Agenda
Brampton Heritage Board
The Corporation of the City of Brampton

Date:	**Tuesday, April 21, 2026**
Time:	**7:00 p.m.**
Location:	**Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall**
Members:	Douglas McLeod (Co-Chair) Roy de Lima (Co-Chair) Stephen Collie Nick Craniotis Sharron Goodfellow Hunyah Irfan Dian Landurie Christiana Nuamah Naveed Suleman Rajesh Vashisth Regional Councillor P. Vicente - Wards 1 and 5

Accessibility of Documents: Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at city.clerksoffice@brampton.ca or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - March 17, 2026

The minutes are pending approval by Planning and Development Committee on April 27, 2026, and approval by Council on May 6, 2026. The minutes are provided for the Board's information.

5. Consent

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

6. Presentations\Delegations

7. Sub-Committees

8. Designation Program

8.1 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 147 Queen Street West – Ward 3

Recommendation

8.2 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 15 Isabella Street – Ward 1

Recommendation

8.3 Report by Rawan Osman, Heritage Planner, re : Heritage Designation of 227 Main Street North – Ward 1

Recommendation

8.4 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 230 Main Street North – Ward 1

8.5 Report by Tom Tran, Heritage Planner, re : Heritage Designation of 243-245 Main Street North – Ward 1

Recommendation

8.6 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 3 Isabella Street – Ward 1

Recommendation

8.7 Report from Tom Tran, Heritage Planner, re: Heritage Designation of 35 Elizabeth Street North – Ward 1

Recommendation

8.8 Report by Rawan Osman, Heritage Planner, re : Heritage Designation of 41 Chapel Street – Ward 3

Recommendation

8.9 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 41 Elliot Street – Ward 3

Recommendation

8.10 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 51 David Street – Ward 1

Recommendation

8.11 Report from Tom Tran, Heritage Planner, re: Heritage Designation of 56 Main Street South – Ward 1

Recommendation

8.12 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 60 Mill Street South – Ward 3

Recommendation

9. Heritage Impact Assessment (HIA)

10. Correspondence

11. Other/New Business

11.1 Report by Johanna Keus, Assistant Heritage Planner, re: Extension of Heritage Permit No.106, Issued April 18, 2024, for 7699 Creditview Road – Ward 6

Recommendation

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, will provide updates.

13. Referred/Deferred Items

14. Information Items

15. Question Period

16. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

17. Closed Session

18. Adjournment

Nrxt meeting: Tuesday, May 19, 2026 at 7:00 p.m.

Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, March 17, 2026

Members Present:	Douglas McLeod (Co-Chair) Roy de Lima (Co-Chair) Stephen Collie Nick Craniotis Sharron Goodfellow Dian Landurie Christiana Nuamah Regional Councillor P. Vicente - Wards 1 and 5
Members Absent:	Hunyah Irfan Naveed Suleman Rajesh Vashisth
Staff Present:	Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management Johanna Keus, Assistant Heritage Planner Tom Tran, Heritage Planner, Planning, Building and Growth Management Rawan Osman, Heritage Planner, Planning, Building and Growth Management Chandra Urquhart, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:03 p.m. and adjourned at 8:44 p.m.

2. Approval of Agenda

The following motion was considered:

HB016-2026

That the agenda for the Brampton Heritage Board meeting of March 17, 2026 be approved as amended:

To add:

10.1 Correspondence from Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, re: Item 8.2 Heritage Designation of 303 Main Street North – Ward 1

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - February 17, 2026

The minutes were considered by Planning and Development Committee on March 23, 2026, and approved by Council on April 8, 2026. The minutes were provided for the Board's information.

5. Consent

The following items listed with a caret (^) were considered to be routine and non-controversial by the Board and were approved at one time.

8.3, 8.4, 8.5, 8.6, 8.7.

6. Presentations\Delegations

Nil

7. Sub-Committees

Nil

8. Designation Program

8.1 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 140 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the report on the designation of 140 Main Street North.

In response to questions from the Board regarding objections to designations, Charlton Carscallen, Principal Planner/Supervisor explained that designation entails the publication of notice of intention to designate, timelines to submit an objection by a property owner or the public, Council's role and timelines for responses to objections, notice of passing of the designation by-law, and appeal rights by landowners or public to the Ontario Land Tribunal, as outlined in the *Ontario Heritage Act.*

Councillor Vicente noted that he was advised by the property owner who indicated that he was not consulted about the designation and is therefore opposed to the designation. Councillor Vincente asked that the report on the designation not proceed and that the report only be received.

Discussion took place and included the following:

- Questions regarding the reasons for the homeowners' objections to designation
    - homeowner indicated that renovations were done to the home
    - the property was not eligible for any funding or grants in the 1980s from the City and therefore all costs were covered by the owner
    - homeowner was unaware that the home was being considered for designation
- Question whether the homeowner can retroactively be compensated for previous work undertaken on the property
    - staff confirmation that there is no process for this type of circumstance
    - designation of the home at this time would meet the criteria for the Paul Willoughby Heritage Grant from the City
- Clarification by staff that the City advised the owner that designation was being contemplated and letters were also sent by registered mail to the owner to advise of the process

- Comments that the process does not seem fair to a property owner
- Request to arrange for property owner to attend the meeting to directly address the Board

Heritage staff advised that if Council approves the designation by-law, the owner will have the opportunity to appeal to the Ontario Land Tribunal. The Board may wish to consider referral of the report to the next meeting to allow staff to arrange for the owner to attend the meeting.

City Clerk's Office staff advised that if the Board chose to receive the report no action on the property will be taken by staff.

The following motion was considered:

HB017-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 140 Main Street North – Ward 1**, be referred to a future meeting; and,

2. That staff arrange with the property owner to attend the meeting to address the Board.

Carried

8.2 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 303 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the report on the designation of 303 Main Street North.

The Chair acknowledged the correspondence submitted by Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, on behalf of the property owner expressing objection to the proposed designation of the property.

Discussion took place and included the following:

- Suggestion to receive the report given the owners objection to designation
- Comments that the report meets the criteria for designation and outlines the objection process available to the property owner
- Decision on objections to designation appears to be outside the scope and purview of the Board and therefore it was not the Board’s responsibility

- Decision by the Board should be based on the staff report as presented
- Owners' wishes to not designate the property should be considered
- Staff recommendations are based in accordance with the *Heritage Act* and decisions on objections to proposed designations by the Board may result in legal implication
    - suggestion that a motion be considered to refer the report back to staff to include advice from legal staff

The following motion was considered:

HB018-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: Heritage Designation of 303 Main Street North – Ward 1, be referred to a future meeting;

2. That staff arrange with the property owner to attend the meeting to address the Board; and,

3. That staff seek legal advice relevant to the objections regarding designations.

Carried

8.3 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 51 Union Street – Ward 1

The following motion was approved on consent:

HB019-2026

1. That the report Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 51 Union Street - Ward 1**, be received;

2. That designation of the property at 51 Union Street under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 51 Union Street in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.4 ^Report by Tom Tran, Heritage Planner, re: Heritage Designation of 42 Frederick Street – Ward 3

The following motion was approved on consent:

HB020-2026

1. That the report by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 42 Frederick Street – Ward 3**, be received;

2. That designation of the property at 42 Frederick Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 42 Frederick Street in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.5 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 6 Isabella Street – Ward 1

The following motion was approved on consent:

HB021-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 6 Isabella Street - Ward 1**, be received;

2. That designation of the property at 6 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 6 Isabella Street in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.6 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 64 Union Street – Ward 1

The following motion was approved on consent:

HB022-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 64 Union Street - Ward 1**, be received;

2. That designation of the property at 64 Union Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 64 Union Street in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.7 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 28 Wellington Street East – Ward 3

The following motion was approved on consent:

HB022-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 28 Wellington Street East – Ward 3**, be received;

2. That designation of the property at 28 Wellington Street East under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve a Notice of Intention to Designate for the property at 28 Wellington Street East in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29 (11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.8 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 12 Joseph Street - Ward 1

The Board noted that there were similar objections to designation of this property as previously noted and suggested that the report be referred back to staff and that the owner be asked to attend to address the Board at a future meeting.

The following motion was considered:

HB023-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 12 Joseph Street - Ward 1**, be referred to a future meeting; and,

2. That staff arrange with the property owner to attend the meeting to address the Board.

Carried

8.9 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 24 Alexander Street – Ward 1

Tom Tran, Heritage Planner, provided an overview of the report on the designation of 24 Alexander Street – Ward 1

The following motion was considered:

HB024-2026

1. That the report by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 24 Alexander Street – Ward 1**, be received;

2. That designation of the property at 24 Alexander Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 24 Alexander Street in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.10 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 48 Main Street South – Ward 3

Steve Collie, Member, referenced a fire that took place several years ago that caused damage to the subject property. Staff advised that the proposal to designate the property was not impacted by the fire incident and therefore not mentioned in the report.

The following motion was considered:

HB025-2026

1. That the report prepared by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 48 Main Street South – Ward 3**, be received;

2. That designation of the property at 48 Main Street South under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 48 Main Street South in accordance with the requirements of the Act;

4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

9. Heritage Impact Assessment (HIA)

9.1 Report by Rawan Osman, Heritage Planner, re: Heritage Impact Assessment - 273 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) of subject property.

The following motion was considered:

HB026-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Impact Assessment 273 Main Street North, Brampton**, be received;

2. That the Heritage Impact Assessment for 273 Main Street North dated September 12, 2025, and revised February 3, 2026, be deemed complete;

3. That the following recommendations and mitigation measures, as per the Heritage Impact Assessment for 273 Main Street North, be received and followed:

I. A Documentation and Salvage Plan to be prepared for the dwelling located at 273 Main Street North which has been determined to exhibit CHVI. The plan includes complete photographic documentation, and recommendations for the reuse of salvaged cultural heritage attributes and usable heritage fabric.

II. Completion of a Commemoration Plan which includes recommendations for a commemoration strategy including plaques and/or signage to commemorate the heritage attributes which were previously present on site.

III. Completion of a Temporary Protection Plan to address the potential for accidental damage and/or potential impacts from vibration and/or construction activities to the dwelling located at 267 Main Street North.

4. That the proponent consider options for the exterior cladding of the building to identify materials and colours that would best suit both the building and the neighbourhood context.

Carried

9.2 Report by Rawan Osman, Heritage Planner, re: Heritage Impact Assessment for Brampton Cenotaph - Ken Whillans Square, 2 Wellington Street West - Ward 3

Charlton Carscallen, Principal Planner/Supervisor, referenced the previous report presented on February 17, 2026 on the relocation of the Cenotaph, and advised that the report before the Board highlights the design, layout, and orientation of the cenotaph and addresses the concerns raised by the Board regarding potential shadowing of the Cenotaph.

In response to a question from the Board, staff advised that construction on the project is expected to begin in the second quarter of 2026.

The following motion was considered:

HB027-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Impact Assessment for Brampton Cenotaph - Ken Whillans Square, 2 Wellington Street West**, be received; and,

2. That the following recommendations be received and implemented:

i. That the mitigation measures and conservation strategies outlined in Section 5.2 of the Heritage Impact Assessment (HIA) shall be considered and implemented to protect the cultural heritage value or interest (CHVI) and heritage attributes of the Brampton Cenotaph during relocation, including but not limited to, consultation with the Royal Canadian Legion and the public;

ii. That a Construction Management Plan (CMP) be prepared prior to relocation of the Cenotaph; and,

iii. That the new Memorial Square, or alternatively the entirety of Gage Park, be considered for designation under Part IV of the *Ontario Heritage Act*.

Carried

10. Correspondence

10.1 Correspondence from Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, re: Heritage Designation of 303 Main Street North – Ward 1

Dealt with under 8.2 - Recommendation HB018-2026

11. Other/New Business

11.1 Verbal update by Steve Collie, Member, re: The Anniversary of the Great Flood 78 years ago

Steve Collie, Member, referenced the 'Great Flood' that took place 78 years ago that created history in Brampton. In 2008 Steve displayed posters of the flood at the YMCA which drew a crowd of hundreds of residents. Ten years later a similar event was held at City Hall and more than a thousand residents were in attendance.

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters that included the following:

- Completion of the Heritage Register is near and presentation at the Board is anticipated in April
- Work on the Cultural Heritage Management Plan has been temporarily halted until 2027
    - public engagement will continue regarding the plan that will include a review and updates on Churchville Conservation District and Huttonville, both located within the Brampton West Secondary Plan
- Preliminary project and outreach will begin for the Bramalea area and Central Downtown to highlight their heritage character and bring awareness to the community

- The Province is proceeding to establish a heritage framework that will transform and streamline the operational processes, and improve service delivery for heritage and archaeology matters

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

In response to a question regarding notification to homeowners about designation of their property, staff advised that registered mail is sent and outlined the process.

16. Public Question Period

Nil

17. Closed Session

Nil

18. Adjournment

HB028-2026

That the Brampton Heritage Board meeting do now adjourn to meet again on Tuesday, May 21, 2026 at 7:00 p.m.

Carried

_____

Douglas McLeod (Co-Chair)

_____

Stephen Collie (Co-Chair)

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 147 Queen Street West – Ward 3**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-315

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 147 Queen Street West – Ward 3**, be received;

2. That designation of the property municipally known as 147 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 147 Queen Street West in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 147 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 147 Queen Street West possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

The property at 147 Queen Street West, commonly known as the Queen Street Schoolhouse, is located within Brampton's historic core at the southeast corner of Queen Street West and Mill Street South, within the Elliott Lands Neighbourhood. The property contains a one-storey Italianate former schoolhouse constructed circa 1873.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 147 Queen Street West meets four criteria under Ontario Regulation 9/06, relating to design/physical value, historical/associative value, and contextual value.

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criterion 1)

147 Queen Street West is a representative example of an Italianate former schoolhouse. It has been constructed as two, conjoined red brick one-room schoolhouses built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations with a cross-gable roof. It features two prominent front gable peaks decorated with scrolled vergeboard, a simple kingpost, and circular ventilating window openings framed with brick and four keystones.

The building exhibits many hallmark elements of the Italianate style, including:

- Ornately decorated segmentally arched window openings featuring radiating brick voussoirs with a keystone and stone sills

- Paired corner brackets
- Shallow brick pilasters dividing each bay
- Oblique corbelled brickwork intricately arranged as gable peaks mimicking dentils
- A combination of angled cutting and corbelling framing the windows and creating an attractive light-and-dark pattern on the façade and rear elevation.

Design/Physical Value (Criterion 3)

147 Queen Street West displays a high degree of technical achievement as it is constructed of two identical masses, the design of which has doubled the traditional "preferred plan" for one-room schools established by John G. Hodgins. Together, the linked buildings create two one-room schoolhouses side-by-side, an innovation that expanded the 1873 school's capacity to accommodate pupils in the growing town.

Historical/Associative Value (Criterion 4)

The former Queen Street Schoolhouse is directly associated with the early development of public education in Brampton. Constructed circa 1873, the building was the third publicly funded school in the community, following earlier schools on John Street (circa 1840-1845) and the Central School on Alexander Street (1856).

The design reflects an expanded version of the "preferred plan" for one-room schoolhouses promoted by John G. Hodgins, Deputy Superintendent of Education for Upper Canada, and Egerton Ryerson.Both were early promoters of the one-room schoolhouse design and instrumental in establishing the Ontario education system.

The Queen Street Schoolhouse was closed following the construction of the new Central Public School in 1916 and the McHugh Public School in 1923, the latter located nearby on Elliot Street.

147 Queen Street West is also directly associated with the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario in Brampton. Around 1927, the subject property was purchased by the Old Countrymen's Club, a private organization focused on gaming and sports. This club, with an elected membership and many local members of British descent, owned the building for over 20 years until 1946.

It was then purchased by the Hydro-Electric Power Commission of Ontario in 1948. The subject building was converted to the Rural Hydro office for the operation of the "Rural Power District Plan" in the Brampton area providing electricity needs for 60 square miles around Brampton until 1969.

Through its continued use by local community groups, organizations, and businesses, 147 Queen Street West remains the oldest surviving school building within Brampton's original boundaries.

Contextual Value (Criterion 7)

147 Queen Street West contributes to the the late 19th- to early 20th-century character of Brampton's historic core, situated at the edge of the Elliott Lands Neighbourhood and the Queen Street West commercial core.

Occupying a prominent corner lot, the property plays an important transitional role between the commercial and institutional uses along Queen Street West and the residential character of Mill Street South.

The Queen Street West streetscape is characterized by one- to two-and-a-half storey buildings on rectangular and square lots, many of which were originally residential and later adapted for commercial use. These buildings were constructed primarily between the late 19th and early 20th centuries.

Architectural styles along the corridor reflect the evolution of the area, including Victorian-era influences such as Gothic Revival and vernacular Ontario Cottage forms, as well as interwar styles such as Tudor Revival, Arts and Crafts, and Edwardian. Buildings are predominantly constructed of red or multi-toned brick and feature hip and gable roofs, gable peaks, and dormers. Setbacks are generally consistent and modest, with some properties featuring mature tree plantings.

147 Queen Street West exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
- Red brick cladding laid in a stretcher bond pattern
- Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost
- Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils
- Band of corbelled brick below roofline of side elevations
- Circular ventilating window openings framed with brick and four keystones
- Paired brackets
- Segmentally arched window openings with radiating brick voussoirs with a keystone and stone sills with rounded stone brackets
- Segmentally arched window openings with red brick headers (side elevations)
- Contribution to the Elliott Lands Neighbourhood with placement on a corner lot and overall massing, setback, and decorative details

Elements of the property that are not heritage attributes include:

- Detached one-storey storage shed located at the rear (east side) of property

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 147 Queen Street West.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 147 Queen Street West to Brampton's Register of Designated Heritage Resources ensures that this example of a Italianate former schoolhouse is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 147 Queen Street West According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 147 Queen Street West Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 147 Queen Street West According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 147 Queen Street West 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 City of Brampton identified the property as a priority for designation and prepared a draft designation report in 2014. Further, the property contributes to the Elliott Lands 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 medium 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.

