. While brothers Tom, Ned (owner of the subject property), and Will were involved in the family business after their father Edward's retirement, Harry lead its management until his death in 1900. By the early 20 <sup>th</sup> century, the Dale Estate employed a quarter of Brampton's population and was among the largest greenhouse flower producers in the world. International success stemmed, in part, from the production of new varieties of roses and orchids, and from the famous "Autographed Rose" technique. The Dale Estate continued to prosper through the first half of the 20 <sup>th</sup> century and its numerous greenhouses and great chimney became iconic features of the local community. In the 1960s, the Dale Estate was sold and merged with another

Description	Criteria Met Yes/No	Value
		<p>local grower, becoming the Calvert-Dale Estates. Gradually, production slowed and the firm closed its doors in 1980.</p> <p>The Dale Estate nursery lands and Dale family residences were concentrated primarily along Main Street North, west of the subject property, the home of Ned Dale.</p>
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	While 230 Main Street North has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	230 Main Street North does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown, and research indicates the design of the building did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	230 Main Street North is important in supporting the late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. Main Street North was one of the first areas of growth in the City of Brampton and as the city developed, outward expansion from the commercial core melded into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest single-detached houses with modest embellishment dating from the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, comprised of both original and infill properties. These structures are predominantly one-and-a-half to two-and-a-half storeys on modestly sized narrow lots with consistently narrow setbacks. Generally, the residences along Main Street North are clad in brick, with similar features including front and side gable roofs and front porches. 230 Main Street North supports the historic character of the Washington Block and Area Neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	230 Main Street North is historically linked to its surroundings. The property is one of a number of former Dale family residences located in the surrounding blocks, predominantly along Main Street North, west of the subject property on lands that were once the site of The Dale Estate nursery. Addresses of the extant former Dale family residences that could be identified include: 239 Main Street North (Will Dale); 249 Main Street North (Ethel Dale Brydon); 250 Main Street North (Thomas Dale); 36 Lorne Street (Sarah Dale Algie); and 7 English Street (Bertha Dale Algie).
The property has contextual value because it is a landmark	No	230 Main Street North does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

## 9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisted with the development of the list of heritage attributes.

**Table 5: Relationship of Heritage Attributes to Cultural Heritage Values**

Cultural Heritage Value or Interest	Heritage Attribute
230 Main Street North is a representative example of the Arts and Crafts architectural style	<ul style="list-style-type: none"> <li>• One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan</li> <li>• Buff brick construction laid in a stretcher bond pattern</li> <li>• Side gable roof with overhanging eaves that extend to the first storey on the façade and end at the second storey of the rear elevation</li> <li>• Buff brick chimney with a concrete cap</li> <li>• Shed dormer clad in cedar shakes with exposed rafter tails and a group of six rectangular window openings</li> <li>• Thick moulded wood cornice spanning the façade supported on three brick pillars topped with rock faced stone caps</li> <li>• Recessed entryway with a segmentally arched opening with rowlock headers and a wooden door with 12 lites above a wood panel and sidelights divided into eight panes above a wood panel</li> <li>• Band of seven tall, narrow rectangular six-over-one windows on the façade with a rock faced stone slip sill</li> <li>• Oriel window on the west elevation</li> <li>• Segmentally arched window openings with rowlock headers and rock faced stone slip sills</li> </ul>
230 Main Street North is directly associated with the Dale family	<ul style="list-style-type: none"> <li>• One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan</li> <li>• Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property</li> </ul>
230 Main Street North is important in supporting the late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential character of the historic core of Brampton	<ul style="list-style-type: none"> <li>• One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan</li> <li>• Buff brick construction laid in a stretcher bond pattern</li> <li>• Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow lot</li> </ul>
230 Main Street North is historically linked to its surroundings	<ul style="list-style-type: none"> <li>• One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan</li> <li>• Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property</li> </ul>

## 10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### ***Introduction and Description of Property***

230 Main Street North is located in the City of Brampton's historic core on the north side of Main Street North, between Bird Avenue and William Street. It consists of a one-and-a-half storey Arts and Crafts residence, constructed between 1917 and 1924.

