

**Heritage Report:  
Reasons for Heritage Designation**



**164 & 166 Main Street North**

**September 2016**

## 1. Profile of Subject Property

Municipal Address	164 & 166 Main Street North
PIN Number	141280160 & 141280161
Legal Description	PLAN BR 2 PT LOTS 91, 92 & PLAN BR 2 PT LOT 92
Ward Number	1
Property Name	-
Current Owner	9680462 CANADA INC & AYODEJI OLU-AYENI
Owner Concurrence	Yes
Current Zoning	CMU3 (DPS)
Current Use(s)	Residential
Construction Date	1850s
Notable Owners or Occupants	-
Heritage Resources on Subject Property	Building
Relevant Council Resolutions	-
Additional Information	-

## **2. Introduction**

The properties at 164 & 166 Main Street North are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. The properties meet the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, and contextual value.

## **3. Description of Property**

The properties at 164 & 166 Main Street North are located on the east side of Main Street North, north of Church Street, and contain a two storey semi-detached dwelling fronting Main Street North with parking at the rear.

## **4. Ownership History**

The John Scott family sold Lots 91 and 92 (BR 2) to Thomas McIlroy in 1850, and the subject building was likely built under his ownership in the 1850s. The *Canada Directory for 1857-58* notes T. McIlroy business enterprises as the Victoria steam cabinet, chair and bedstead factory, upholstery and undertaking, and hearses for rent. Both Bristow & Fitzgerald's map (1857) and Tremaine's map (1859) depict a building owned by Thomas McIlroy in the location of 164 & 166 Main Street North. Tremaine's map lists McIlroy as a cabinet maker, undertaker, etc. McIlroy's cabinet making factory is shown to the east of the property on Alexander Street. According to land records, the ownership of the two lots was transferred to members of the McIlroy family in 1864-65 through indentures.

After his death, Thomas's wife, Elizabeth, sold Lots 91 and 92 to John Tilt in 1868. Tilt was born in County Armagh in 1798. He emigrated to Canada in 1822, and settled on Hurontario Street just north of Derry West. John is known to have operated a grocery and liquor store out of his house, as well as an ashery that made lye, potash and pearlash. In addition to his businesses in Derry West, he had a store in Westervelt's Corners and one in Toronto, as well as a law business. Tilt and his wife moved to the property in Brampton in the late 1860s to early 1870s.

The Tilt family owned the property until 1886. From the Tilt's the property passed first to Elizabeth Clark and then to Duncan McConnell. Thomas Parr then acquired both lots in 1896, which he sold to local dentist Charles M. French in 1900. Charles and Margaret French and family lived next door at 168 Main Street North. Charles French was a significant individual, he taught school as a young man before becoming a successful

dentist and practicing in Brampton. He was Chairman of the High School Board, President of the Board of Governors for the Peel Memorial Hospital, Postmaster of the Ionic Lodge A.F. & A.M., First principal, Peel Chapter, R.A.M. I.O.O.F. and chosen friends. As to whether he lived in the property is unclear, and he is more prominently associated with the Edwardian Foursquare brick building at 5 Alexander Street. It is believed this property was subdivided from the same lot at 164 and 166 Main Street North.

Charles died in 1924 and Margaret in 1951, and they are buried in the Brampton Cemetery. French's estate continued to own the lots until 1953, when his children, as their parents' executors, sold them to Frederick Gordon. *Might's Directory* notes Fred Gordon as a resident of 164 Main Street North, and R. Bouwers of 166 Main Street North in 1964. Luvilla Gordon sold Lot 91 to John and Mary Duggan in 1979. The Duggan's continued to own 164 Main Street North to 2000, but 166 Main Street was sold in 1985. The ownership of 164 & 166 Main Street North appears to have been separate up until recently.

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

The cultural heritage value of 164 & 166 Main Street North is related to its design or physical value as a representative example of Georgian architecture with a high degree of craftsmanship. In addition, the building represents a rare example of a semi-detached Georgian residential dwelling in Brampton.