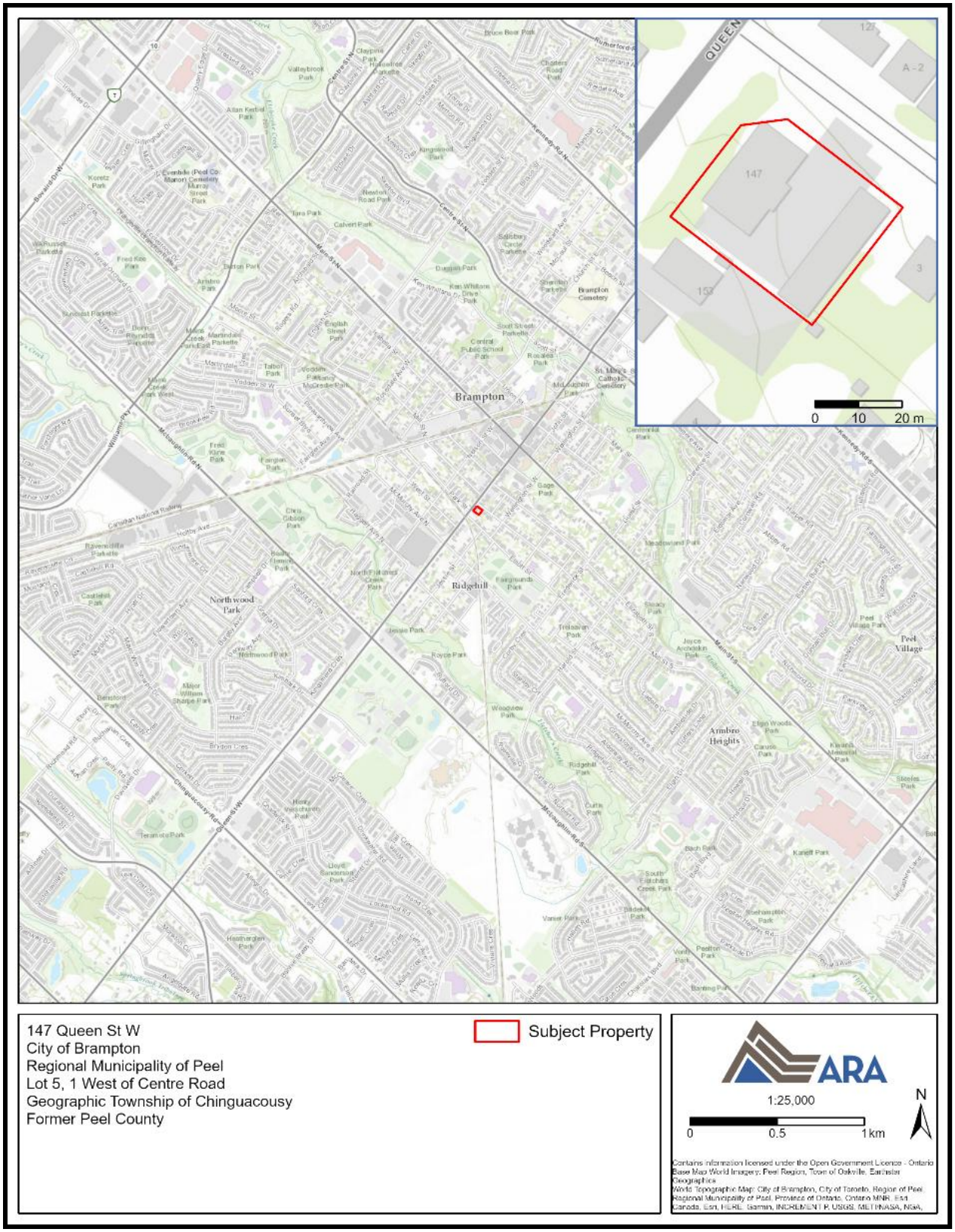
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 147 Queen Street West 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: 147 Queen Street West, City of Brampton, ON
Alternative Name(s): Queen Street Schoolhouse; Old Brampton Schoolhouse
Legal Description: PL BR 6 LOTS PT LOTS 23,24 RP 43R22554 PART 1

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 Ac*t 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 Ontario Regulation;
> (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 Ac*t, 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: Façade of 147 Queen Street West
(Photo taken February 7, 2024; Facing Southeast)



Image 2: Detail of Façade Bay and Gable of 147 Queen Street West
(Photo taken February 7, 2024; Facing Southeast)



Image 3: Northwest Corner of 147 Queen Street West
(Photo taken February 7, 2024; Facing South)



Image 4: North Elevation of 147 Queen Street West
(Photo taken February 7, 2024; Facing Southwest)



Image 5: East (Rear) Elevation of 147 Queen Street West
(Photo taken February 7, 2024; Facing Southwest)



Image 6: Southwest Corner of 147 Queen Street West
(Photo taken February 7, 2024; Facing Northeast)



Image 7: Context View of Subject Property from Queen Street West at Intersection with Mill Street South
(Photo taken February 7, 2024; Facing South)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003; Ricketts et al. 2011). While inspired by Classical architectural forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

> *For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident* (1990:58).

According to Ricketts et al., the style was "popular for nearly a century from the 1830s until 1920s" (2011:81) with a surge in popularity in the mid-to-late 19th century. In Ontario, Italianate designs can be seen throughout any community, regardless of size, and will include both residential, institutional, and commercial application, from simple farmhouses and schoolhouses to decorative mansions, and modest storefronts to elaborate commercial blocks.

The increase in popularity of Italianate architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the pattern book, *The Canada Farmer*, became a distinct Ontario vernacular. As outlined by Blumenson:

> *A vernacular version of the Italianate style…was introduced when the Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would now prefer something more classical in form…the house possesses the traditional Georgian balance and square shape, but when comparted to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style* (1990:58).

The flexibility of the plans outlined in these design books, including the ability to scale up on ornate details, allowed builders a wide range of creativity to create modest to highly decorative features that could be applied to commercial, institutional, or residential buildings. The wide variation of the stylistic elements associated with the style tended to stylize and exaggerate building features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to this style, often referred to as the "bracketed" style (Fram 2003).

Features associated with Italianate architecture include:

> *Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings…and corner quoins are all features of the style…the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside* (Ricketts et al. 2011:82).

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate architecture:

> *High-style examples are characterized by…ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at corners. Exaggerated window cornices based on the stilted segmental arch are also very popular* (1990:58).

More specifically, the influence of the Italianate style is seen reflected in the design of 19th century schoolhouses in Ontario. A key reform publication produced in 1857 entitled, *The School House: Its Architecture, External and Internal Arrangements* by John G Hodgins, Deputy Superintendent for Education in Upper Canada between 1876 and 1889, laid out the design of school buildings of varying scales for application across Upper Canada at a time when public education was in its infancy. The impact of the book was substantial and resulted in the widespread construction of schools like the Tuscan-inspired one-room school house illustrated in Figure 1 below (Hodgins 1857). Prescribed to be constructed close to the road, this particular design was 51 feet long by 26 feet wide and 13 feet tall, with two rooms on the same floor, "prettily shaped arched windows," and an ornamented gable finished with a circular ventilating window (Hodgins 1857:35).

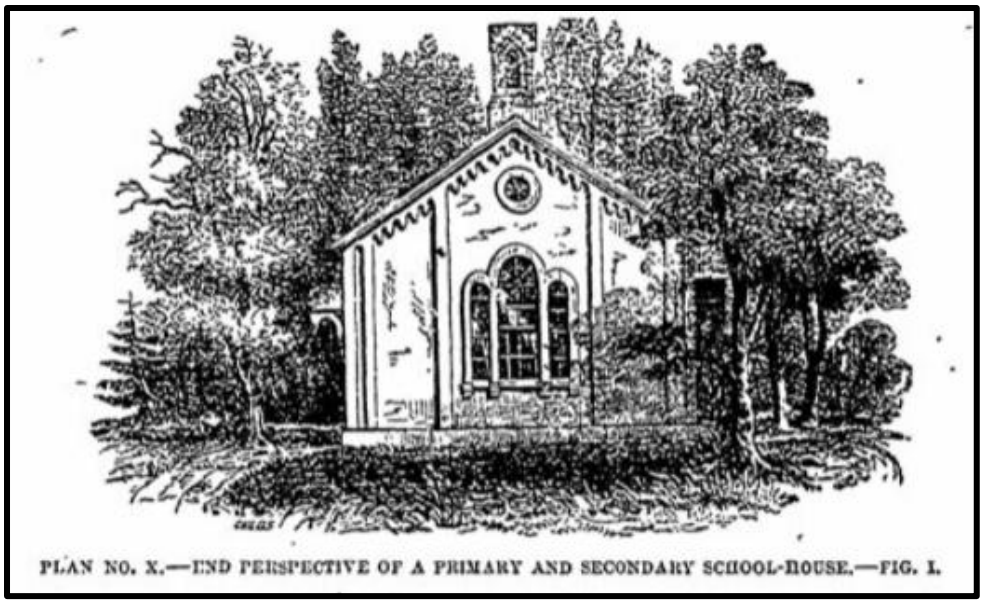


Figure 1: Sample Design of One-Room Tuscan-Inspired School House in *The School House: Its Archictecture, External and Internal Arragements* (Hodgins 1857:35)

A description of the architecture/design of 147 Queen Street West is as follows:

- One-storey building constructed to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side (north and south) elevations (Image 1 and Image 4)
    - Constructed as two one-room schoolhouses conjoined by a flat-roofed, protruding centre vestibule
        - It is likely that the design of the building doubled the "preferred plan" for one-room schools established by John G. Hodgins
- Clad in red brick laid in a stretcher bond pattern (Image 2)
- Brick design details include shallow pilasters dividing the bays that connect with oblique corbelled brickwork arranged as gable peaks and mimicking dentils over each bay of the façade and rear (east) elevation (Image 1 to Image 6)
    - Shallow brick pilasters and a band of corbelled brick dentils below the roofline decorate the side (north and south) elevations (Image 4)
    - Circular ventilating window openings (now enclosed) framed with painted (cream) brick and four keystones are located in each gable on the façade and rear elevation (Image 2 and Image 5)
    - Brick water table course (Image 4)
    - Unclear if buff brick is extant beneath painted decorative elements (i.e., circular ventilating windows, voussoir)
    - Evidence of brick replacement or the closure of former windows/doors visible on the building's elevations, notably the rear (east) elevation (Image 5)
- Cross gable roof clad with asphalt shingles with flush eaves and modern soffits (Image 1 and Image 5)
    - Gable peaks over the first and second and fourth and fifth bays (Image 2)
    - Decorative scrolled vergeboard with a simple kingpost in each gable on the façade
    - Paired wooden scrolled brackets decorate the cornice at each corner of the building (Image 6)
- Original chimneys have been removed and vents added to the roof (Image 4)
- Irregular coursed fieldstone foundation (Image 5)
- All window openings are segmentally arched with stone sills supported by a rounded stone bracket on each side [missing from far right (north) window on rear (east) elevation] (Image 1 to Image 6)
    - Window openings on the façade and rear (east) elevation feature decorative radiating brick voussoirs with a keystone painted cream (Image 2)
    - Window openings on the north and south side elevations feature red brick headers (Image 4)
    - All of the original double-hung six-over-six sash windows have been replaced with modern units
- The formerly recessed central entrance vestibule has been altered from its original configuration of multipaned sidelights and transom (see Figure 5 in Appendix A) and is now bricked and includes a single rectangular door opening with a panel door with three square lites and similarly designed sidelights topped with a semi-circular sunburst transom with a thick voussoir and a keystone below a pedimented portico with decorative vergeboard and a kingpost in the peak (Image 1)
    - Alterations to the entrance have taken design cues from the original building
    - Three concrete stairs that span the central third bay lead to the entryway
- The rear entrance is located in the left (south) bay and features a segmentally arched entryway with a decorative painted radiating brick voussoir and a keystone, a large single-pane transom, and a modern steel door (Image 5)

    - The rear entrance is reached via a modern porch with stairs and railings
- A one-storey addition clad in stucco with a shed roof with modern soffits projects from the centre bay of the rear (east) elevation (Image 5)
    - Two small, segmentally arched window openings with decorative radiating brick voussoirs (similar to the original building) and concrete sills are located below the roofline in the centre of the addition's east elevation
    - The remainder of the addition's elevations appear blank
- A bulkhead door provides access to the basement to the north of the rear addition (Image 5)
- A detached, one-storey, frame storage shed built to a rectangular plan clad in aluminum siding with a side gable roof clad in sheet metal spans the east side of the lot (Image 3)
    - The west elevation includes a large garage door, two sets of double doors, a paired window, and a concrete chimney projecting through the roof; the north elevation is blank; the east elevation includes regularly spaced rectangular windows with modern single-hung units; the south elevation was not visible
- Narrow front and side yard setbacks consistent with the setbacks along the Queen Street West and Mill Street South streetscapes (Image 1 and Image 3)
- The property is accessed via a paved driveway off Mill Street South that leads to a large, paved parking area that occupies the centre of the lot (Image 5)
- The west side of the flat property is grassed and landscaped with shrubs and perennials along the façade of the subject building, and trees are growing along the property boundary (Image 1 and Image 3)

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture* (Blumenson 1990), and *The School House: Its Architecture, External and Internal Arrangements* (Hodgins 1857), 147 Queen Street West exhibits many of the characteristics of the design and can therefore be considered a representative example of an Italianate former schoolhouse (see Table 1).

Table 1: Characteristics of Italianate Schoolhouse Architecture
(Adapted from Fram 2003; Ricketts et al. 2011; Blumenson 1990; Hodgins 1857)

Characteristics of Italianate Schoolhouse Architecture	Characteristics of 147 Queen Street West
One-storey	Yes
Rectangular plan	Yes
Rhythmic and/or balanced façade	Yes
Corbelled brickwork	Yes
Bracketing	Yes
Tall narrow windows (often arched)	Yes - Segmental
Stylized detailing around window and door openings	Yes
Brick or stone construction	Yes – Brick
Formal and detailed entryway	Yes (Altered)
Ornamented gable with circular ventilating window	Yes
Cupolas or belvederes (less common)	No

6.2 History

6.2.1 City of Brampton History

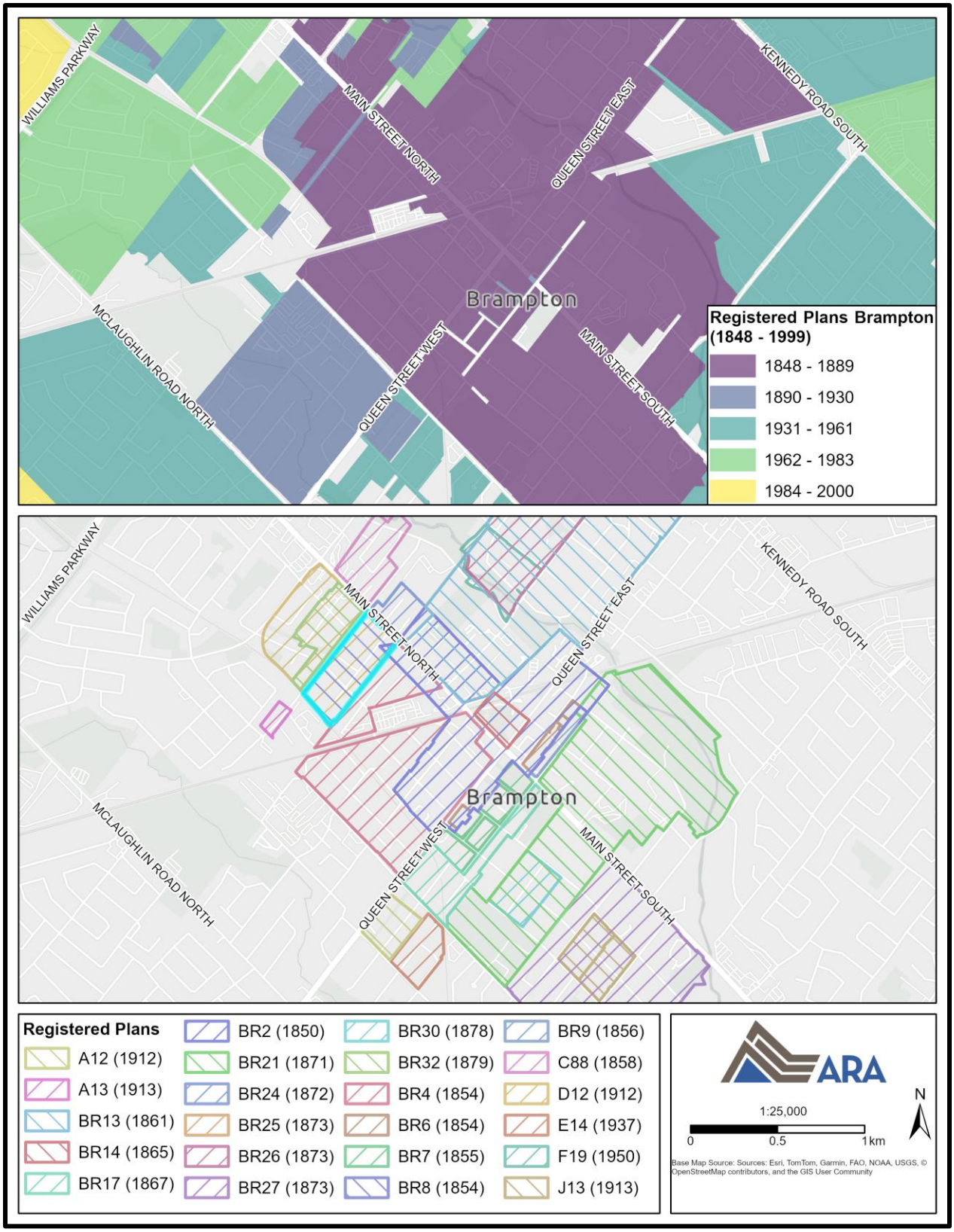
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 147 Queen Street West was constructed circa 1873 as the Queen Street Schoolhouse. Below is a history of the property from 1841 until the present day:

- The Crown Patent for Lot 5, Concession 1 WHS (200 acres) went to John Elliott in July 1841 (see Table 2)
- An historic map from 1859 indicates the subject building had not been constructed by that time, with the subject property remaining under the ownership of John Elliott (see Map 5)
- In July 1868, the east half of Lot 5, Concession 1 WHS (100 acres) was willed to Jane Elliott from John Elliott
- Jane Elliott et al. sold part of Lots 23 and 24, Plan BR7 to Maria Osborne in August 1871
- In November 1874, Thomas and Maria Osborne sold the subject property to the Brampton Public School Board Trustees
    - The subject building, known as the Queen Street School, was constructed circa 1873 as the third publicly funded school in Brampton, after the school built on John Street (circa 1840-1845) and then the Central School on Alexander Street (1856) (Stone n.d.)
        - "Between 1840 and 1870, the population of Brampton increased from five hundred to two thousand. The subsequent demand for educational facilities was fulfilled by the construction of the Alexander Street School in 1856. By the early 1870s the capacity of this school was strained to the limit and in 1873 the school on Queen Street West was built" (Stone n.d.:2)
    - The subject building is the oldest surviving publicly-owned school building within the original Brampton boundaries (CoB 2001)
    - The design of the building doubled the "preferred plan" for one-room schools established by John G. Hodgins and Egerton Ryerson, early promoters of the one-room schoolhouse design (CoB 2014; Stone n.d.)
        - "The pleasant atmosphere of the school house was no doubt a result of an influential reform publication produced in 1857 entitled *The School House: Its Architecture, External and Internal Arrangements* by John G Hodgins, Deputy Superintendent for Education in Upper Canada [between 1876 and 1889]. The impact of the book was substantial, and by 1873 when the Queen Street School was built" (CoB 2014:4; Stone n.d.)
        - Dr. Edgerton Ryerson was instrumental in establishing the Ontario education system (CoB 2014)
    - In 1877, Miss Armstrong was the teacher of the 2nd division and Miss Ashby was the teacher of the 1st division at the Queen Street School (Pope 1877:62)
    - A sketch of the school shows the original entrance and property landscape with an outbuilding fronting Queen Street West (see Figure 4 in Appendix A)
    - An image from 1916 shows the class picture for the Queen Street School that year (see Figure 2 in Appendix A)
    - Memories of a local woman who attended both the subject Queen Street School in the 1880s and later the Central School provide a sense of what education was like in Brampton in the mid-to-late 19th century:
        - "The amenities and design for learning and teaching in general left much to be desired in both these early public schools as far as the physical assets were concerned. A pump provided the only water and "washrooms" were earth closets. The curriculum was sound enough and the "readers" chosen by Ryerson were of a high order, although designed for a different purpose than today's, which are concerned with reading skills; leaving literature,

history, etc. to the wider range of reading material and other teaching aids available for today's teachers and scholars" (CoB 2014:5)