### ***Statement of Cultural Heritage Value or Interest***

#### **230 Main Street North is a representative example of the Arts and Crafts architectural style.**

The style emphasizes a bold composition with low, ground-hugging contours that are commonly displayed in a residential bungalow like 230 Main Street North. The one-and-a-half storey buff brick building follows a rectangular plan with a balanced composition and massing that takes advantage of sunlight through the many windows placed on each elevation, all typical characteristics of an Arts and Crafts residence. Also typical of the style, the subject property features a brick chimney and a side gable roof with overhanging eaves that extend to the first storey on the façade and the second storey along the rear, contributing to the appearance of a steeply pitched gable. Arts and Crafts construction relies heavily on local, natural materials, as exemplified at 230 Main Street North through the use of buff-brick cladding, cedar shakes, and stone details. Together, the retention of these hallmark characteristics of the style contribute to the subject property's representativeness as an example of an Arts and Crafts bungalow.

**230 Main Street North is directly associated with the Dale family**, specifically (Edward) Ned Dale. The Dale family owned The Dale Estate nurseries that played an instrumental role in the development of Brampton, establishing its reputation as "The Flower Town of Canada." The business began in 1863 with its founder Edward Dale selling vegetables from his garden and it soon expanded to include the cultivation of greenhouse roses. While brothers Tom, Ned (owner of the subject property), and Will were involved in the family business after their father Edward's retirement, Harry lead its management until his death in 1900. By the early 20<sup>th</sup> century, the Dale Estate employed a quarter of Brampton's population and was among the largest greenhouse flower producers in the world. International success stemmed, in part, from the production of new varieties of roses and orchids, and from the famous "Autographed Rose" technique. The Dale Estate continued to prosper through the first half of the 20<sup>th</sup> century and its numerous greenhouses and great chimney became iconic features of the local community. In the 1960s, the Dale Estate was sold and merged with another local grower, becoming the Calvert-Dale Estates. Gradually, production slowed and the firm closed its doors in 1980.

The Dale Estate nursery lands and Dale family residences were concentrated primarily along Main Street North, west of the subject property, the home of Ned Dale.

**230 Main Street North is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton**, notably the Washington Block and Area Neighbourhood. Main Street North was one of the first areas of growth in the City of Brampton and as the city developed, outward expansion from the commercial core melded into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest single-detached houses with modest embellishment dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century, comprised of both original and infill properties. These structures are predominantly one-and-a-half to two-and-a-half storeys on modestly sized narrow lots with consistently narrow setbacks. Generally, the residences along Main Street North are clad in brick, with similar features including front and side gable roofs and front porches. 230 Main Street North

supports the historic character of the Washington Block and Area Neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

**230 Main Street North is historically linked to its surroundings.** The property is one of a number of former Dale family residences located in the surrounding blocks, predominantly along Main Street North, west of the subject property on lands that were once the site of The Dale Estate nursery. Addresses of the extant former Dale family residences that could be identified include: 239 Main Street North (Will Dale); 249 Main Street North (Ethel Dale Brydon); 250 Main Street North (Thomas Dale); 36 Lorne Street (Sarah Dale Algie); and 7 English Street (Bertha Dale Algie).

### ***Cultural Heritage Attributes***

**230 Main Street North is a representative example of the Arts and Crafts architectural style.**

The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan
- Buff brick construction laid in a stretcher bond pattern
- Side gable roof with overhanging eaves that extend to the first storey on the façade and end at the second storey of the rear elevation
- Buff brick chimney with a concrete cap
- Shed dormer clad in cedar shakes with exposed rafter tails and a group of six rectangular window openings
- Thick moulded wood cornice spanning the façade supported on three brick pillars topped with rock faced stone caps
- Recessed entryway with a segmentally arched opening with rowlock headers and a wooden door with 12 lites above a wood panel and sidelights divided into eight panes above a wood panel
- Band of seven tall, narrow rectangular six-over-one windows on the façade with a rock faced stone slip sill
- Oriel window on the west elevation
- Segmentally arched window openings with rowlock headers and rock faced stone slip sills

**230 Main Street North is directly associated with the Dale family.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan
- Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property

**30 Main Street North is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow lot

**230 Main Street North is historically linked to its surroundings.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan
- Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property

Elements of the property that are not heritage attributes include:

- One-storey orange brick garage located in the northeast corner of the property










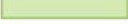
## **11.0 MAP OF HERITAGE ATTRIBUTES**

The following figures display the heritage attributes as outlined above (see Section 9.0).