Georgian architecture was popular in English-speaking countries from 1720 to 1850, and received its name for the succession of British monarchs at the time – King George I through to King George IV. The Georgian style was brought to the area by United Empire Loyalists, American colonists loyal to the British Crown who settled in Canada during or after the American Revolutionary War (1775-1783). The Georgian style is influenced by classical architecture, and is characterized by its simplicity, symmetry and solidity. The building at 164 & 166 Main Street North exhibits typical features of the style, including its rectangular form with symmetrical front façade, side gable roofline, return eaves, roof cornice, and rectangular windows, as well as the front door transom and sidelights on the southern entrance. It also maintains the symmetry and simplicity inherent to this form of architecture.

The structure is clearly divided into two separate residences, each with its own entrance which is framed by equally spaced windows, one on either side and three above. Some of the original or early architectural details that are still present and illustrate a degree of craftsmanship include:

- Wood soffit, frieze board, brackets and fascia
- Unique wood window casing (gabled point at the top, with vertical sections wide at the sill and narrowing as they travel toward the top)
- Deep fascia at the roof and on the porches
- Pedimented front porches with modillions and scalloped siding

Originally open, the south porch was enclosed in the early 1980s, however, the pediment and associated decorative elements remain.

The properties also have contextual value because they maintain and support the character of the area, which is defined by a series of detached, one and two-storey dwellings situated on square or rectangular lots with relatively uniform front and side yard setbacks resulting in long, uninterrupted views up and down the streetscape. Although a number of the dwellings have been converted to commercial uses, the residential built form remains. The building is also historically linked to its surroundings, as it reflects the early development of Main Street North as an 19<sup>th</sup> and early 20<sup>th</sup> century residential neighbourhood resulting from the economic and civic growth of downtown Brampton.

## **6. Description of Heritage Attributes/Character Defining Elements**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Georgian architecture
- Two storey height
- Side gable roof
- Symmetrical front façade
- Roughcast stucco
- Rectangular window openings
- Wood window casing
- Wood soffit, frieze board, brackets and fascia
- Return eaves
- Pedimented front porches with modillions and scalloped siding
- Front door transom and sidelights on southern entrance

## 7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

## **8. Resources**

ATA Architects Inc. (2016 August). *164-166 Main Street North, Brampton: Heritage Assessment Report - DRAFT.*

Bristow & Fitzgerald Surveyors. (1857 January). *Plan of Town of Brampton in the County of Peel.*

Tremaine, George M. (1859). *Tremaine's Map of the County of Peel, Canada West.*

Underwriter's Survey Bureau Ltd. (1921 June; revised 1924 February). *Brampton Fire Insurance Plan.*

Unterman McPhail Associates. (2001 July). *Summary of Historical Associations for Purposes of Inventory Evaluation, City of Brampton.*



## 9. Appendix



Figure 1: Map showing 164 and 166 Main Street North (Source: City of Brampton)





164 and 166 Main St N

Figure 2: 1857 map of the Town of Brampton (Source: Bristow & Fitzgerald Surveyors)



164 and 166 Main St N

Figure 3: 1859 map of the Town of Brampton (Source: Tremaine, George M.)