- An historic map from 1877 indicates the subject property was located within the developed area of Brampton at the corner of Queen and Mill Streets (see Map 6)
- A historic topographic map from 1909 indicates the location of the subject property and the brick subject building at the southeast corner of the intersection of Queen Street West and Mill Street (see Map 7)
- Fire Insurance Plans from 1917 and 1924 indicate the subject building was a one-storey brick public school with a one-storey frame outbuilding fronting Queen Street West (see Map 8)
- The Queen Street Schoolhouse was closed following the construction of the McHugh Public School in 1923 nearby on Elliot Street and the new Central Public School on Alexander Street in 1916 (CoB 2014)
- Subsequently, the Brampton School Board sold the subject property to Robert Tweedy in January 1924
- About a week later, in the same month, Tweedy sold the subject property to George Akehurst
- In October 1927, George Akehurst and his wife sold the subject property to the Old Countrymen's Club
    - Prior to moving to the old Queen Street Schoolhouse property, the Club had their headquarters above the *Brampton Conservator* offices on Queen Street West (ToB 1973:133)
    - The club was a private organization with elected membership focused on gaming and sports, such as scribbage, euchre, billiards, cricket, tennis, and football (PAMA 2022; Peel Archives 2022)
    - It is believed that most members had a British background (Peel Archives 2022)
    - A 1935 image shows members of the Club: George Aldham, John Paddon, James Richardson, Edward Burns, William Smith, Charles Hotchkiss, Horace Buttifant, James Turner, Herbert Richardson, Thomas Thauburn, Fred Butterworth, and George Ching (see Figure 3 in Appendix A)
- Fire Insurance Plans from 1931 and 1940 indicate the subject building was being used by the Old Countrymen's Club at the time and the one-storey frame outbuilding had been removed by 1931 (see Map 9)
- The Old Countrymen's Club sold the subject property to J.C. Wilson and J.A. Nixon of the Wilson Manufacturing Company on October 2, 1946 and on October 3, 1946 Wilson Manufacturing Company sold the property to Kenneth Ferguson
- Kenneth Ferguson sold the property to the Hydro-Electric Power Commission of Ontario in August 1948
    - "The *Power Commission Act* (1920) divided the Province into rural districts with its own cost accounting and rate system to provide electrical services to rural customers. The *Rural Hydro-Electric Distribution Act* (1921) authorized grants to cover cost of primary transmission lines and cable for the delivery of rural power" (CoB 2001:1)
    - The subject building was converted to the Rural Hydro office for the operation of the "Rural Power District Plan" in the Brampton area, and housed the offices of the Hydro-Electric Power Commission of Ontario from 1948 to 1969 (CoB 2001; CoB 2014)
    - The subject property office provided electricity needs for 60 square miles (155 square km) around Brampton (CoB 2001)

- An aerial image from 1954 situates the subject property within the Town of Brampton that continued to expand with development (see Map 10)
- In January 1969, the Hydro-Electric Power Commission of Ontario sold the subject property to the Governing Council of the Salvation Army in Canada
- A Fire Insurance Plan from 1971 indicates the subject building was used by the Salvation Army, housing family services offices and also a thrift store, and there were two frame warehouses at the rear of the subject property that are still extant (see Map 9; see caption below Figure 2 and see Figure 5 in Appendix A)
- The Governing Council of the Salvation Army in Canada sold the subject property to Ausome Holdings Limited in August 1994
- "In September 1994, the Seventh-day Adventist Church acquired use of the building and established the Peel Adventist Elementary, a private school teaching junior kindergarten to Grade 6. The capacity of the school was 50 students, as was the case in 1873, when the school was administered by two teachers" (CoB 2014:5)
- The school remained in operation until around March 1998 when the subject property was transferred from Ausome Holdings Limited to the Corporation of the City of Brampton
- Currently the subject property is the location of H.T. Wilson's Insurance Service Ltd.

Table 2: Summary of Property Ownership at 147 Queen Street West (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	14 Jul 1841	Crown	John Elliott	Lot 5, Concession 1 WHS; 200 acres
897	Will	27 Jul 1868	John Elliott	Jane Elliott	East half Lot 5, Concession 1 WHS; 100 acres
503	Bargain and Sale	30 Aug 1871	Jane Elliott et al.	Maria Osborne	Part Lots 23 and 24, Plan BR7
1430	Bargain and Sale	4 Nov 1874	Thomas Osborne and wife	Brampton Public School Board; School Trustees	Part Lots 23 and 24, Plan BR7
15050	Grant	11 Jan 1924	Brampton Public School Board	Robert Tweedy	Part Lots 23 and 24, Plan BR7
15074	Grant	24 Jan 1924	Robert Tweedy	George Akehurst	Part Lots 23 and 24, Plan BR7
16349	Grant	18 Oct 1927	George Akehurst and wife	The Old Countrymen's Club	Part Lots 23 and 24, Plan BR7
22055	Grant	2 Oct 1946	The Old Countrymen's Club	J.C. Wilson and J.A. Nixon trading as Wilson Manufacturing Company	Part Lots 23 and 24, Plan BR7
22057	Grant	3 Oct 1946	J.C. Wilson and J.A. Nixon trading as Wilson Manufacturing Company	Kenneth Ferguson and wife	Part Lots 23 and 24, Plan BR7
23098	Grant	20 Aug 1948	Kenneth Ferguson and wife	The Hydro Electric Power Commission of Ontario	Part Lots 23 and 24, Plan BR7
96376VS	Grant	20 Jan 1969	The Hydro Electric Power Commission of Ontario	The Governing Council of the Salvation Army in Canada	Part Lots 23 and 24, Plan BR7

Instrument #	Instrument	Date	Grantor	Grantee	Comments
RO1073098	Transfer	18 Aug 1994	The Governing Council of the Salvation Army in Canada	Ausome Holdings Limited	Part Lots 23 and 24, Plan BR7
RO1167395	Transfer	26 Mar 1998	Ausome Holdings Limited	The Corporation of the City of Brampton	Part Lots 23 and 24, Plan BR7

6.3 Context

- Located at 147 Queen Street West in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th-century residential neighbourhoods organized in a grid pattern to the north and south
    - The subject property is located on the edge of the commercial core of Queen Street West where land uses transition to residential properties
    - Queen Street West runs roughly northeast to southwest across the City of Brampton
- 147 Queen Street West is situated on the southeast corner of Queen Street West and Mill Street South on the border of a dense residential neighbourhood to the east
    - As a corner lot, the subject property supports the transitional space between the commercial land uses on Queen Street West and the residential character found along Mill Street South
- The property contributes to the Elliott Lands 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 area's distinct character as follows: "The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century" (CoB 2019:4)
    - George Robb Architect et al.'s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- It is located on a square lot oriented toward Queen Street West with a narrow front and side yard setback consistent with the setbacks along the Queen Street West and Mill Street South streetscapes
- The property is accessed via a paved driveway off Mill Street South that leads to a large, paved parking area that occupies the centre of the lot
- The west side of the flat property is grassed and landscaped with shrubs and perennials along the façade of the subject building and trees are growing along the property boundary
- The Queen Street West streetscape character can be described as follows:
    - For the purpose of this report, geographically, the Queen Street West streetscape includes Queen Street West from approximately McMurchy Avenue to Elizabeth Street North (see Map 5 to Map 7, and Map 10)
    - Comprised of predominantly one to two-and-a-half storey residences (many of which have been converted to commercial uses and some are vacant) on rectangular and square (likely subdivided) lots constructed between the late 19th and early 20th century
    - Represents a transitional zone between the 19th century commercial development of the four corners to the north and the interwar, lower-density residential development to the south

        - Experiencing development pressure in the form of high-density infill
    - Primarily brick construction (majority are red or multitone brick, some have been reclad in vinyl siding or stucco)
    - Architectural styles are largely reflective of those common during the Victorian era, such as Gothic Revival and vernacular Ontario Cottages, interspersed with development leading up to and during the interwar era, including Tudor Revival, Arts and Crafts, and Edwardian structures
    - Many buildings share similar features including hip and gable roofs, gable peaks, and dormer windows
    - Consistently narrow setbacks from Queen Street West
    - Some lots retain mature trees
    - The Queen Street West streetscape includes a sidewalk on both sides of the four-lane road with decorative light standards and some mature street trees
- 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 Queen Street West

Table 3: Selection of 19th to Early 20th Century Buildings Along Queen Street West in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
183 Queen Street West	Residence, one-and-a-half storey Arts and Crafts building clad in brick and stucco features a steeply pitched side gable roof with a large shed dormer that extends most of the façade	Circa 1930s-1940s	
169 Queen Street West	Residence, two-storey Gothic Revival Ontario Cottage with a side gable roof with a central gable peak with a window and decorative vergeboard trim, and a covered entrance	Circa 1880s	
148 Queen Street West	Residence, one-and-a-half storey red brick Gothic Revival Ontario Cottage with a side gable roof with a central gable peak with a lancet window, a bay window, and a covered entrance	Circa 1880s	
144 Queen Street West	Residence (now commercial), two-and-a-half storey Edwardian clad in stucco with a hipped roof with a central dormer and overhanging eaves, rectangular window openings, and an enclosed porch	Circa 1910s	
127 Queen Street West	One-and-a-half storey Gothic Revival former residence constructed to a rectangular plan, dichromatic red and buff brick cladding (painted), brick quoins, multi-gable peaks with wooden vergeboard, segmentally arched window and door openings, bay windows, and a lancet window	Circa 1883-1885	

Address	Brief Description	Est. Year Constructed	Photo
104 Queen Street West	Residence (now commercial), one-and-a-half storey stucco Gothic Revival with a cross-gable roof, projecting gable bays and peaks, and an enclosed front porch	1870s	
100 Queen Street West (John Howard Society Building)	Residence (now commercial), two-storey brick and stone Tudor Revival with gable peaks, groups of leaded glass windows, a bay window, stone details, and a central entrance Designated in 2009 under Part IV of the *Ontario Heritage Act*	1937	
97 Queen Street West	Residence (now commercial), two-and-a-half storey red brick Edwardian with a side gable roof with deep return eaves, two red brick chimneys, rectangular window openings with rock-faced stone sills and lintels, and an enclosed porch addition	Circa 1910s	
4 Elizabeth Street (Christ Church)	Church, one-storey, dichromatic red and buff brick Gothic Revival with a large tower projecting from the centre of the façade with a spire, buttresses on the side elevations, large lancet windows, and a front gable roof	1875	

7.0 MAPS



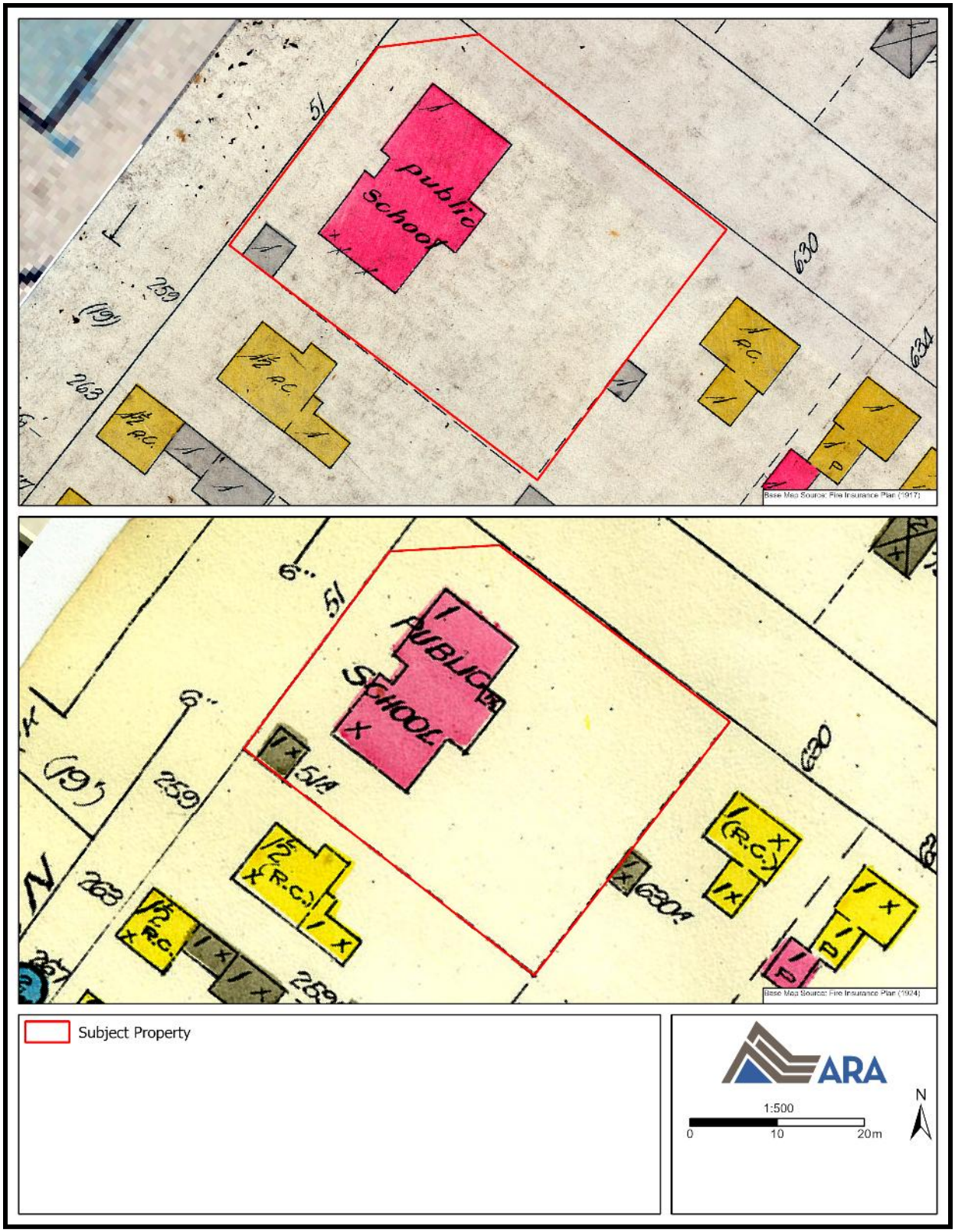
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



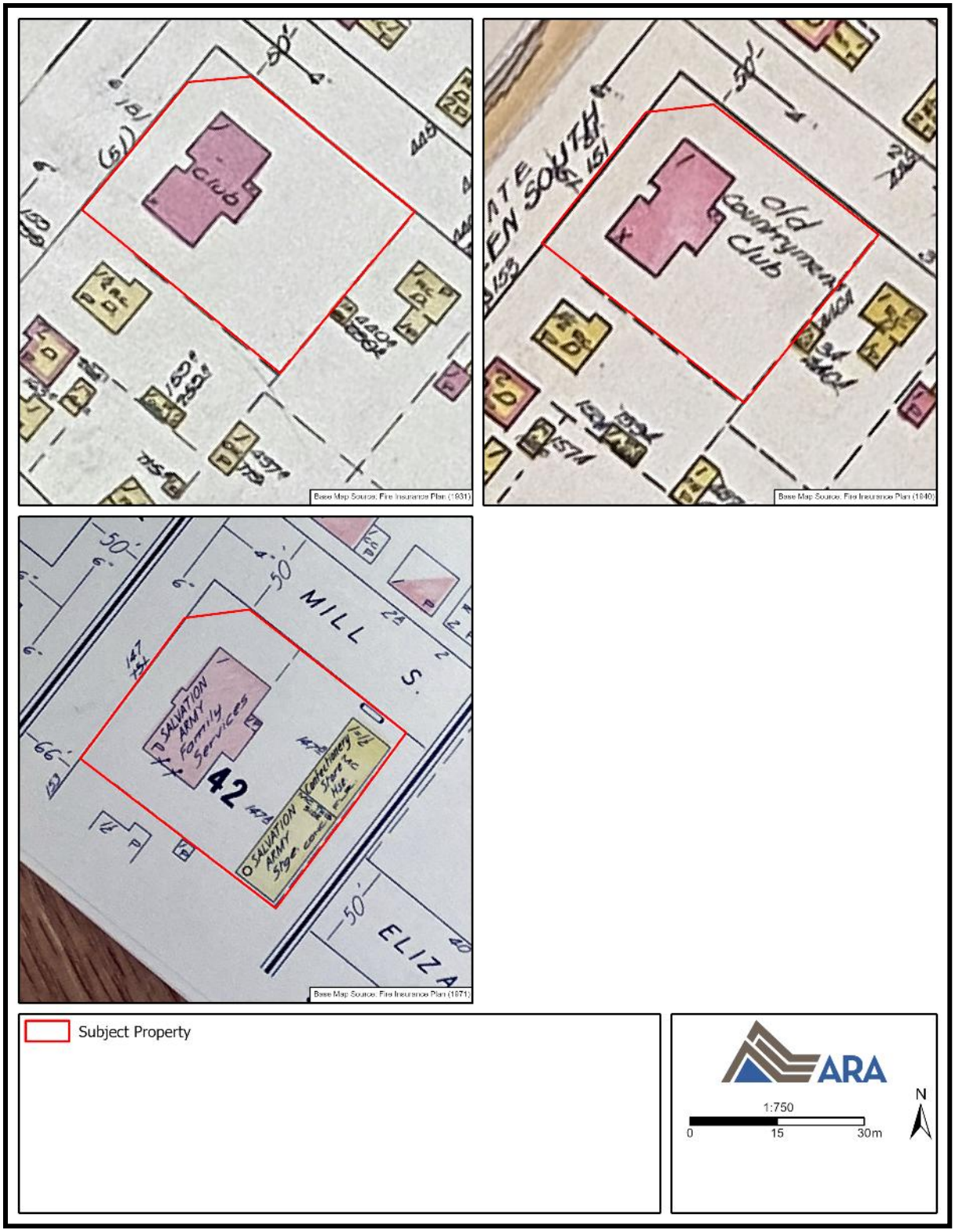
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on Historic 1931, 1940 and 1971 Fire Insurance Plan (Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931, 1940 and 1971)