**Map 11: Map of Heritage Attributes of 230 Main Street North**



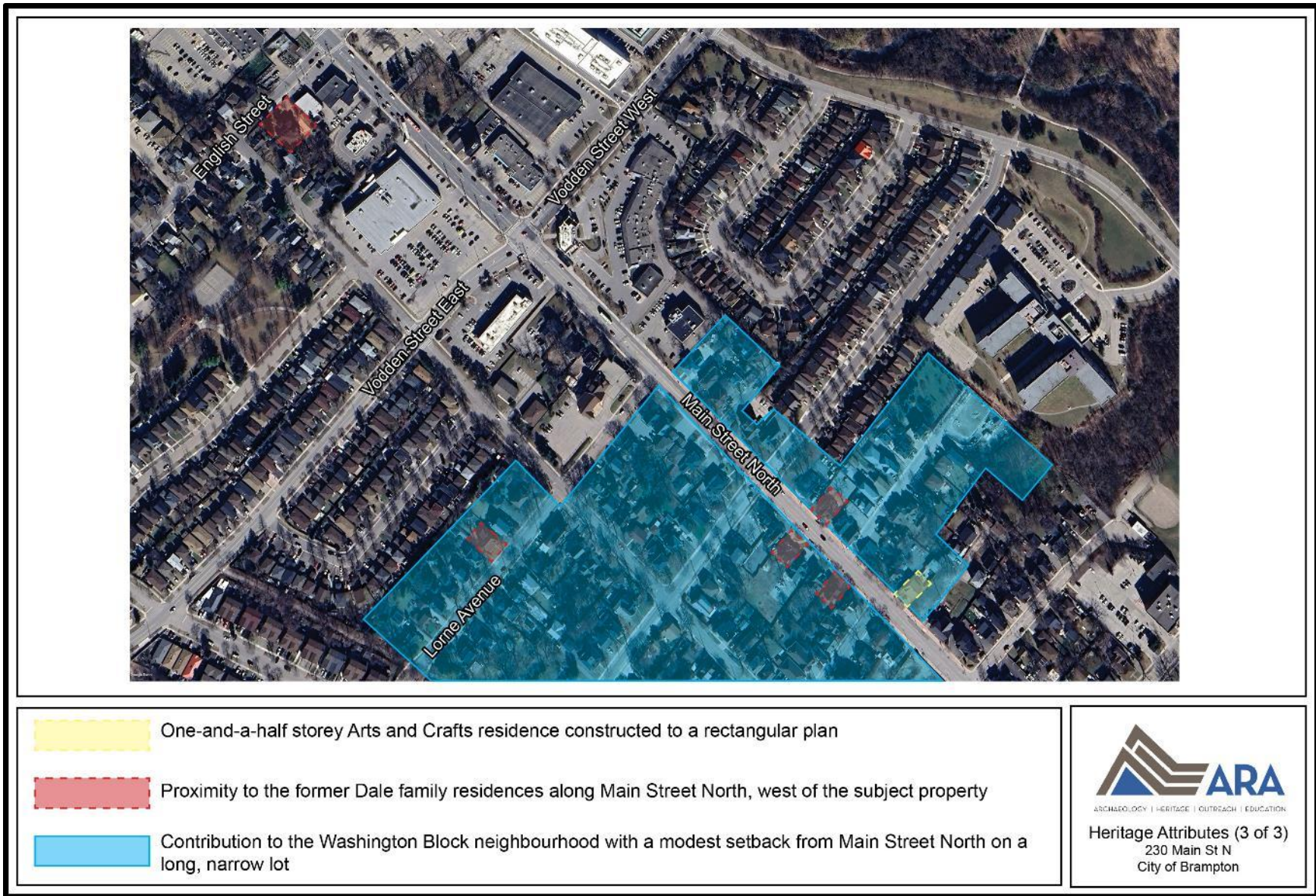
- |   |   |   |  |
|---|---|---|--|
|  | One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan   |  | Recessed entryway with a segmentally arched opening with rowlock headers and a wooden door with 12 lites above a wood panel and sidelights divided into eight panes above a wood panel |
|  | Buff brick construction laid in a stretcher bond pattern  |  | Thick moulded wood cornice spanning the façade supported on three brick pillars topped with rock faced stone caps  |
|  | Side gable roof with overhanging eaves that extend to the first storey on the façade and end at the second storey of the rear elevation |  | Band of seven tall, narrow rectangular six-over-one windows on the façade with a rock faced stone slip sill  |
|  | Shed dormer clad in cedar shakes with exposed rafter tails and a group of six rectangular window openings                               |  | Oriel window on the west elevation   |
|  | Buff brick chimney with a concrete cap  |  | Segmentally arched window openings with rowlock headers and rock faced stone slip sills  |



ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

**Heritage Attributes (2 of 3)**  
 230 Main St N  
 City of Brampton

**Map 12: Map of Heritage Attributes of 230 Main Street North**



**Map 13: Map of Heritage Attributes of 230 Main Street North**

## 12.0 CONCLUSIONS

*O. Reg. 9/06* of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 230 Main Street North meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

The *Provincial Planning Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2024). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped the information presented in this report will be useful in those deliberations.