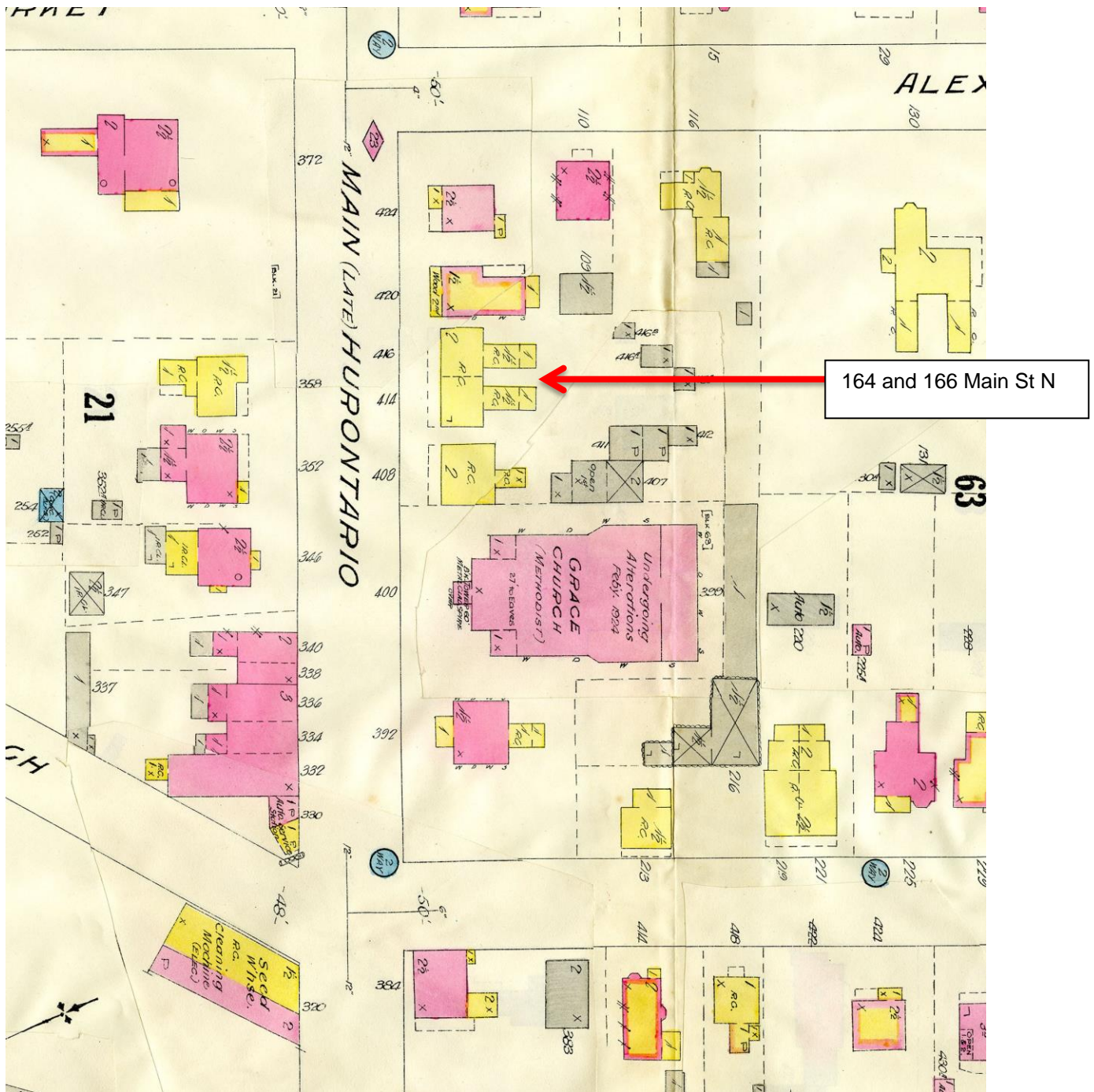


Figure 4: 1924 Fire Insurance Plan showing 164 and 166 Main Street North containing a 2-storey wood frame stucco clad building, with 1½ and 1 storey additions on each unit (Source: Underwriter's Survey Bureau Ltd)

164 and 166 Main St N



Figure 5: Archival photo of Main Street North looking north (Source: PAMA)



Figure 6: Photograph of 164 & 166 Main Street North in the early 1980s (Source: City of Brampton)





Figure 7: Current front facades of 164 & 166 Main Street North (Source: City of Brampton)



Figure 8: Current front porches with original pediments adorned with scalloped siding (Source: City of Brampton)



Figure 9: Front façade looking south with the spire of Grace United Church in the background (Source: City of Brampton)



Figure 10: Decorative features of the unclosed southern porch (Source: City of Brampton)





Figure 11: Original wood soffit, frieze board, brackets and fascia, as well as return eave (Source: City of Brampton)



Figure 12: Unique wood window casing (Source: City of Brampton)



Figure 13: Rear facades showing variety of additions (Source: ATA Architect)



The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

**Properties**

*PIN* 14128 - 0160 LT  
*Description* PT LTS 91 & 92 E OF HURONTARIO ST PL BR2 AS IN RO793825; T/W & S/T VS42198;  
S/T RO736843; CITY OF BRAMPTON  
*Address* 164 MAIN STREET NORTH  
BRAMPTON

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF BRAMPTON  
*Address for Service* 2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
  
Contact: Legal Services  
905-874-2687

This document is being authorized by a municipal corporation , THE CORPORATION OF THE CITY OF BRAMPTON; Per: Peter Fay, City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

Schedule: City of Brampton Heritage Property Designation By-Law 198-2017.