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 147 Queen Street West according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 147 Queen Street West 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	147 Queen Street West is a representative example of an Italianate former schoolhouse. While inspired by Classical architectural forms, Italianate architecture emerged to have its distinctiveness in North America drawing from a number of architectural eras where details are Classical in origin but freely modified, often in vernacular expressions as demonstrated in the subject property. 147 Queen Street West has been constructed as two conjoined red brick one-room schoolhouses reflective of the "preferred plan" for one-room schools established by John G. Hodgins, Deputy Superintendent for Education in Upper Canada, in *The School House: Its Architecture, External and Internal Arrangements* (1857). 147 Queen Street West has been built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations with a cross-gable roof and two prominent front gable peaks decorated with scrolled vergeboard with a simple kingpost and circular ventilating window openings framed with brick and four keystones. Italianate design influences most clearly reflected on the property include the ornately decorated segmentally arched window openings that feature radiating brick voussoirs with a keystone or red brick headers and stone sills supported by rounded stone brackets. Also characteristic of the style, the subject building features paired corner brackets, shallow brick pilasters dividing each bay, and oblique corbelled brickwork intricately arranged as gable peaks mimicking dentils. Through a combination of angled cutting and corbelling, a unique effect has been achieved that frames the windows and creates an attractive light-and-dark pattern on the façade and rear elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	147 Queen Street West 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	Yes	147 Queen Street West displays a high degree of technical achievement as it is constructed of two identical masses, the design of which has doubled the traditional "preferred plan" for one-room schools established by John G. Hodgins. Together, the linked buildings create two one-room schoolhouses side-by-side, an innovation that expanded the 1873 school's capacity to accommodate pupils in the growing town.
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	147 Queen Street West, the former Queen Street Schoolhouse, is directly associated with the early development of public education in Brampton. The subject building was constructed circa 1873 as the third publicly funded school in Brampton, after the school built on John Street (circa 1840-1845) and then the Central School on Alexander Street (1856). The design of the building doubled the "preferred plan" for one-room schools established by John G. Hodgins, Deputy Superintendent for

Description	Criteria Met Yes/No	Value
		Education in Upper Canada, and Egerton Ryerson, both early promoters of the one-room schoolhouse design and instrumental in establishing the Ontario education system. The Queen Street Schoolhouse was closed following the construction of the McHugh Public School in 1923 nearby on Elliot Street and the new Central Public School in 1916. 147 Queen Street West is also directly associated with the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario in Brampton. By 1927, the subject property was purchased by the Old Countrymen's Club, a private organization focused on gaming and sports. This club, with an elected membership and many local members of British descent, owned the building for over 20 years until 1946. It was then purchased by the Hydro-Electric Power Commission of Ontario in 1948. The subject building was converted to the Rural Hydro office for the operation of the "Rural Power District Plan" in the Brampton area providing electricity needs for 60 square miles around Brampton until 1969. Due to its continued use by local community groups and organizations, 147 Queen Street West is the oldest surviving school building remaining within the original Brampton boundaries.
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 147 Queen Street West 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	147 Queen Street West does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. 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	147 Queen Street West is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, located on the edge of the Elliott Lands Neighbourhood and the commercial core of Queen Street West. Situated on a corner lot, the subject property supports the transition between the commercial land uses on Queen Street West and the residential character found along Mill Street South. The Queen Street West streetscape consists of predominantly one to two-and-a-half storey residences (many of which have been converted to commercial uses) on rectangular and square lots constructed between the late 19th and early 20th century. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape as architectural styles are largely reflective of those common during the Victorian era, such as Gothic Revival and vernacular Ontario Cottages, interspersed with development leading up to and during the interwar era, including Tudor Revival, Arts and Crafts, and Edwardian structures. Buildings along the streetscape are primarily of red or multitone brick construction with hip and gable roofs, gable peaks, and dormer windows set on lots with consistently narrow setbacks, some with mature trees. 147 Queen Street West exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Description	Criteria Met Yes/No	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	147 Queen Street West is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 147 Queen Street West is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 147 Queen Street West is not visually linked to its surroundings. Although this portion of Queen Street West is a late 19th to early 20th century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 147 Queen Street West is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	147 Queen Street West is consistent with the character of the area and thus the building is part of the fabric of the streetscape 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
147 Queen Street West is a representative example of an Italianate former schoolhouse	• Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding laid in a stretcher bond pattern • Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost • Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils • Band of corbelled brick below roofline of side elevations • Circular ventilating window openings framed with brick and four keystones • Paired brackets • Segmentally arched window openings with radiating brick voussoirs with a keystone and stone sills with rounded stone brackets • Segmentally arched window openings with red brick headers and stone sills with rounded stone brackets (side elevations)
147 Queen Street West displays a high degree of technical achievement	• Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding laid in a stretcher bond pattern

Cultural Heritage Value or Interest	Heritage Attribute
	• Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost • Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils
147 Queen Street West is directly associated with the early development of public education in Brampton, and the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario	• Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
147 Queen Street West is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding • Contribution to the Elliott Lands Neighbourhood with placement on a corner lot and overall massing, setback, and decorative details

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

147 Queen Street West, commonly known as the Queen Street Schoolhouse, is located in the City of Brampton's historic core at the southeast corner of Queen Street West and Mill Street South. It consists of a one-storey Italianate former schoolhouse constructed circa 1873.

Statement of Cultural Heritage Value or Interest

147 Queen Street West is a representative example of an Italianate former schoolhouse. While inspired by Classical architectural forms, Italianate architecture emerged to have its distinctiveness in North America drawing from a number of architectural eras where details are Classical in origin but freely modified, often in vernacular expressions as demonstrated in the subject property. 147 Queen Street West has been constructed as two conjoined red brick one-room schoolhouses reflective of the "preferred plan" for one-room schools established by John G. Hodgins, Deputy Superintendent for Education in Upper Canada, in The School House: Its Architecture, External and Internal Arrangements (1857). 147 Queen Street West has been built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations with a cross-gable roof and two prominent front gable peaks decorated with scrolled vergeboard with a simple kingpost and circular ventilating window openings framed with brick and four keystones. Italianate design influences most clearly reflected on the property include the ornately decorated segmentally arched window openings that feature radiating brick voussoirs with a keystone or red brick headers and stone sills supported by rounded stone brackets. Also characteristic of the style, the subject building features paired corner brackets, shallow brick pilasters dividing each bay, and oblique corbelled brickwork intricately arranged as gable peaks mimicking dentils. Through a combination of angled cutting and corbelling, a unique effect has been achieved that frames the windows and creates an attractive light-and-dark pattern on the façade and rear elevation.

147 Queen Street West displays a high degree of technical achievement as it is constructed of two identical masses, the design of which has doubled the traditional "preferred plan" for one-room schools established by John G. Hodgins. Together, the linked buildings create two one-room schoolhouses side-by-side, an innovation that expanded the 1873 school's capacity to accommodate pupils in the growing town.

147 Queen Street West, the former Queen Street Schoolhouse, is directly associated with the early development of public education in Brampton. The subject building was constructed circa 1873 as the third publicly funded school in Brampton, after the school built on John Street (circa 1840-1845) and then the Central School on Alexander Street (1856). The design of the building doubled the "preferred plan" for one-room schools established by John G. Hodgins, Deputy Superintendent for Education in Upper Canada, and Egerton Ryerson, both early promoters of the one-room schoolhouse design and instrumental in establishing the Ontario education system. The Queen Street Schoolhouse was closed following the construction of the McHugh Public School in 1923 nearby on Elliot Street and the new Central Public School in 1916. **147 Queen Street West is also directly associated with the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario in Brampton.** By 1927, the subject property was purchased by the Old Countrymen's Club, a private organization focused on gaming and sports. This club, with an elected membership and many local members of British descent, owned the building for over 20 years until 1946. It was then purchased by the Hydro-Electric Power Commission of Ontario in 1948. The subject building was converted to the Rural Hydro office for the operation of the "Rural Power District Plan" in the Brampton area providing electricity needs for 60 square miles around Brampton until 1969. Due to its continued use by local community groups and organizations, 147 Queen Street West is the oldest surviving school building remaining within the original Brampton boundaries.

147 Queen Street West is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, located on the edge of the Elliott Lands Neighbourhood and the commercial core of Queen Street West. Situated on a corner lot, the subject property supports the transition between the commercial land uses on Queen Street West and the residential character found along Mill Street South. The Queen Street West streetscape consists of predominantly one to two-and-a-half storey residences (many of which have been converted to commercial uses) on rectangular and square lots constructed between the late 19th and early 20th century. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape as architectural styles are largely reflective of those common during the Victorian era, such as Gothic Revival and vernacular Ontario Cottages, interspersed with development leading up to and during the interwar era, including Tudor Revival, Arts and Crafts, and Edwardian structures. Buildings along the streetscape are primarily of red or multitone brick construction with hip and gable roofs, gable peaks, and dormer windows set on lots with consistently narrow setbacks, some with mature trees. 147 Queen Street West exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

147 Queen Street West is a representative example of an Italianate former schoolhouse. The property contains the following heritage attributes that reflect this value:

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
- Red brick cladding laid in a stretcher bond pattern

- Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost
- Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils
- Band of corbelled brick below roofline of side elevations
- Circular ventilating window openings framed with brick and four keystones
- Paired brackets
- Segmentally arched window openings with radiating brick voussoirs with a keystone and stone sills with rounded stone brackets
- Segmentally arched window openings with red brick headers (side elevations)

147 Queen Street West displays a high degree of technical achievement. The property contains the following heritage attributes that reflect this value:

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
- Red brick cladding laid in a stretcher bond pattern
- Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost
- Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils

147 Queen Street West is directly associated with the early development of public education in Brampton, and the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario. The property contains the following heritage attributes that reflect this value:

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations

147 Queen Street West is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
- Red brick cladding
- Contribution to the Elliott Lands Neighbourhood with placement on a corner lot and overall massing, setback, and decorative details

Elements of the property that are not heritage attributes include:

- Detached one-storey storage shed located at the rear (east side) of 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 147 Queen Street West



Map 12: Map of Heritage Attributes of 147 Queen Street West



Map 13: Map of Heritage Attributes of 147 Queen Street West



Map 14: Map of Heritage Attributes of 147 Queen Street West

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. 147 Queen Street West 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.

13.0 BIBLIOGRAPHY AND SOURCES

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Appendix A: Figures and Historic Photos



Figure 2: Queen Street School Group Photo (1916)
(CoB 2014)



Figure 3: Image of the Old Countrymen 's Club, Brampton (1935)
(CoB 2014)

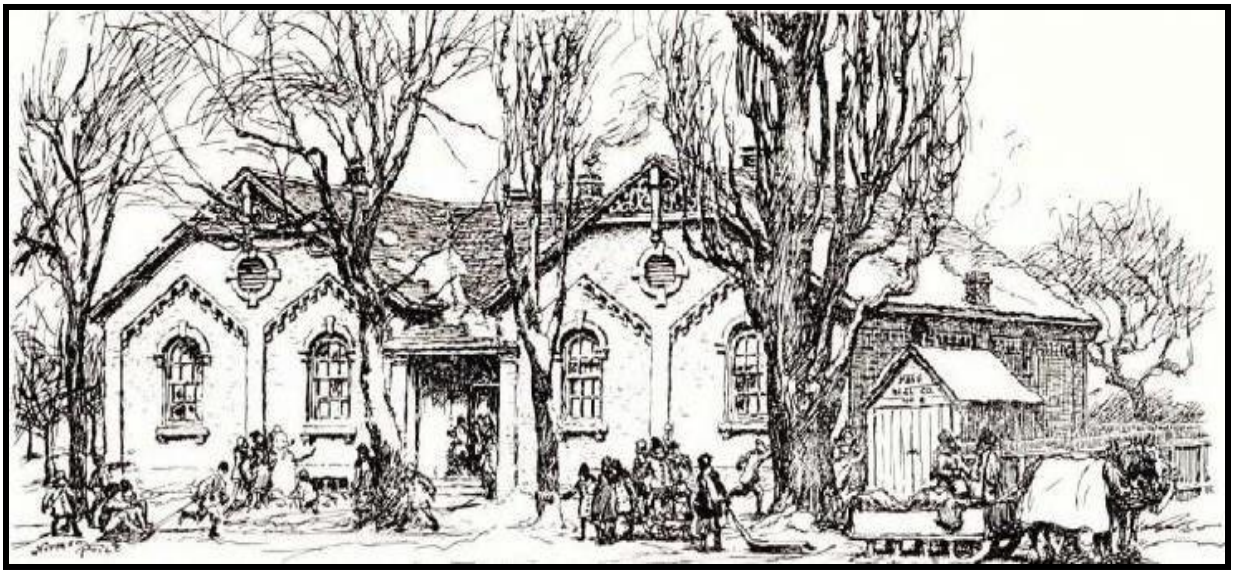


Figure 4: Sketch of 147 Queen Street West (n.d.)
(CoB 2014)

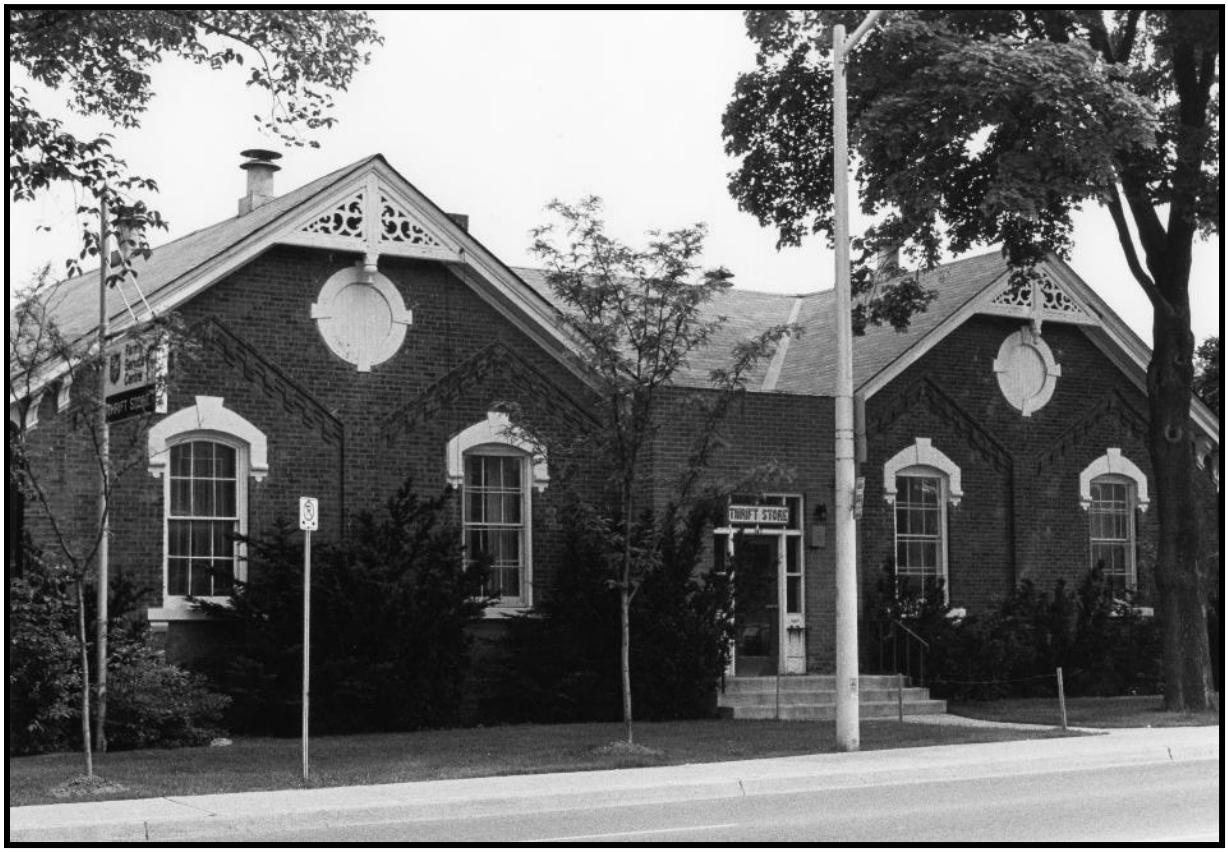


Figure 5: Façade of 147 Queen Street West When Operating as a Salvation Army Thrift Store (Circa 1970s or 1980s)
(CoB 2014)

147 Queen Street West







Table 1: Characteristics of Italianate Schoolhouse Architecture
(Adapted from Fram 2003; Ricketts et al. 2011; Blumenson 1990; Hodgins 1857)

Characteristics of Italianate Schoolhouse Architecture	Characteristics of 147 Queen Street West
One-storey	Yes
Rectangular plan	Yes
Rhythmic and/or balanced façade	Yes
Corbelled brickwork	Yes
Bracketing	Yes
Tall narrow windows (often arched)	Yes - Segmental
Stylized detailing around window and door openings	Yes
Brick or stone construction	Yes – Brick
Formal and detailed entryway	Yes (Altered)
Ornamented gable with circular ventilating window	Yes
Cupolas or belvederes (less common)	No





June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 15 Isabella Street – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-310

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 15 Isabella Street - Ward 1**, be received;

2. That designation of the property municipally known as 15 Isabella Street under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 15 Isabella Street in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That, in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 15 Isabella Street under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 15 Isabella Street possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

15 Isabella Street is located within Brampton's historic core on the south side of Isabella Street between Rosedale Avenue West and David Street. The property contains a two-storey Georgian residence constructed circa 1855.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.

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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 15 Isabella Street meets four criteria under Ontario Regulation 9/06 relating to design/physical value, historical/associative value, and contextual value.

Accordingly, designation under Part IV of the *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton.

Built circa 1855, the two-storey residence was constructed toward the end of the Georgian architectural period, however, it is an early structure in the area, built shortly after the incorporation of the village of Brampton in 1853 and the registration of the Washington Block in 1854, one of the earliest residential subdivisions in Brampton.