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Appendix A: Figures and Historic Photos

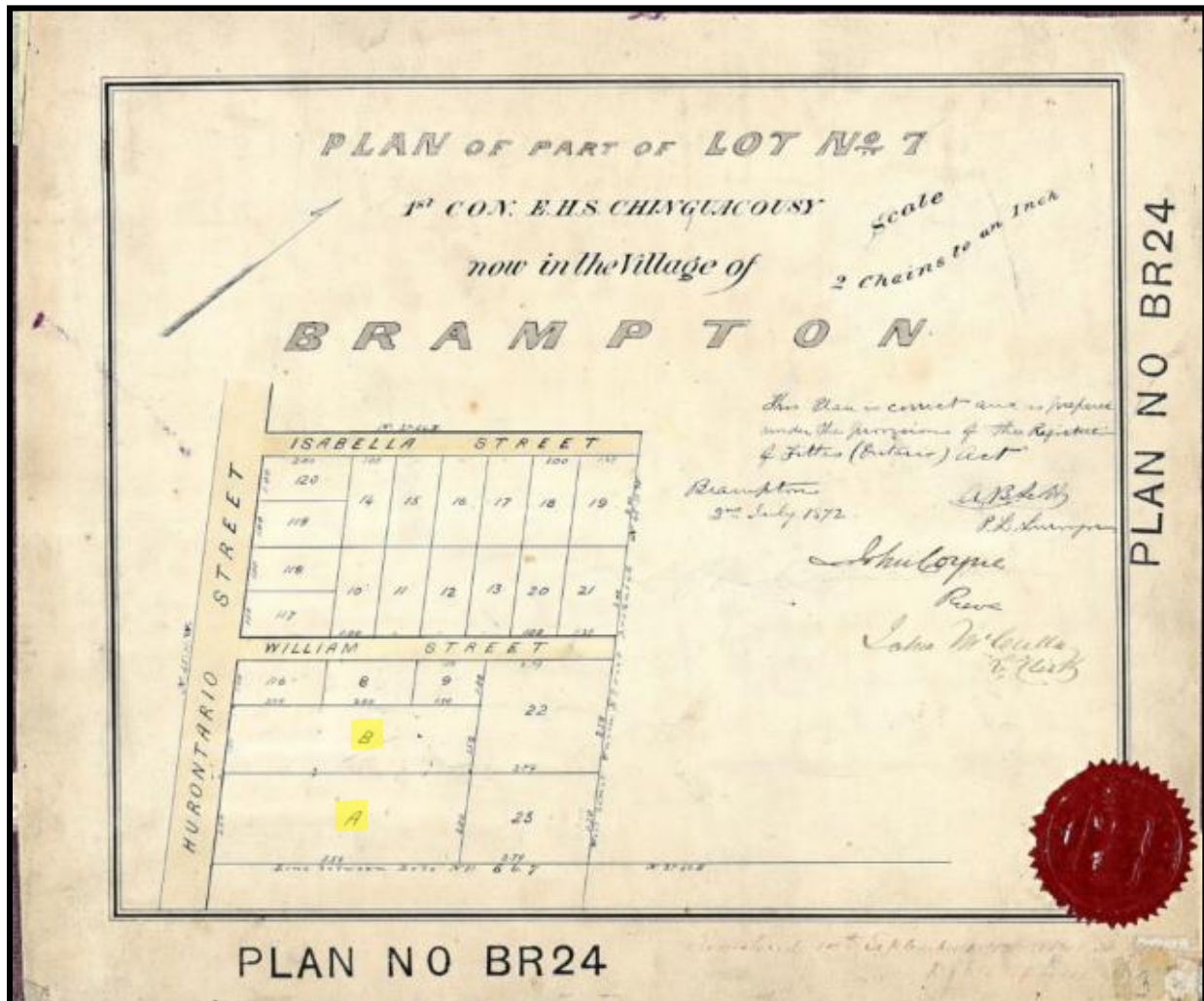


Figure 1: Brampton Plan BR24, 1872 (LRO 43)

