

**Date:** 2020-05-11

**Subject:** Heritage Permit Application – 250 Main Street North – Ward 1

**Contact:** Harsh Padhya, Heritage Planner; City Planning & Design  
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**Report Number:** Planning, Bld & Ec Dev-2021-608

**Recommendations:**

1. That the report from Harsh Padhya, Heritage Planner; City Planning & Design, dated May 11, 2021 to the Brampton Heritage Board Meeting of May 18, 2021, **re: Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North)**, be received; and
2. That the Heritage Permit application for **250 Main Street North** for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

**Overview:**

- In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- The owner of 250 Main Street North submitted a Heritage Permit application for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door.
- This report recommends the approval of the Heritage Permit be subject to the conditions:
  - If any heritage attribute is damaged beyond repair, they will be replaced in kind.
  - Use of sympathetic techniques and materials for restoration work.

- **This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.**

### **Background:**

250 Main Street North also known as Thomas Dale House - exhibits many of the more noteworthy elements associated with the Gothic Revival style. The house is a good example of the Gothic Revival style blended effectively with Edwardian details, presumably introduced during the Dale occupancy of the property. These elements include steeply pitched gable roofs, a pointed Gothic headed window opening on the second storey and vertical wood corner boards with braided wood rope detailing running the length of each board - a typical element found in Gothic Revival and Ontario Gothic architecture in Brampton. 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.

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 accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

### **Current Situation:**

The owner of 250 Main Street North submitted a Heritage Permit application for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door.

Proposed work covers replacement of three original windows with new wood frame windows. One vinyl window to be replaced with vinyl. Existing steel door to be painted white alike windows and porch on the façade, with small transom window insert. The steel storm door at the entrance to be removed. Original basement windows to be replaced with traditional sash with wood frame.

## **Corporate Implications:**

### Financial Implications:

None.

### Other Implications:

None.

## **Term of Council Priorities:**

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

## **Conclusion:**

The Heritage Permit foster the conservation of Brampton's cultural heritage assets and encourage private investment in these properties. The heritage permit application for 250 Main Street North proposes restoration of original wood windows on main floor, upper level and basement and repair of entrance door. It is recommended that the Heritage Permit application be approved.

Authored by:

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Harsh Padhya  
Heritage Planner

Reviewed by:

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Michael Seaman, MCIP, RPP, CAHP, MEDS  
Principal Planner/Supervisor of Heritage

Reviewed by:

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Jeffrey Humble  
Manager, Policy, Programs and  
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Reviewed by:

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Bob Bjerke, MCIP, RPP  
Director, Policy Planning

Approved by:

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Richard Forward, MBA, MSc. P.Eng.,  
Commissioner, Planning and  
Development Services

**Attachments:**

Appendix A - Heritage Permit Application: 250 Main Street North

Appendix B - Designation By-law – 250 Main Street North

**Report authored by:**

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