While 15 Isabella Street has been altered over the years, it retains defining characteristics of the Georgian style, which is noted for its simplicity, symmetry, adaptability, and enduring, solid construction. Hallmark elements of the style observed on the subject building include its square plan, box-like massing, symmetrical three-bay façade and central entrance, side gable roof with return eaves, and rectangular window openings.

Historical/Associative Value (Criteria 4)

15 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton, registered in 1854 as Plan BR8. The subdivision was established during a period of significant residential growth following the Town's incorporation, the arrival of the railway, and the emergence of the local flower industry.

Constructed circa 1855, the subject building is likely the oldest residence in the original Washington Block and among the oldest in Brampton.

Contextual Value (Criteria 7)

15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block.

The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees.

15 Isabella Street exhibits a lot pattern, setbacks, massing, and decorative details consistent with the character of Brampton's historic core.

Contextual Value (Criteria 8)

15 Isabella Street is visually linked to its surroundings. 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties.

Cultural Heritage Attributes

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

- Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade
- Roughcast stucco cladding
- Side gable roof with return eaves
- Rectangular entrance with a wooden casing and pilasters
- Rectangular window openings
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
- Proximity to architecturally similar structure at 19 Isabella Street

Financial Implications

There are no financial implications resulting from the adoption of this report

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 15 Isabella Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 15 Isabella Street to Brampton's Register of Designated Heritage Resources ensures that this early example of Georgian is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 15 Isabella Street according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 15 Isabella Street presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 15 Isabella Street According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP, M. McKay, BA, PGD
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 15 Isabella Street 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 was recommended for designation as part of the *Cultural Heritage Assessment Report: Major Transit Station Areas* (MTSA) (WSP 2022). The property also 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 medium 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.

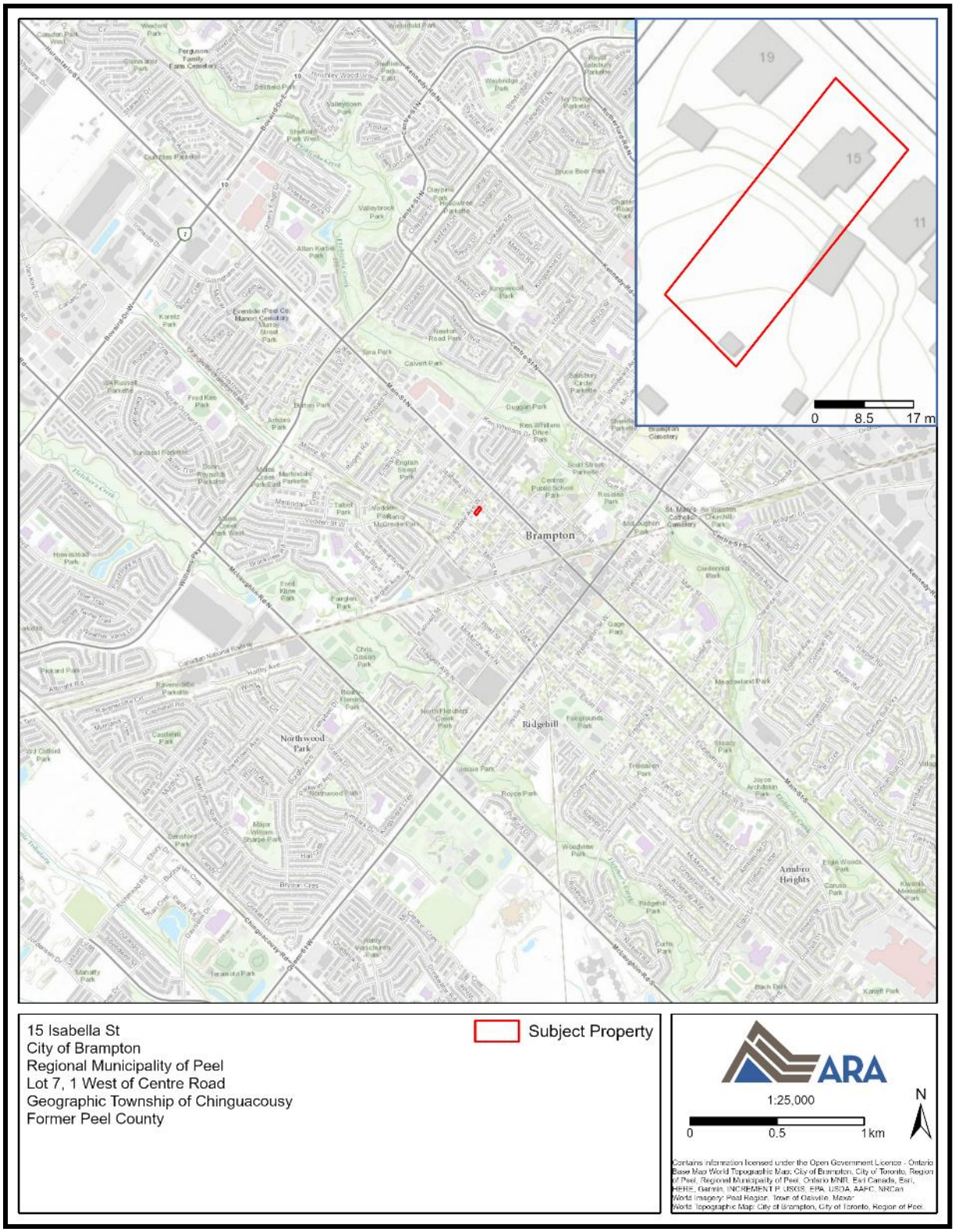
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 15 Isabella Street 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: 15 Isabella Street, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: PT LT 18 PL BR8; PR LT 17 PL BR8

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 Ac*t 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 Ac*t, 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
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade of 15 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)



Image 2: Detail of Entrance and Window Openings on Façade of 15 Isabella Street
(Photo taken February 7, 2024; Facing West)



Image 3: Northeast Corner of 15 Isabella Street
(Photo taken February 7, 2024; Facing West)



Image 4: Northwest Corner of 15 Isabella Street
(Photo taken February 7, 2024; Facing South)



Image 5: Context View of 15 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)



Image 6: Context View of Isabella Street Streetscape from 15 Isabella Street
(Photo taken February 7, 2024; Facing Northwest)



Image 7: Context View of Isabella Street Streetscape Looking Toward 15 Isabella Street (Photo taken February 7, 2024; Facing Southeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

Georgian architecture "grew from the Italian Renaissance, which emphasized classical details and reached remote England only in the mid-16th century" (McAlester 1984:140). The style took root and flourished in Britain resulting in a "cumulative of architectural fashion in Britain during the reign of the first three King Georges of England (1750-1820)" (Kyles 2016). The term Georgian architecture in Britain refers to all the styles during the reigns of the three King Georges and includes "Palladian, Gothic, and Chinoiserie or Exotic", however, its application in Canada was a "strict interpretation of the Palladian Classical" (Kyles 2016). Georgian architecture arrived in Ontario (known then as Upper Canada) in the mid-to-late 1700s and remained popular until 1850 (Kyles 2016). It was brought through the United Empire Loyalist (UEL), a term given to those who remained loyal to the British crown during the war between the United States and Britain in 1755-1778, and by way of upper-class British immigrants arriving between 1750-1830 (Kyles 2016; Ricketts et al. 2011). The style was also popularized through the distribution of builders' manuals that were used by skilled craftspeople and adept builders (Ricketts et al. 2011).

Originally the Georgian style, also known as Loyalist architecture, was executed as simple and sturdy log houses not intended to make an architectural statement but rather to provide dignified shelter in the harsh Canadian climate. As Kyles notes:

> *Georgian architecture in Britain and in Canada was a modification of the Renaissance style adopted throughout Europe during the 18th century. It was a variation of the Palladian style which was known for balanced facades, muted ornament, and minimal detailing. Simplicity, symmetry, and solidity were the elements to be strived for* (2016).

The style was highly adaptable in its simplicity to allow for the construction of vast sprawling Georgian mansions, or small and simple Georgian cottages or farmhouses. Fram notes several characteristics of the Georgian style include:

> *…general box-like, symmetrical elevations, with Classical (via Renaissance) proportions. Five bay fronts, with two windows on each side of a central doorway, were most characteristic. Structures were from one to three storeys, but usually two, with centre-hall plans. The large composition comprised a central block with a symmetrical wing. The typically side-gabled roof was often pitched high enough to allow a half-floor in the attic…. simple cornices with returns…simple classical moulding in modest pediments and central entry…At first, clad with clapboard, the style was adapted to stone and brick; corners were sometimes embellished as contrasting quoins* (Fram 2003:24).

Georgian style buildings are found throughout Ontario, and by extension North America with regional variations, as a result of their simplicity, adaptability, and enduring solid construction.

A description of the architecture/design of 15 Isabella Street is as follows:

- Two-storey frame building constructed to a square plan with a symmetrical three-bay façade and box-like massing (Image 1)
    - One-storey, frame, rear wing addition (Image 4)
- Clad in roughcast stucco painted white (Image 1)

- Foundation material has been obscured by roughcast stucco cladding (Image 1)
- Side gable roof clad with asphalt shingles with simple wood return eaves (Image 3 and Image 4)
- Modern drainage system with gutters and downspouts (Image 3)
- The rectangular main entrance is centred on the façade and features a wooden casing with simple pilasters and block pedestals (Image 1 and Image 2)
    - A replacement panel door painted red is located behind a multipaned wood storm door
- The entrance is located beneath a covered wooden porch with a shed roof clad in asphalt shingles with wide eaves and plain fascia (Image 1 to Image 3)
    - Wood shakes clad the sides of the shed roof (Image 3)
    - The porch is supported by simple, square, wooden posts
    - The porch is supported on a concrete slab built level with the ground
- A door opening has been enclosed on the west elevation (Image 4)
    - See Figure 3 in Appendix A for an archival image of the original opening
- All window openings are rectangular with wood casings and thin wood sills (Image 1 and Image 3)
    - All window units appear to be modern replacements
    - There is one window opening on the first storey of the east elevation (Image 3)
- A one-storey rear addition projecting from the south elevation is clad in stucco and features a shed roof with overhanging eaves and a rectangular window opening closed with wood shutters (Image 4)
- Shallow setback from the road on a narrow, rectangular lot (Image 5)
- The lot is relatively flat with a slight decline in grade toward the west lot line (Image 4 and Image 5)
- The front lawn is grassed with a concrete pathway leading from the sidewalk to the entrance, and a mature tree growing in the northwest corner at the sidewalk (Image 6)
- An asphalt driveway spanning the west side of the lot provides access to Isabella Street and terminates at the rear of the residence (Image 4 and Image 5)
- A wooden fence encloses the rear yard (Image 5)

When examined against the typical characteristics of the Georgian style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Kyles 2016), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *A Field Guide to American Houses* (McAlester 1984), 15 Isabella Street meets most of the characteristics of the style and can therefore be considered a representative example of the Georgian architectural style (see Table 1)

Table 1: Characteristics of Georgian Architecture
(Adapted from Fram 2003; Kyles 2016; Ricketts 2011; McAlester 1984)

Characteristics of Georgian Architecture	Characteristics of 15 Isabella Street
Box-like	Yes
Symmetrical façade	Yes
One to three-storeys	Yes – Two
Center-hall plan	Yes
Five-bay façade, residences often three-bay	Yes – Three
Stone or brick cladding	No – Stucco
Side-gable roof	Yes
Simple cornices with return eaves	Yes
Small-paned double hung windows (typically 12-over-12)	Removed

Characteristics of Georgian Architecture	Characteristics of 15 Isabella Street
Paneled doors	Removed
Flat top or shallow arched fanlights, transom, and side lights at central entry	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).

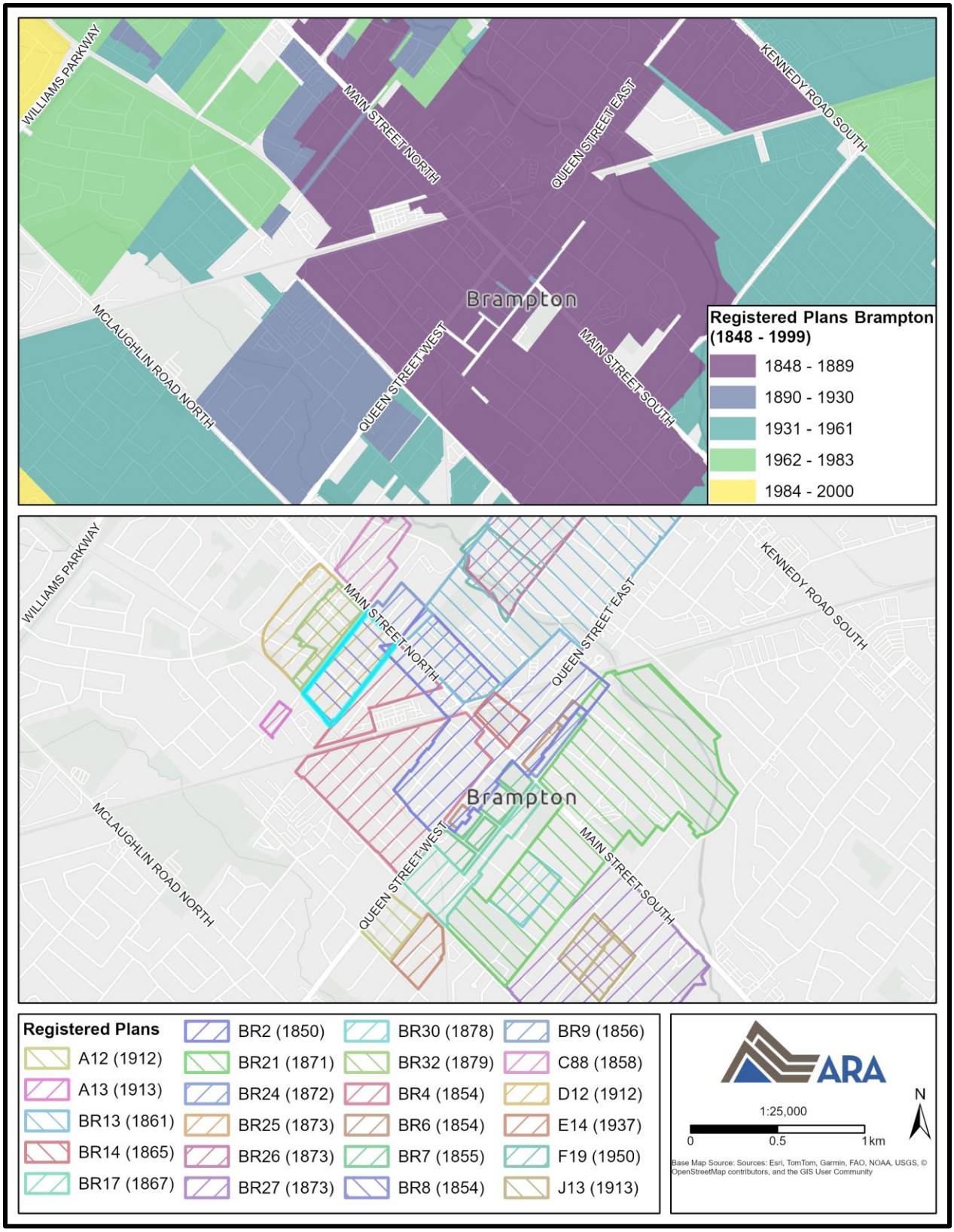
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 15 Isabella Street was constructed around 1855 as a residence. Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS (100 acres) went to Robert Lowes in February 1831 (see Table 2)
- In September 1855, Robert Lowes and his wife subdivided part of the east half of Lot 7, Concession 1 WHS as Plan BR8, also known as the Washington Block Plan
- The subject property is situated within the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (CoB 2009; see Figure 1 in Appendix A)
    - The "subdivision was established at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry" (CoB 2009:4)
- Robert Lowes sold Lots 17 and 18, Plan BR8 to John Raine in September 1855
    - According to the 1861 census, Raine worked as a teacher and lived at the property with his wife Jane and three children Robert, Ann and Elizabeth as well as two others, Joshua Modeland and John Pearen, whose relation is unclear (LAC 1861)
- The subject building was constructed around 1855 following the subdivision of part of the Lowes farm as Plan BR8 and is likely the oldest residence on Isabella Street and among the oldest in Brampton (CoB 2005)
    - The subject building may have been constructed by carpenter Alexander Armour who built and resided at 19 Isabella Street (CoB 2005)
- An historic map from 1857 indicates that the subject property was under the ownership of John Raine and a structure, likely the subject building, is depicted fronting Isabella Street on Lot 18 (see Figure 2)
- An 1859 historic map shows the subject property northwest of the core of Brampton on Isabella Street (see Map 5)
- In February 1864, the subject property was sold to Archibald Pickard, who then sold the lot to John Hunt in October 1865
    - Hunt had lived with his son-in-law who lived next door at 19 Isabella Street (CoB 2004)
- In April 1873 the subject property was sold to Andrew Watt
    - According to the 1881 census, Andrew Watt was a brass finisher who was living with his wife Isabella and their daughter Isabella M. (LAC 1881)
- An 1877 historic map indicates the subject property was located within the historic core of Brampton at the time and shows the extent of development within the town (see Map 6)
- Watt sold the subject property to Drysdale F. Reid in June 1885
    - Reid is listed in the 1893 tax assessment rolls as owning Lots 17 and 18, Plan BR8 on Isabella Street, which had a residence on it at the time with a property value of $700.00 (ToB 1893)
    - At the time of the tax assessment, the subject property was noted to be vacant
- Reid mortgaged the subject property to David Heggie in June 1885
- In June 1896, sometime after the death of Drysdale F. Reid, the subject property was transferred to David Heggie by quit claim, and he sold the subject property to Edward Dale Sr. on the same day
- In March 1903, Edward Dale Sr. and his wife sold the subject property to Sarah E. Lewis

- A 1909 topographic map depicts the subject property as containing a frame structure and that the surrounding area had been developed and incorporated into the core of Brampton (see Map 7)
- In November 1909, the subject property was sold to Lovell J. J. Puckering
- Fire Insurance Plans from 1917 and 1924 indicate the subject building was a two-storey frame residence with a roughcast (stucco) exterior and a one-storey rear frame addition (see Map 8)
- Fire Insurance Plans from 1931 and 1940 do not indicate any changes to the subject building and a one-storey, detached, frame garage had been added to the property west of the residence by 1931(see Map 9)
- An aerial photograph from 1954 situates the subject property within the Town of Brampton that continued to expand with development (see Map 10)
- In May 1959 the executors of David L. Puckering sold the subject property to John and Mary O'Connell
- The subject property was sold to Alexandra V. Matson in December 1975 and changed hands many times until it was sold to its current owners Stjepan and Milena Puliak in August of 1999
- An undated image of the subject building indicates a covered porch with a shed roof had been added to the façade and a small porch had also been constructed on the west elevation providing access to a side door that has now been enclosed (see Figure 3 in Appendix A)