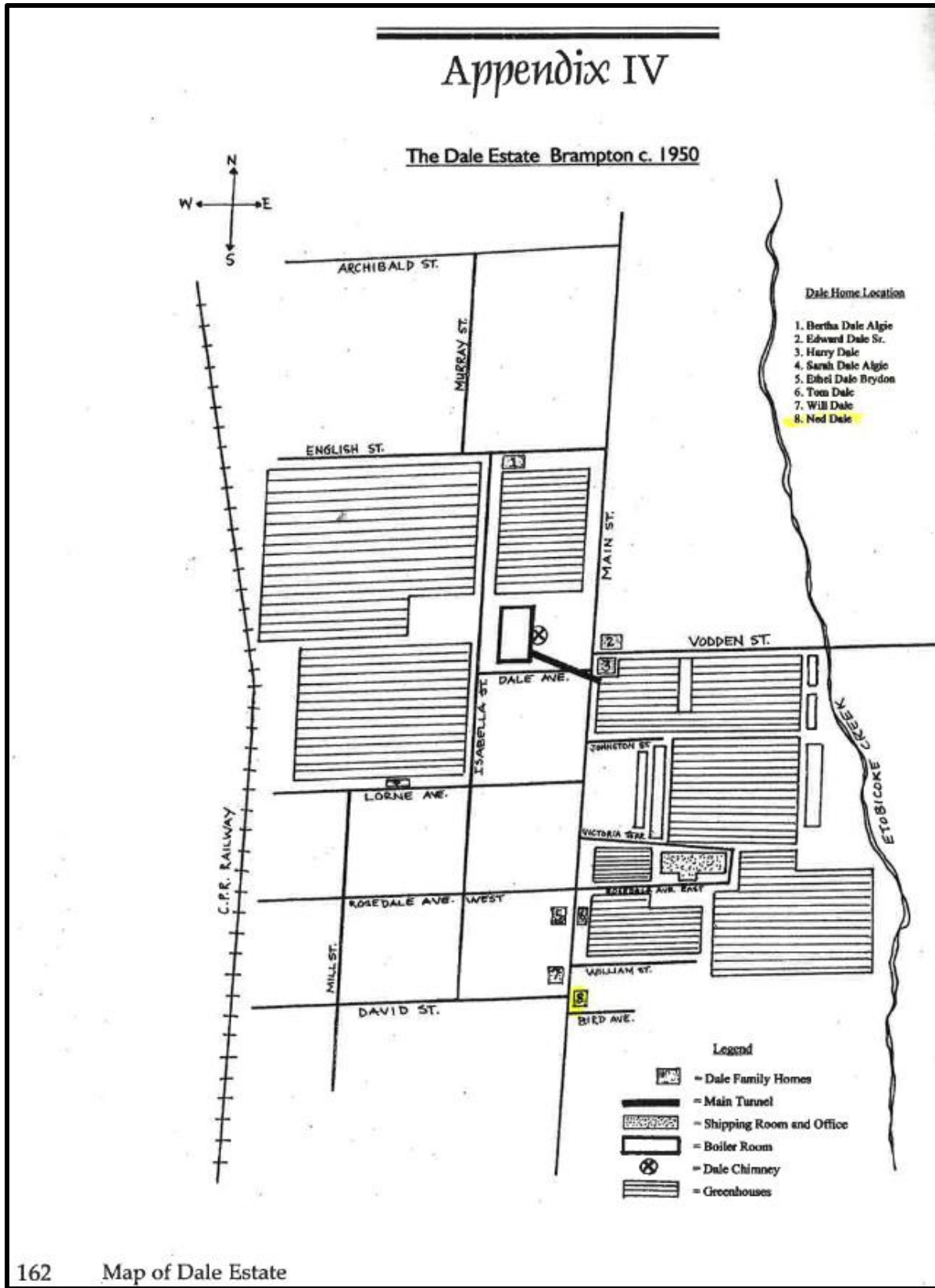
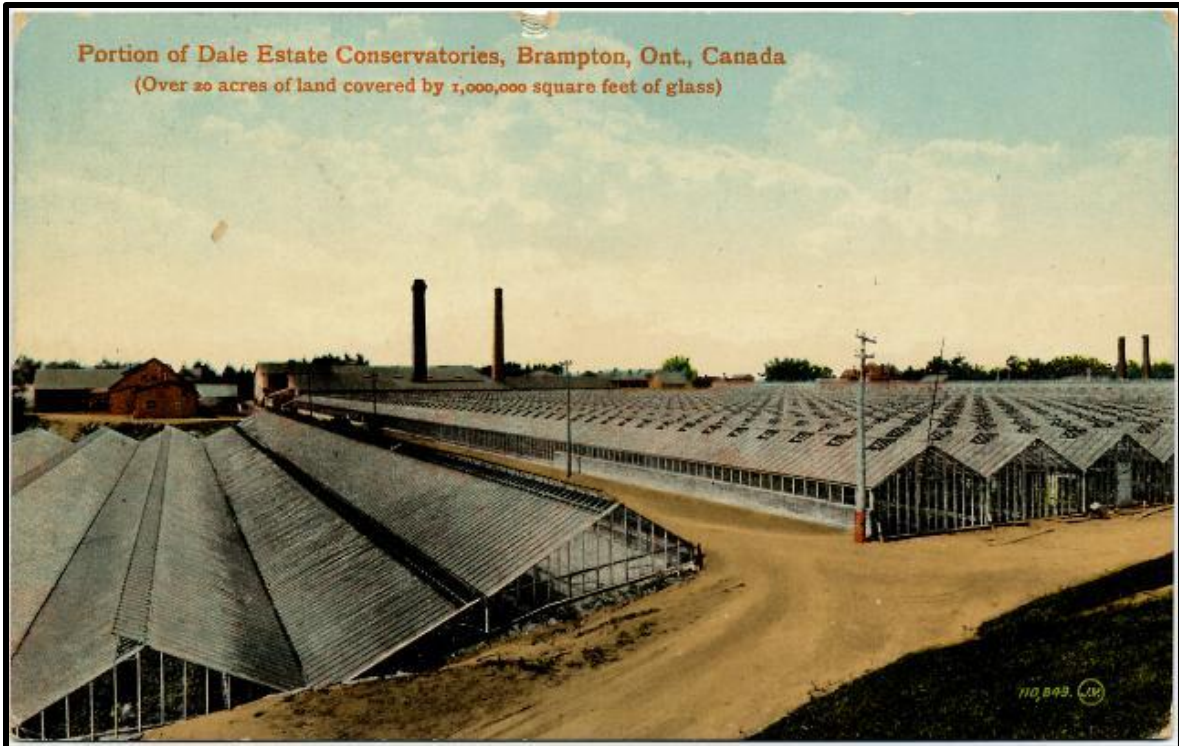