**Signed By**

Kalsang Phuntsok 2 Wellington St. West acting for Signed 2017 10 06  
Brampton Applicant(s)  
L6Y 4R2  
  
Tel 905-874-2000  
Fax 905-874-2699

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

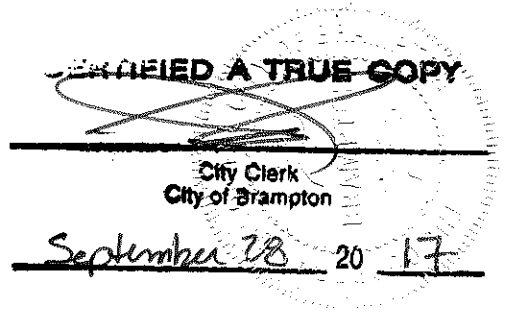
THE CORPORATION OF THE CITY OF BRAMPTON 2 Wellington St. West 2017 10 06  
Brampton  
L6Y 4R2  
  
Tel 905-874-2000  
Fax 905-874-2699

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$63.35  
*Total Paid* \$63.35

**File Number**

*Applicant Client File Number :* G01.HER (HERITAGE BY-LAW 198-2017)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 198 -2017

To designate the property at 164 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 **164 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 **164 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 27<sup>th</sup> DAY OF SEPTEMBER, 2017.

Approved as to form.
2017/09/12
<u>N. Kotecha</u>

Approved as to content.
2017/09/11
<u>Pam Cooper</u>

  
 LINDA JEFFREY – MAYOR

  
 PETER FAY – CLERK

**SCHEDULE "A" TO BY-LAW 198-2017**

**LEGAL DESCRIPTION**

Pt. Lot 91, 92 of Main Street North, Plan BR 2; BRAMPTON

141280160 (LT)

## SCHEDULE "B" TO BY-LAW 198-2017

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 164 MAIN STREET NORTH:

The property at 164 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 164 Main Street North is related to its design or physical value as a representative example of Georgian architecture with a high degree of craftsmanship. In addition, the building represents a rare example of a semi-detached Georgian residential dwelling in Brampton.

Georgian architecture was popular in English-speaking countries from 1720 to 1850, and received its name for the succession of British monarchs at the time – King George I through to King George IV. The Georgian style was brought to the area by United Empire Loyalists, American colonists loyal to the British Crown who settled in Canada during or after the American Revolutionary War (1775-1783). The Georgian style is influenced by classical architecture, and is characterized by its simplicity, symmetry and solidity. The building at 164 Main Street North exhibits typical features of the style, including its rectangular form with symmetrical front façade, side gable roofline, return eaves, roof cornice, and rectangular windows, as well as the front door transom and sidelights on the southern entrance. It also maintains the symmetry and simplicity inherent to this form of architecture.

The structure is clearly divided into two separate residences, each with its own entrance which is framed by equally spaced windows, one on either side and three above.

#### **Historic/Associative Value**

The John Scott family sold Lots 91 and 92 (BR 2) to Thomas McIlroy in 1850, and the subject building was likely built under his ownership in the 1850s. The *Canada Directory for 1857-58* notes T. McIlroy business enterprises as the Victoria steam cabinet, chair and bedstead factory, upholstery and undertaking, and hearses for rent. Both Bristow & Fitzgerald's map (1857) and Tremaine's map (1859) depict a building owned by Thomas McIlroy in the location of 164 Main Street North. Tremaine's map lists McIlroy

as a cabinet maker, undertaker, etc. McIlroy's cabinet making factory is shown to the east of the property on Alexander Street. According to land records, the ownership of the two lots was transferred to members of the McIlroy family in 1864-65 through indentures.

After his death, Thomas's wife, Elizabeth, sold Lots 91 and 92 to John Tilt in 1868. Tilt was born in County Armagh in 1798. He emigrated to Canada in 1822, and settled on Hurontario Street just north of Derry West. John is known to have operated a grocery and liquor store out of his house, as well as an ashery that made lye, potash and pearlsh. In addition to his businesses in Derry West, he had a store in Westervelt's Corners and one in Toronto, as well as a law business. Tilt and his wife moved to the property in Brampton in the late 1860s to early 1870s.