Table 2: Summary of Property Ownership at 15 Isabella Street (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	22 Feb 1831	Crown	Robert Lowes	Lot 7, Concession 1 WHS, 100 acres
1960	Bargain and sale	19 Sep 1855	Robert Lowes and wife	John Raine	Lot 17 and 18, Plan BR8
1961	Mortgage	19 Sep 1855	John Raine and wife	Robert Lowes	Lot 17 and 18, Plan BR8
7406	Discharge of mortgage	19 Oct 1859	Robert Lowes	John Raine	Lot 17 and 18, Plan BR8
12259	Indenture	20 Feb 1864	John Raine and wife	Archibald Pickard	Lot 17 and 18, Plan BR8
13796	Bargain and sale	19 Oct 1865	Archibald Pickard and wife	John Hunt	Lot 17 and 18, Plan BR8
1004	Bargain and sale	24 Apr 1873	John Hunt	Andrew Watt	Lot 17 and 18, Plan BR8
3709	Bargain and sale	10 Jun 1885	Andrew Watt and wife	Drysdale F. Reid	Lot 17 and 18, Plan BR8
3710	Mortgage	10 Jun 1885	Drysdale F. Reid and wife	David Heggie	Lot 17 and 18, Plan BR8
5801	Quit claim	29 Jun 1896	Executors of D.F. Reid	David Heggie	Lot 17 and 18, Plan BR8
5802	Bargain and sale	29 Ju 1896	David Heggie and wife	Edward Dale (the elder)	Lot 17 and 18, Plan BR8
6684	Bargain and sale	30 Mar 1903	Edward Dale (the elder) and wife	Sarah E. Lewis	Lot 17 and 18, Plan BR8
8160	Bargain and sale	27 Nov 1909	Sarah E. Lewis	Lovell J. J. Puckering	Lot 17 and 18, Plan BR8
36350	Grant	1 May 1959	Executors of Jessie Puckering	John and Mary O'Connell	Part of Lot 17, Lot 18, Plan BR8
379036vs	Grant	30 Dec 1975	John and Mary O'Connell	Alexandra V. Matson	Part of Lot 17, Lot 18, Plan BR8
486730	Grant	25 Aug 1978	Alexandra V. and James O. Matson	Gianni and Concetta Pillon	Part of Lot 17, Lot 18, Plan BR8
536378	Grant	3 Nov 1979	John G. and Concetta Pillon	Marzia Jeffcutt	Part of Lot 17, Lot 18, Plan BR8
557102	Grant	29 Aug 1980	Marzia Jeffcutt	Donald R. and Julie H. Berry	Part of Lot 17, Lot 18, Plan BR8
612915	Grant	30 Jun 1982	Donald R. and Julie H. Berry	John F. McAlinden	Part of Lot 17, Lot 18, Plan BR8
687482	Grant	17 Jul 1984	John McAlinden	John McAlinden and Deborah Wood	Part of Lot 17, Lot 18, Plan BR8
812424	Grant	7 Aug 1987	John McAlinden	Deborah Wood	Part of Lot 17, Lot 18, Plan BR8
LT1975877	Transfer	13 Aug 1999	Deborah Wood	Stjepan and Milena Puljak	Part of Lot 17, Lot 18, Plan BR8

6.3 Context

- Located at 15 Isabella Street in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - Isabella Street runs roughly northwest to southeast between Rosedale Avenue West and David Street, parallel to Main Street North, one block to the south
- The building is situated on the south side of Isabella Street, between Rosedale Avenue West and David Street, within a dense late 19th to early 20th 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 19th and early 20th 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
- It has a shallow setback from Isabella Street on a narrow, rectangular lot
- The front lawn is grassed with a mature tree growing in the northwest corner at the sidewalk
- An asphalt driveway spanning the west side of the lot provides access to Isabella Street and terminates at the rear of the residence
- 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties
- The Isabella Street streetscape character can be described as follows:
    - For the purpose of this report, geographically, the Isabella Street streetscape includes Isabella Street from Rosedale Avenue West and David Street, as per the 1854 Washington Block Plan BR8 (see Map 5 to Map 7, Map 10, and Figure 3)
    - Comprised of predominantly one to two-and-a-half storey residences on narrow, rectangular lots with little modern infill
    - Primarily brick construction (majority are red brick and some are dichromatic)
    - Many buildings share similar features including hip and gable roofs, decorative entrances, and rectangular window openings
    - Streetscape exhibits consistently shallow setbacks
    - Isabella Street includes a sidewalk on both sides with a grassed boulevard and mature street trees
- Several residential side streets 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 the historic mapping (see Map 5 to Map 7, Map 10, and Figure 3) include: Rosedale

Avenue West, David Street, and Isabella Street between Rosedale Avenue West and Lorne Avenue
    - The character of the residential side streets is generally in keeping with the character of the Isabella Street streetscape, however, the block containing the subject property retains a higher concentration of 19th century residences than the surrounding side streets, which contain more early 20th century structures
    - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
    - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding)
    - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
    - Setbacks are relatively shallow and consistent
    - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
    - Many buildings on the residential side streets share similar features including gable and hip roofs, front porches, decorative entrances, and rectangular window openings
    - Many of the buildings along Isabella Street and the residential side streets date from the late 19th to early 20th 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 descriptions of the character of Isabella Street and the residential side streets

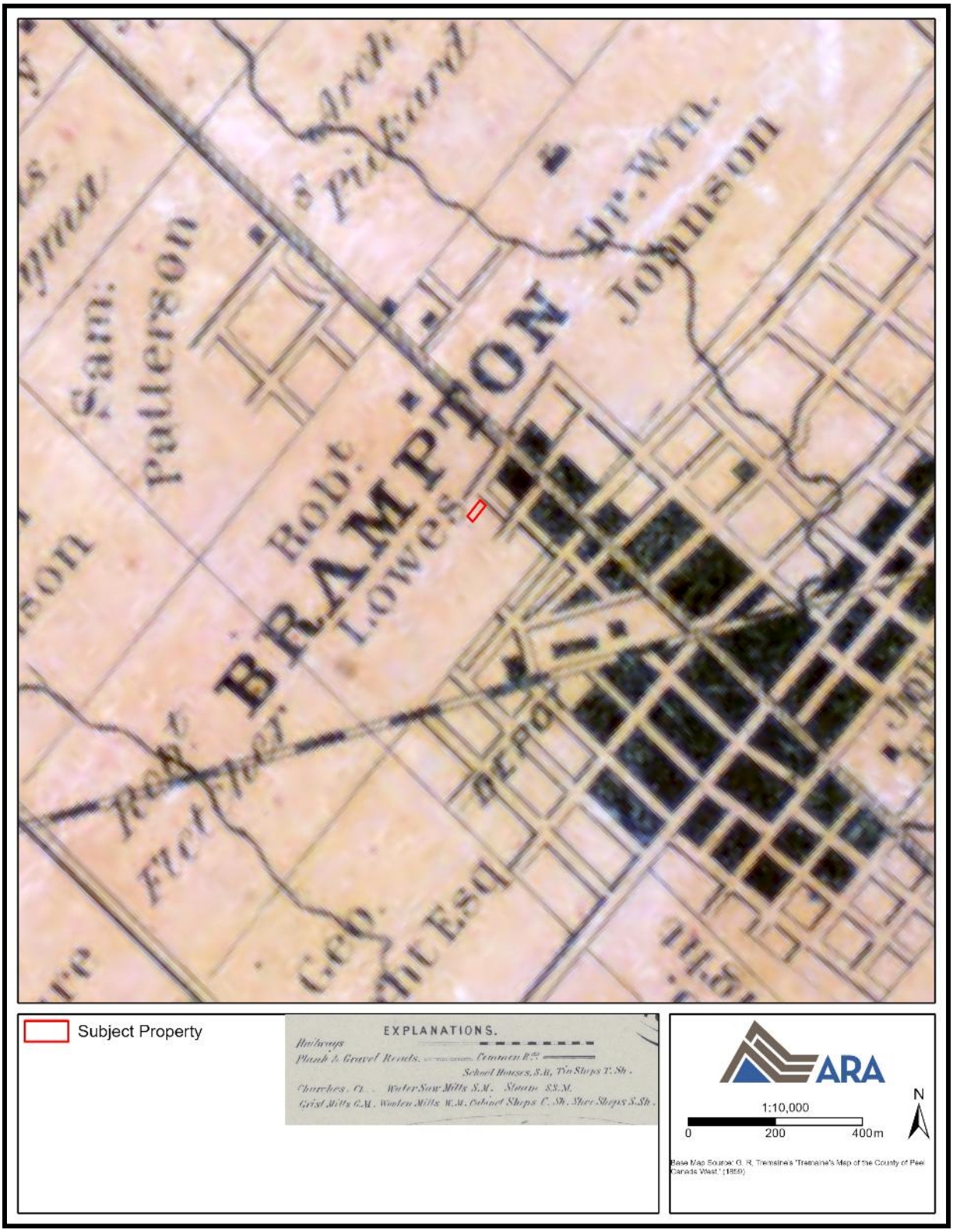
Table 3: Selection of Late 19th to Early 20th Century Buildings Along Isabella Street, David Street, and Rosedale Avenue West in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
19 David Street (Franklin Cottage)	Residence, two-storey, red and buff dichromatic brick Italianate with an enclosed verandah, bay window, rectangular window openings and a hipped roof with brackets	1867	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	
1 Isabella Street (Pickard House)	Residence, one-and-a-half storey red and buff dichromatic brick Ontario Regency Cottage with a hipped roof with a steeply pitched front gable and a decorative entablature surrounding the central entrance Designated under Part IV of the *Ontario Heritage Act*	Mid-1850s	
3 Isabella Street	Residence, one-storey white stucco Regency Cottage with a three-bay nearly symmetrical façade, a hip roof with overhanging eaves and dentilated frieze, rectangular window openings and a central entrance	Circa 1865	
6 Isabella Street	Residence, one-and-a-half storey red brick Dutch Colonial Revival with a gambrel roof, fish scale shingles within the gable, and a covered front porch	1910	

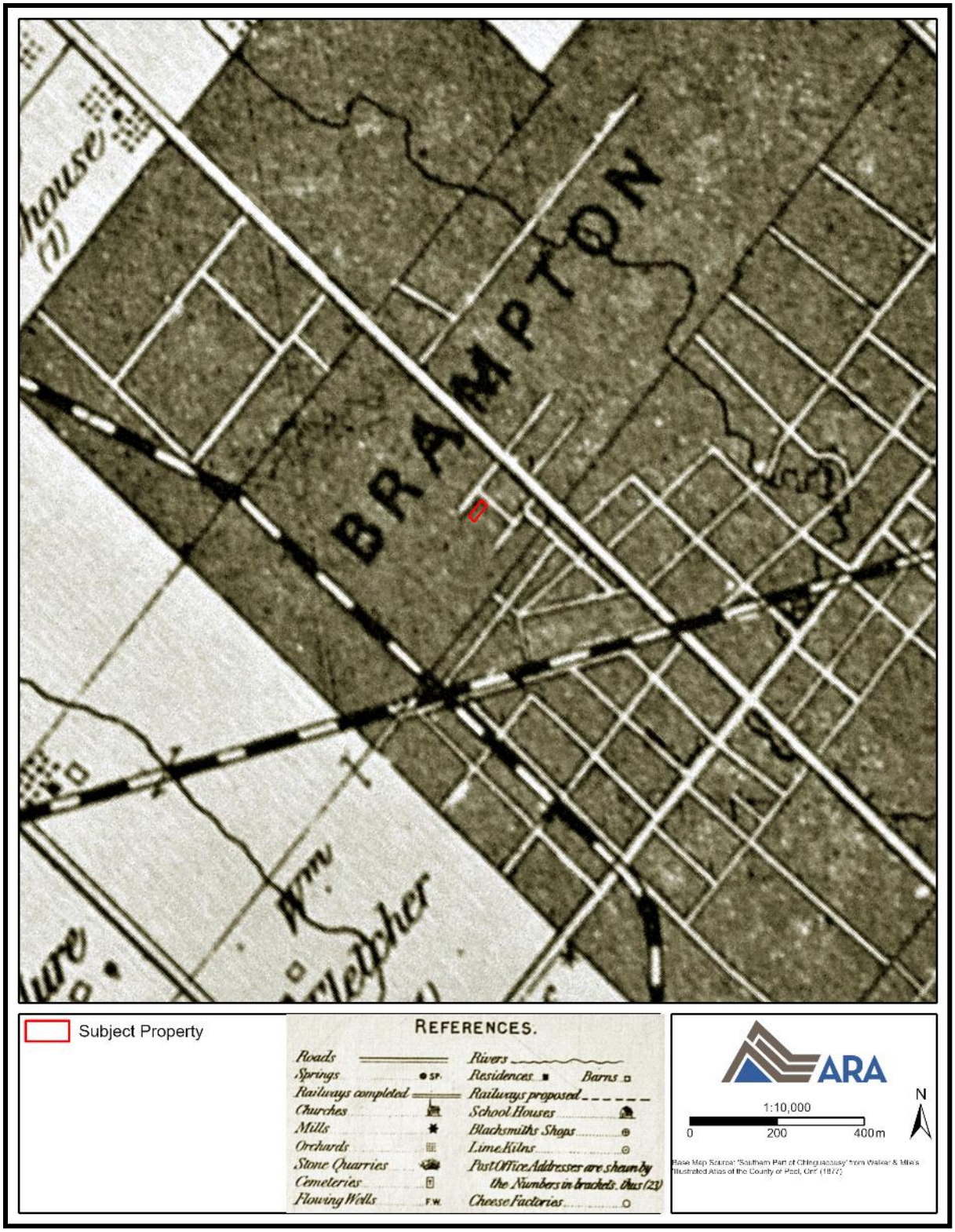
Address	Brief Description	Est. Year Constructed	Photo
8 Isabella Street	Residence, two-and-a-half storey Edwardian red brick with a hip roof with a dormer window, symmetrical two-bay façade, rectangular window openings, and a decorative entrance	Circa 1910	
10 Isabella Street	Residence, one-and-a-half storey, dichromatic red and buff brick Gothic Revival Cottage with a side gable roof with a steeply pitched front gable peak with a lancet window and a covered porch	1875	
11 Isabella Street	Residence, two-and-a-half storey red brick four-square Edwardian with a front gable roof, dormer windows, and a closed verandah	1910	
14-16 Isabella Street	Residence, two-storey, red brick vernacular Italianate duplex with a hip roof with overhanging eaves and brackets, a covered porch spanning the façade with a sunburst panel in the pediment, and segmentally arched window openings	1908	
19 Isabella Street (Alex Armour House)	Residence, two-storey, symmetrical three-bay Georgian with a side gable roof with return eaves, rectangular window openings and a decorative central entrance	1885	

Address	Brief Description	Est. Year Constructed	Photo
18 Rosedale Avenue West	Residence, two-storey Gothic Revival with a side gable roof with two steeply pitched gable peaks on the facade, a covered porch, bay window, and decorative entrance	1881	
12 Rosedale Avenue West	Residence, two-storey red brick Italianate with a hip roof, covered porch with overhanging eaves and brackets, segmentally arched window openings and a bay window	1885	
33 Isabella Street	Residence, two-and-a-half storey red brick Edwardian with a hip roof with a dormer window, rectangular window openings, and a pedimented, decorative front porch	1910	
36 Isabella Street (William Higgens House)	Residence, two-storey red brick Edwardian with a side gable roof, covered porch, bay window, bull's window opening on the façade, and stained-glass windows Designated under Part IV of the *Ontario Heritage Act*	1909	
38 Isabella Street	Residence, one-and-a-half storey multitone red and brown brick Arts and Crafts with a low-pitched side gable roof with mock half-timbering within the gables, and segmentally arched windows Designated under Part IV of the *Ontario Heritage Act*	1914-15	
39 Isabella Street	Residence, two-and-a-half storey red brick vernacular structure with Edwardian with Queen-Anne influences, a front gable roof with a projecting peak supported by large brackets, a projecting bay, and rectangular window openings	1909	

7.0 MAPS



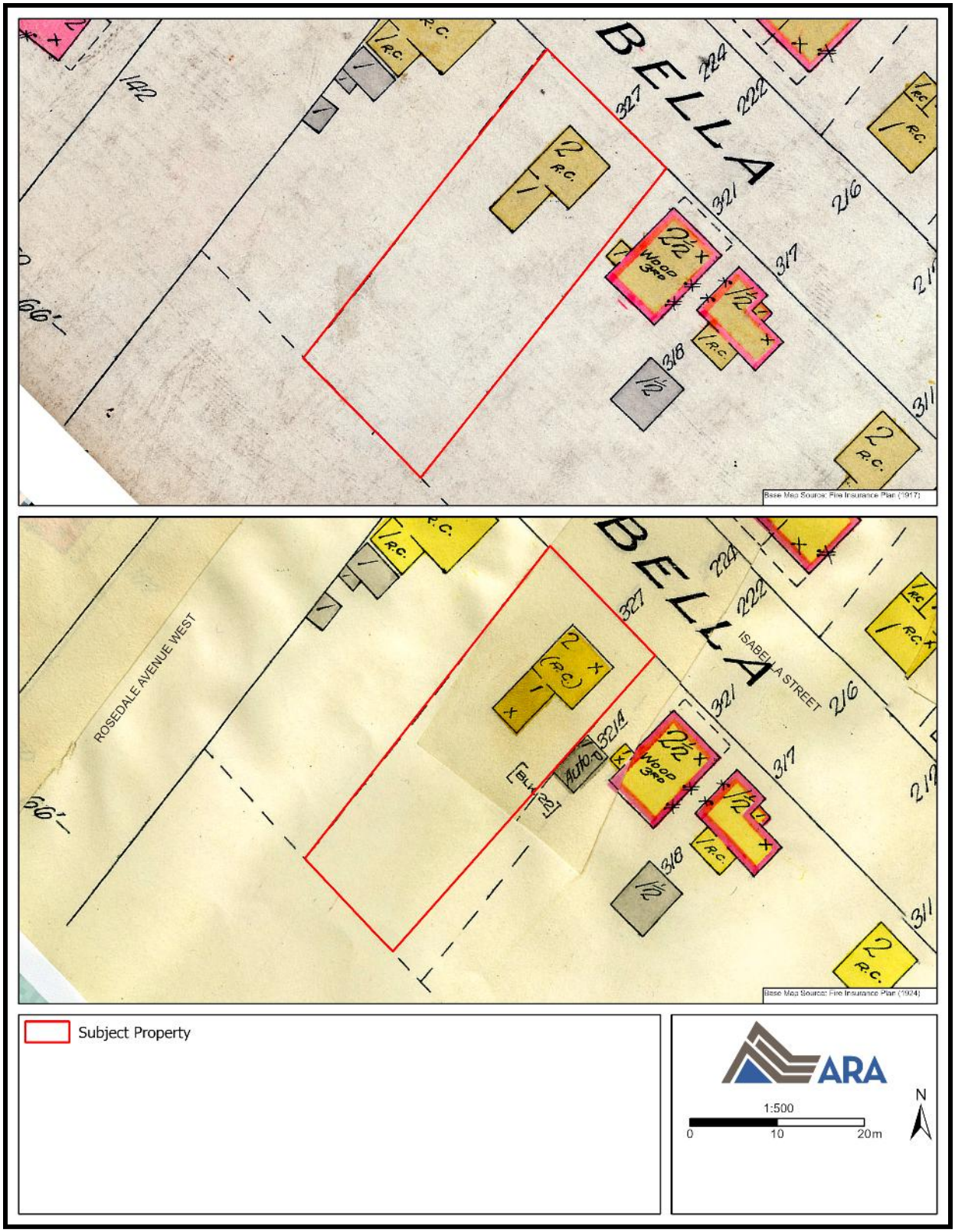
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