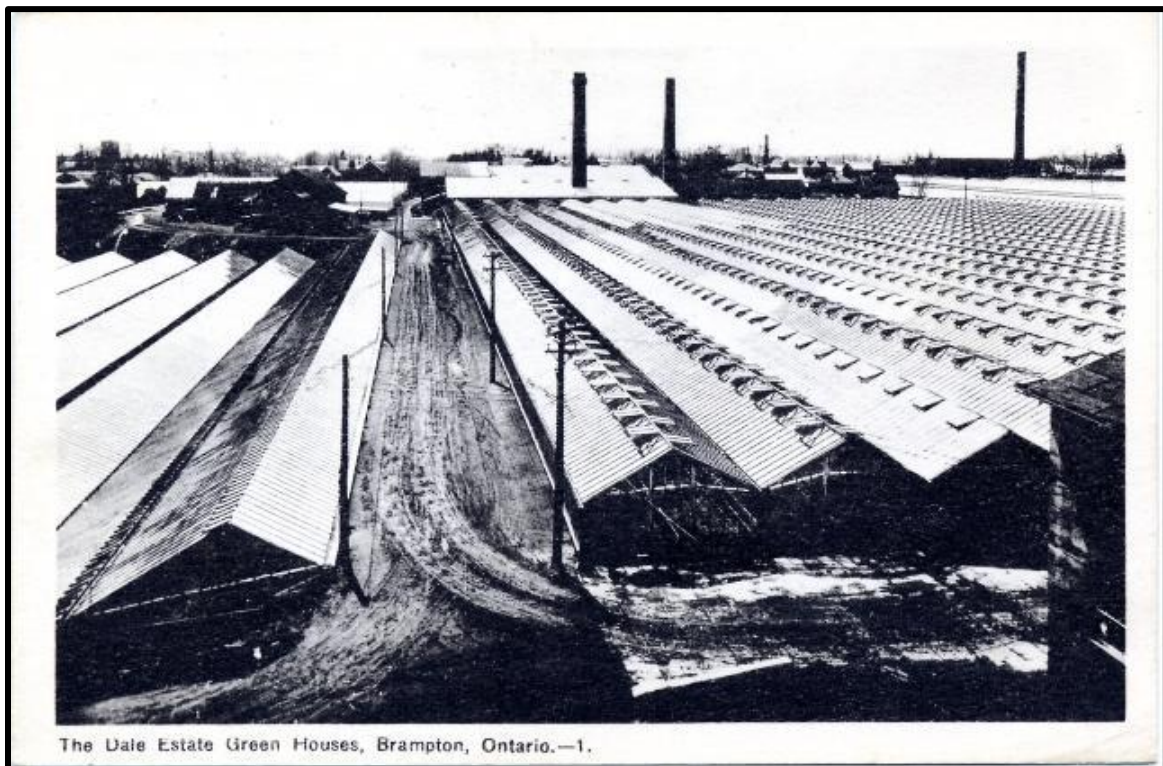