The Tilt family owned the property until 1886. From the Tilt's the property passed first to Elizabeth Clark and then to Duncan McConnell. Thomas Parr then acquired both lots in 1896, which he sold to local dentist Charles M. French in 1900. Charles and Margaret French and family lived next door at 168 Main Street North. Charles French was a significant individual, he taught school as a young man before becoming a successful dentist and practicing in Brampton. He was Chairman of the High School Board, President of the Board of Governors for the Peel Memorial Hospital, Postmaster of the Ionic Lodge A.F. & A.M., First principal, Peel Chapter, R.A.M. I.O.O.F. and chosen friends. As to whether he lived in the property is unclear, and he is more prominently associated with the Edwardian Foursquare brick building at 5 Alexander Street. It is believed this property was subdivided from the same lot at 164 and 166 Main Street North.

Charles died in 1924 and Margaret in 1951, and they are buried in the Brampton Cemetery. French's estate continued to own the lots until 1953, when his children, as their parents' executors, sold them to Frederick Gordon. *Might's Directory* notes Fred Gordon as a resident of 164 Main Street North, but Luvilla Gordon sold Lot 91 to John and Mary Duggan in 1979. The Duggan's continued to own 164 Main Street North to 2000. The ownership of 164 & 166 Main Street North appears to have been separate up until recently.

### **Contextual Value**

The properties also have contextual value because they maintain and support the character of the area, which is defined by a series of detached, one and two-storey dwellings situated on square or rectangular lots with relatively uniform front and side yard setbacks resulting in long, uninterrupted views up and down the streetscape.

Although a number of the dwellings have been converted to commercial uses, the residential built form remains. The building is also historically linked to its surroundings, as it reflects the early development of Main Street North as an 19<sup>th</sup> and early 20<sup>th</sup> century residential neighbourhood resulting from the economic and civic growth of downtown Brampton.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Georgian architecture
- Two storey height
- Side gable roof
- Symmetrical front façade
- Roughcast stucco
- Rectangular window openings
- Wood window casing
- Wood soffit, frieze board, brackets and fascia
- Return eaves
- Deep fascia at the roof and on the porches
- Pedimented front porches with modillions and scalloped siding
- Front door transom and sidelights on southern entrance



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 199 - 2017

To designate the property at 166 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 **166 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 **166 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 27<sup>th</sup> DAY OF SEPTEMBER, 2017.

Approved as to  
form.

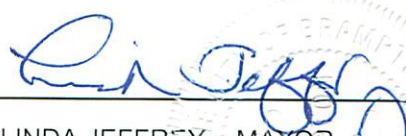
2017/09/12


N. Kotecha

Approved as to  
content.

2017/09/11

Pam Cooper

  
LINDA JEFFREY – MAYOR

  
PETER FAY – CLERK



**SCHEDULE "A" TO BY-LAW 199-2017**

**LEGAL DESCRIPTION**

Pt. Lot 92 of Main Street North, Plan BR 2; BRAMPTON

141280161 (LT)

## SCHEDULE "B" TO BY-LAW 199-2017

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 166 MAIN STREET NORTH:**

The property at 166 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 166 Main Street North is related to its design or physical value as a representative example of Georgian architecture with a high degree of craftsmanship. In addition, the building represents a rare example of a semi-detached Georgian residential dwelling in Brampton.

Georgian architecture was popular in English-speaking countries from 1720 to 1850, and received its name for the succession of British monarchs at the time – King George I through to King George IV. The Georgian style was brought to the area by United Empire Loyalists, American colonists loyal to the British Crown who settled in Canada during or after the American Revolutionary War (1775-1783). The Georgian style is influenced by classical architecture, and is characterized by its simplicity, symmetry and solidity. The building at 166 Main Street North exhibits typical features of the style, including its rectangular form with symmetrical front façade, side gable roofline, return eaves, roof cornice, and rectangular windows, as well as the front door transom and sidelights on the southern entrance. It also maintains the symmetry and simplicity inherent to this form of architecture.

The structure is clearly divided into two separate residences, each with its own entrance which is framed by equally spaced windows, one on either side and three above.

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