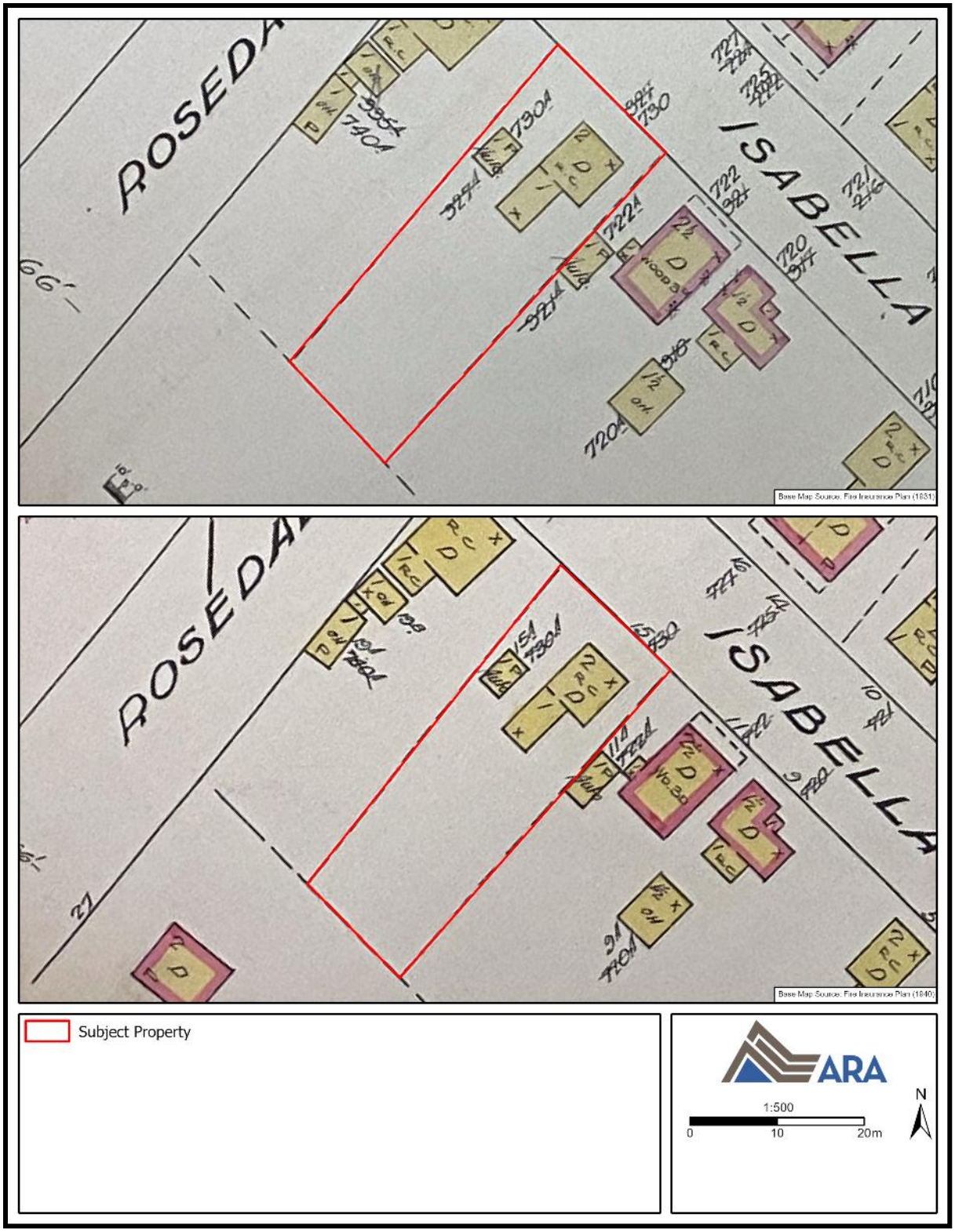
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on 1917 and 1924 Fire Insurance Plans
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1930 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 15 Isabella Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 15 Isabella Street 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	15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton. Built circa 1855, the two-storey residence was constructed toward the end of the Georgian architectural period, however, it is an early structure in the area, built shortly after the incorporation of the village of Brampton in 1853 and the registering of the Washington Block in 1854, one of the earliest residential subdivisions in Brampton. While 15 Isabella Street has been altered over the years, it retains defining characteristics of the Georgian style, which is noted for its simplicity, symmetry, adaptability, and enduring solid construction. Hallmark elements of the style observed on the subject building include its square plan, box-like massing, symmetrical three-bay façade and central entrance, side gable roof with return eaves, and rectangular window openings.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	15 Isabella Street 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	15 Isabella Street 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	15 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton registered in 1854 as Plan BR8. The subdivision was established at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Constructed circa 1855, the subject building is likely the oldest residence in the original Washington Block and among the oldest in Brampton.
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 15 Isabella Street 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	15 Isabella Street does not reflect the ideas of an architect, builder, designer, or theorist. The subject building may have been constructed by carpenter Alexander Armour who built and resided at 19 Isabella Street; however, research could not confirm this association. 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	15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character

Description	Criteria Met Yes/No	Value
		of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. 15 Isabella Street exhibits a lot pattern, setbacks, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	15 Isabella Street is visually linked to its surroundings. 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties.
The property has contextual value because it is a landmark	No	15 Isabella Street 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
15 Isabella Street is an early and representative example of the Georgian architectural style	• Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade • Roughcast stucco cladding • Side gable roof with return eaves • Rectangular entrance with a wooden casing and pilasters • Rectangular window openings
15 Isabella Street is directly associated with the Washington Block	• Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
15 Isabella Street is visually linked to its surroundings	• Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade • Proximity to architecturally similar structure at 19 Isabella Street

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

15 Isabella Street is located in the City of Brampton's historic core on the south side of Isabella Street between Rosedale Avenue West and David Street. It consists of a two-storey Georgian residence constructed circa 1855.

Statement of Cultural Heritage Value or Interest

15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton. Built circa 1855, the two-storey residence was constructed toward the end of the Georgian architectural period, however, it is an early structure in the area, built shortly after the incorporation of the village of Brampton in 1853 and the registering of the Washington Block in 1854, one of the earliest residential subdivisions in Brampton. While 15 Isabella Street has been altered over the years, it retains defining characteristics of the Georgian style, which is noted for its simplicity, symmetry, adaptability, and enduring solid construction. Hallmark elements of the style observed on the subject building include its square plan, box-like massing, symmetrical three-bay façade and central entrance, side gable roof with return eaves, and rectangular window openings.

15 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton registered in 1854 as Plan BR8. The subdivision was established at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Constructed circa 1855, the subject building is likely the oldest residence in the original Washington Block and among the oldest in Brampton.

15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. 15 Isabella Street exhibits a lot pattern, setbacks, massing, and decorative details consistent with the character of Brampton's historic core.

15 Isabella Street is visually linked to its surroundings. 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties.

Cultural Heritage Attributes

15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade
- Roughcast stucco cladding
- Side gable roof with return eaves

- Rectangular entrance with a wooden casing and pilasters
- Rectangular window openings

15 Isabella Street has direct associations with the Washington Block. The property contains the following heritage attributes that reflect this value:

- Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The property contains the following heritage attributes that reflect this value:

- Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

15 Isabella Street is visually linked to its surroundings. The property contains the following heritage attributes that reflect this value:

- Two-storey, frame, Georgian building constructed to a square plan with box-like masing and a symmetrical three-bay façade
- Proximity to architecturally similar structure at 19 Isabella Street

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 15 Isabella Street



Map 12: Map of Heritage Attributes of 15 Isabella Street

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. 15 Isabella Street 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

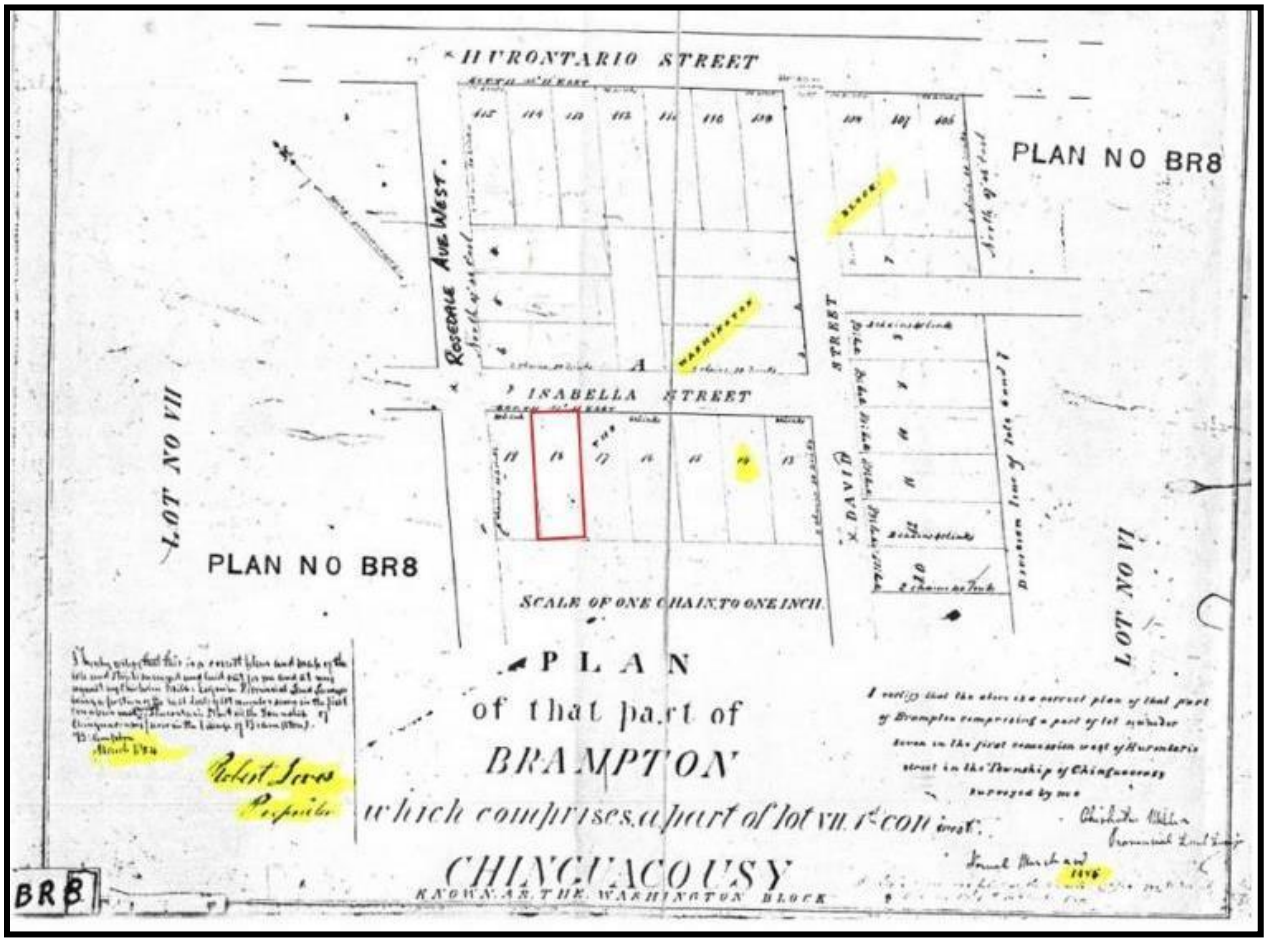


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854 (CoB 1986)



Figure 2: Subject Property (Red Outline) Shown on 1857 *Plan of the Town of Brampton* (Bristow & Fitzgerald 1857)



Figure 3: Archival Image of 15 Isabella Street (Date Unknown) (CoB n.d.a)

15 Isabella Street







1



Façade



Northeast Corner

Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade

Roughcast stucco cladding

Side gable roof with return eaves

Rectangular entrance with a wooden casing and pilasters

Rectangular window openings

Table 1: Characteristics of Georgian Architecture
(Adapted from Fram 2003; Kyles 2016; Ricketts 2011; McAlester 1984)

Characteristics of Georgian Architecture	Characteristics of 15 Isabella Street
Box-like	Yes
Symmetrical façade	Yes
One to three-storeys	Yes – Two
Center-hall plan	Yes
Five-bay façade, residences often three-bay	Yes – Three
Stone or brick cladding	No – Stucco
Side-gable roof	Yes
Simple cornices with return eaves	Yes
Small-paned double hung windows (typically 12-over-12)	Removed
Paneled doors	Removed
Flat top or shallow arched fanlights, transom, and side lights at central entry	No

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 227 Main Street North – Ward 1**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-317

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 227 Main Street North – Ward 1**, be received;

2. That designation of the property municipally known as 227 Main Street North under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 227 Main Street North in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 227 Main Street North under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 227 Main Street North possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

The property at 227 Main Street North is located within Brampton's historic core, on the southeast corner of Main Street North and David Street, within the Washington Block. It consists of a two-storey Octagon residence constructed between 1890 and 1900.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 227 Main Street North meets six criteria under Ontario Regulation and 9/, relating to design/physical value, historical/associative value, and contextual value.

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criterion 1)

227 Main Street North is a representative example of the Octagonal architectural style in Ontario and a rare example within the local context of the City of Brampton, with only one other Octagon structure known to exist in the City.

The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property.

The building exhibits many of the hallmark elements of the style, including:

- A semi-octagonal plan
- Stucco cladding
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with moulded bases and capitals
- Rectangular window openings on the octagonal elevations

Design/Physical Value (Criterion 2)

227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book Building with Wood (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's Ontario Architecture (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from.

This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton and Ontario.

Historical/Associative Value (Criterion 4)

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well-known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were prominent members of their community with Joseph being described in a government document on drill hall construction as "a man who stands very high in the community in which he lives."

Historical/Associative Value (Criterion 6)

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone: Fowler. His designs, published in *A Home For All* in 1849, popularized the construction of Octagon structures beginning in the mid-1800s and continued until the turn of the century. Fowler's inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature's ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square.

Fowler's Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration,

and he promoted the innovative use of gravel or concrete walls. Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.

Contextual Value (Criterion 7)

227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block.

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 to stately single-detached houses with modest embellishment dating from the late 19th and early 20th century. These structures are predominantly one-and-a-half to two-and-a-half storeys on relatively 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. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

Contextual Value (Criterion 9)

227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

Cultural Heritage Attributes

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

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with molded bases and capitals
- Rectangular window openings on the Octagonal elevations

- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot
- Prominent placement on the southeast corner of Main Street North and David Street

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 227 Main Street North.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 227 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this example of Octagonal architecture is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 227 Main Street North According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 227 Main Street North Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 227 Main Street North According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: L. Benjamin
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, BA, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 227 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 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.

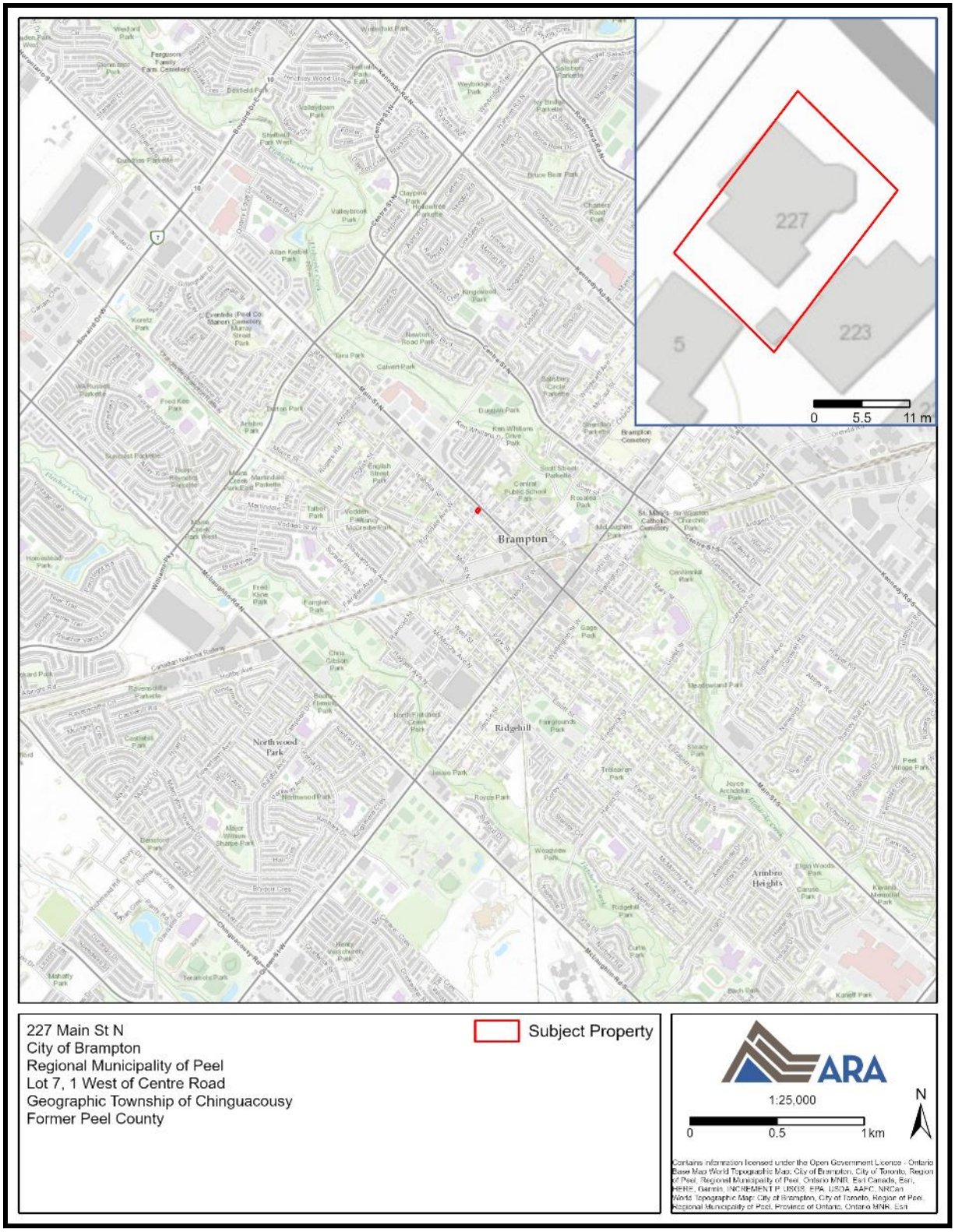
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 227 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: 227 Main Street North, City of Brampton, ON
Alternative Name(s): Octagonal House
Legal Description: PLAN BR-8: LOT 108