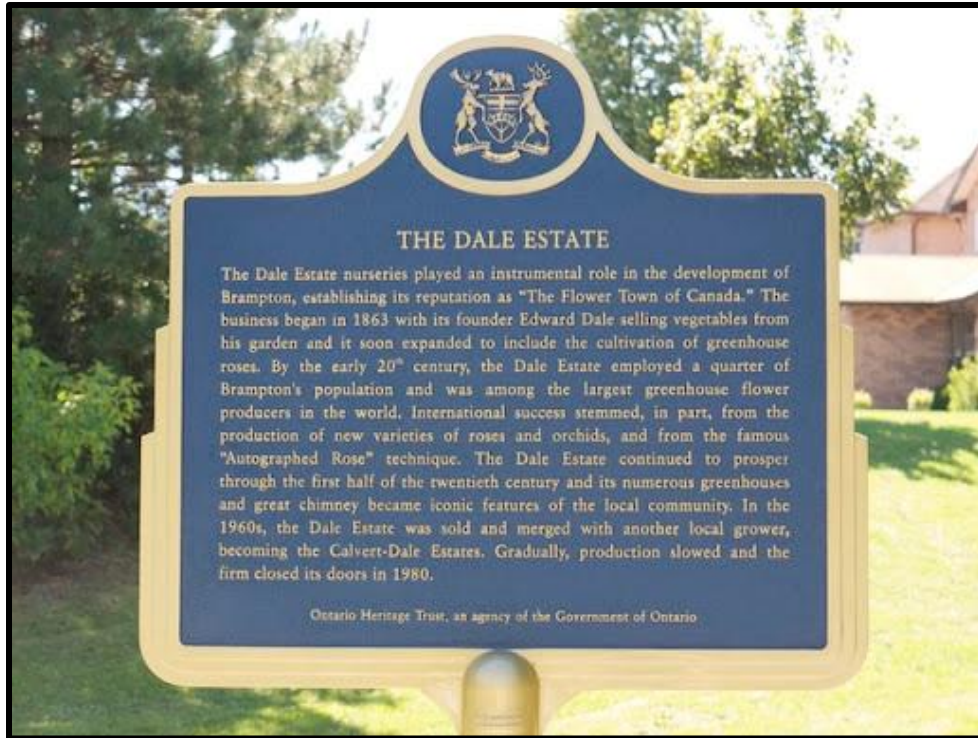
Figure 2: Map of The Dale Estate (Subject Property Highlighted Yellow), ca. 1950 (CoB n.d.)



**Figure 3: Postcard of the Dale Estate Conservatories (ca. 1915)**  
(Region of Peel Archives 2016a)



**Figure 4: Archival Image of the Dale Estate Green Houses, Brampton (ca. 1950)**  
(Region of Peel Archives 2016b)



**Figure 5: Image of The Dale Estate Ontario Heritage Trust Plaque Located in Duggan Park in the City of Brampton (OHT 2012b)**



**Figure 6: Image of 230 Main Street North (n.d.) (CoB n.d.)**



**Figure 7: 230 Main Street North (2007)  
(CoB 2007)**



**Figure 8: 230 Main Street North (2007)  
(CoB 2007)**