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 Ac*t 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 Ac*t, 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: Façade of 227 Main Street North
(Photo taken February 7, 2024; Facing South)

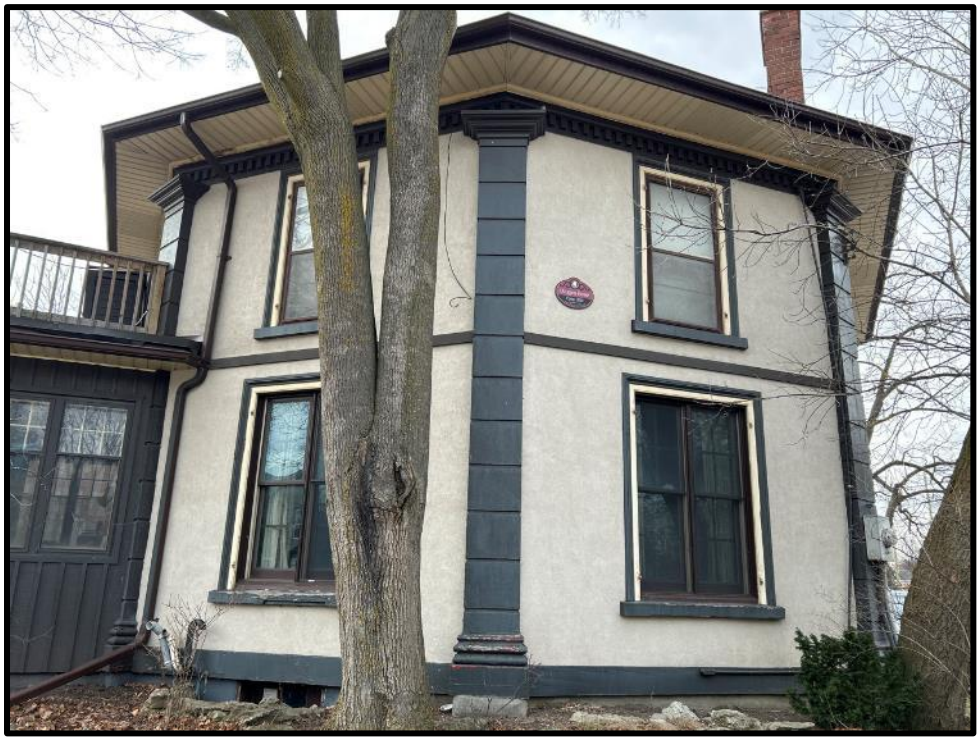


Image 2: Northwest Corner of 227 Main Street North
(Photo taken February 7, 2024; Facing South)



Image 3: Northeast Corner of 227 Main Street North
(Photo taken February 7, 2024; Facing West)



Image 4: Rear Portion of East Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 5: Rear (South) Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing East)



Image 6: Detail of Window Opening on South Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing East)



Image 7: West Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing Southeast)



Image 8: Detail of Chimney of 227 Main Street North
(Photo taken February 7, 2024; Facing East)



Image 9: Detail of Pilaster Base of 227 Main Street North
(Photo taken February 7, 2024; Facing Southeast)



Image 10: Context View of 227 Main Street North from David Street Intersection
(Photo taken February 7, 2024; Facing Southeast)



Image 11: Context View of 227 Main Street North from Main Street North (Photo taken February 7, 2024; Facing Northwest)



Image 12: Context View of 227 Main Street North from David Street (Photo taken February 7, 2024; Facing Northeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Octagon architectural style is an "oddity based on American phrenologist Orson Squire Fowler's 1849 theory of healthy and economical construction through the 'efficient' geometry of an octagonal plan" (Fram 2003:26). Interestingly, "unlike any other style, the popularity of the Octagon is attributed to one person, …Fowler, who is much better known for his work in phrenology – the study of analyzing a person's character traits by studying the configuration of the skull (Kyles 2016). In 1849, Flower published *A Home For All*, which described that to satisfy two basic phrenological needs, "inhabitiveness [love of home] and constructiveness [ability to build]," individuals should build their own home, and they should have eight sides (Blumenson 1990:71).

As Blumenson describes in *Ontario Architecture*:

> *The inspiration for the octagon shape was predicted not so much on aesthetic merit but simply that a polygon with eight sides was the most practical linear shape to construct that approximated the circle or sphere, the form Fowler believed to be nature's ideal. In very practical terms, Fowler showed mathematically how the octagon contains one-fifth more room than a comparably sized square* (2009:71).

The Octagon was created for the middle class to promote practicality, affordability, and general utility. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall, which he believed to be naturally in abundance, affordable, and easily constructed without expensive skilled labour (Blumenson 1990). Fowler further promoted the design by showcasing the efficient distribution of heat as the Octagon only needed a single roof and minimal additions. Fowler relayed practical experience to his readers, detailing how he built himself a large three-storey, eight-sided gravel wall house in upstate New York (demolished in 1897) (Blumenson 2009). In addition to Fowler's personal residence, *A Home For All* showed plans and elevations for different types of eight-sided buildings, including churches, schools, and barns (Blumenson 2009), however the style is "primarily a residential phenomenon. Though few in number, they were invariably well-known landmarks and remain so" (Fram 2003:26).

Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, some Classical detailing, and often a belvedere and a surrounding porch, however the absence of a belvedere is not uncommon on smaller or modest Octagons (Fram 2003; Blumenson 1990). In such modest examples, it is common to find the chimney placed along one end wall (Blumenson 1990). Most Octagon buildings followed Italianate styling with deep bracketed eaves and were typically of frame construction with wood or stucco cladding (Fram 2003).

Blumenson concludes that:

> *In practice, the economical and practical benefit of eight-sided houses and the "gravel wall" became accepted, but not everyone shared Orson Fowler's utilitarian architectural concepts or agreed with phrenology, and Octagons often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period* (1990:72).

Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings (Blumenson 1990). By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books (Blumenson 1990; Fram 2003). The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler, however "it was his enthusiasm that made the design popular" (Kyles 2016). A list of polygonal buildings in Ontario (including the subject building) can be found in John Rempel's book *Building with Wood* (1980) and *The Octagon House Inventory* (Puerzer 2011). In addition, the subject property is included as an example of the style in Blumenson's *Ontario Architecture* (1990; see Figure 6 in Appendix A).

A description of the architecture/design of 227 Main Street North is as follows:

- Two-storey building constructed to a semi-octagonal plan to the north and an irregular plan for the rear wing

Shallow hipped roof on the octagon clad in asphalt shingles with wide overhanging eaves with modern soffits and a thick wood cornice decorated with dentils (Image 5 and Image 7)

  - Half Octagon roof plan finishes with a side gable roof on the rear (south) elevation with a return eave
  - Rear wing has a gable roof with a shed dormer with a pair of rectangular windows
  - Gable peak and shed dormer are clad in brown vinyl siding arranged vertically
- Modern drainage system with downspouts and gutters (Image 2 and Image 5)
- Large red brick chimney laid in a stretcher bond pattern projecting through the west side of the roof (Image 7 and Image 8)
- Stucco cladding with painted wood corner pilasters separating each face of the building's octagonal façade (Image 2 and Image 9)
  - Corner pilasters with molded bases and capitals are detailed with a block pattern along the shaft
- Plaque that reads *"Octagon House Circa 1880"* (Image 2)
- Painted wood band spanning the centre of the structure's elevations between the upper and lower storey (Image 2 and Image 5)
- Concrete foundation topped with a painted wood panel on each side of the octagon (Image 2 and Image 9)
- All window openings are rectangular with painted, smooth, concrete lug sills (Image 2, Image 4 and Image 6)
  - Varied fenestration of the rear wing (Image 5)
  - Most windows appear to be contemporary replacement units
  - Two window openings on the main floor of the façade are four-over-four sash windows and an eight-over-eight sash window is located in the west elevation (Image 2 and Image 7)
    - Portion of dark brown vinyl siding beneath the first storey window opening on the west elevation
  - Remaining windows appear to be replacement sash units
  - Rectangular window opening in the foundation of the façade and rear (south) elevation (Image 2 and Image 5)
- One-storey enclosed porch with a balcony is clad in wood board and batten and projects from the northeast side of the façade with a balcony that follows a semi-octagonal shape (Image 1 and Image 3)
  - Balcony has a wood railing and is accessed by a rectangular doorway in the façade's second storey

  - Porch has wide eaves with modern soffits
  - Enclosed porch features six-over-one tall, rectangular windows
  - An entrance is located in the east side of the enclosed porch and includes a modern door divided into lites with a transom above
    - The main entrance is accessible through a wooden fence that extends from the porch to the southeast corner of the property
- Rear two-and-a-half storey frame wing clad in stucco is built to a rectangular plan and offset from the original semi-Octagon structure, projecting slightly beyond the east side of the building (Image 3 and Image 5)
- A raised wood porch with wood railings has been added to the rear (south) elevation with a single carport below, surrounded by an asphalt parking lot (Image 5)
  - Residence is accessed via the porch through a rectangular doorway with a modern glass door

When examined against the typical characteristics of Octagonal architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Well-Preserved* (Fram 2003), and *Ontario Architecture Online (*Kyles 2016), 227 Main Street North exhibits most of the characteristics of the style common to a smaller, modest Octagon, and can therefore be considered a representative example of the style (see Table 1). In addition, the subject property is believed to be a rare example of the style in the City of Brampton with only one other example known to exist, the Samuel McClure Octagonal House at 8280 Heritage Road, designated under Part IV of the *OHA* through By-law 26-1979 (OHT 1979).

Table 1: Characteristics of Octagonal Architecture
(Adapted from Blumenson 1990; Fram 2003; Kyles 2016)

Characteristics of Octagonal Architecture	Characteristics of 227 Main Street North
Octagonal floor plan	Partial – Semi-octagon
Two storeys	Yes
Frame construction	Yes
Wood or stucco cladding	Yes - Stucco
Shallow hipped roof	Yes
Deep eaves	Yes
Brackets	No
Belvedere (not uncommon to be missing on smaller Octagons)	No
Chimney on an end wall (common to smaller Octagons)	Yes
Surrounding porch	No – Enclosed entrance porch

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).

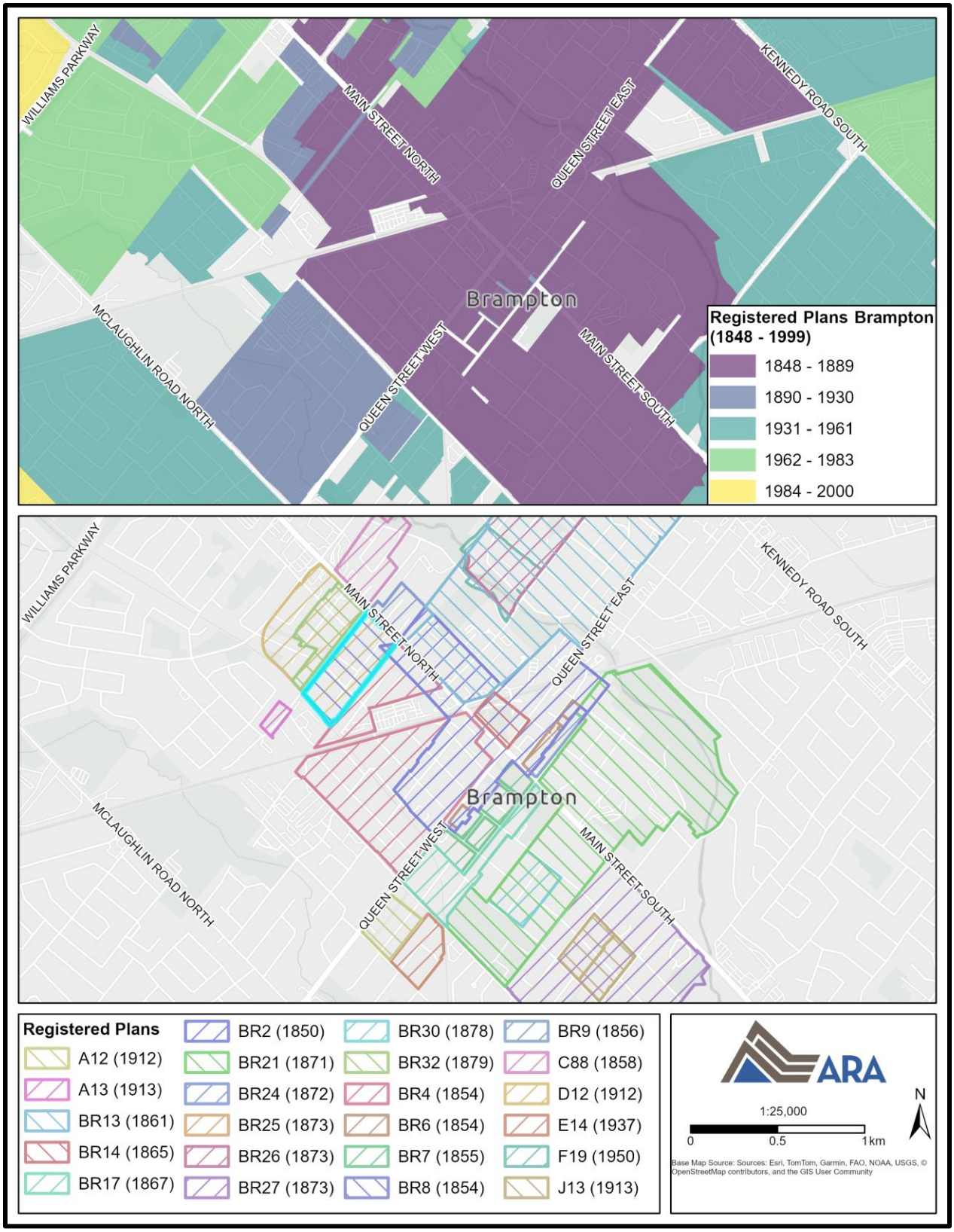
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario

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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 227 Main Street North was constructed between 1890 and 1900 as a residence. Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS went to Robert Lowes in February 1831 (see Table 2)
- The subject property is situated within the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (CoB 2009; see Figure 1 in Appendix A)
    - The "subdivision was established at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry" (CoB 2009:4)
- Lowes sold Lot 108 on the west side of Main Street North (subject property) in the Washington Block to Henry B. Winand in 1859
- Tremaine's map of 1859 indicates the subject property was situated within the core of Brampton at that time (see Map 5)
- In 1868, Henry B. Winand sold Lot 108, Plan BR8 (subject property) to the Trustees of the Brampton Methodist Church
    - According to Instrument #89, the subject property was purchased, "for the site of a Parsonage House for the use of the resident minister" (LRO #43)
- A map from 1877 indicates the lands surrounding the subject property had been developed by this time (see Map 6)
- Trustees of the Brampton Methodist Church sold the subject property to Jane Tales in November 1890
    - According to Instrument #4941, a parsonage was located on the subject property at the time of the sale
    - An assessment roll from 1888 indicates Reverend E.H. Harper was the occupant of the parsonage (CoB 2001)
- In 1896, Jane and Thomas Tales sold the subject property to Joseph Sewell for $1,000.00, at which time the property was subject to a mortgage
    - The mortgage referred to above was not listed in the abstract index to deeds for the property but may indicate construction activities on the property
    - Sewell was a well known mason and contractor in Brampton (CoB 2022:4)
    - He is listed as being a bricklayer in an 1874 directory (Lynch 1874:94)
    - In the 1891 census, Joseph Sewell is listed as being a mason (LAC 1891)
    - There are historic accounts of Sewell having been a prominent contractor and builder in the area at the time. Both Sewell and his wife Margaret were considered to be prominent members of their community with Joseph being described in a government document on drill hall construction as "a man who stands very high in the community in which he lives" (CoB 2022:4).
    - In 1901, Joseph Sewell was a 48 year old builder who was residing with his wife Margaret (age 45) and their six children in a frame building on the corner of Main Street North and David Street (LAC 1901a, 1901b)
    - By 1921, Joseph (age 67) and Margaret Sewell (age 65) were living at the subject property
        - Joseph Sewell is listed as being employed as a mason (LAC 1921)
- Conflicting sources suggest the subject building was constructed by either William Bird or Joseph Sewell (Dunne and Montgomery 1986)

    - Bird is associated with the construction of the Octagon residence at 8280 Heritage Road in Brampton that is designated under Part IV of the *OHA* (OHT 1979)
    - Research could not confirm the builder of the subject residence
- A topographic map from 1909 indicates the subject building is of frame construction (see Map 7)
- A Fire Insurance Plan from 1917 indicates the subject building was a two storey frame structure clad with stucco with a one storey frame wing at the rear elevation (see Map 8)
    - The porch on the façade is indicated on the plan
- By 1924, the rear wing had been removed and a new one storey wing had been constructed (see Map 8)
- In 1928, Joseph Sewell sold the subject property to Charles Ready
- Charles Ready sold the property to Emma Ready in 1930
    - According to the 1931 census, Charles Ready was a 43 year old merchant at a general store who was living with his wife Emma (age 42), son Howard (age 18) and mother-in-law Susan Stevens (age 65) (LAC 1931)
    - The 1931 census enumerates the Ready family as living on Main Street, likely at the subject property
- Fire Insurance Plans from 1931 and 1940 indicate the subject building remained as it was in 1924 (see Map 9)
    - A garage was added to the property by 1931
- An aerial image from 1954 indicates the subject property was situated within the core of Brampton at the time (see Map 10)
- In 1957, Emma Ready sold the subject property to Josephus and Ann Hendericks
    - The subject property was featured in *Brampton's 100th Anniversary as an Incorporated Town, 1873-1973* (see Figure 2 in Appendix A)
    - A second storey was added to the rear wing in 1962 while under the ownership of the Hendericks family (Dunne 1986)
- Hendericks family sold the subject property to Joseph and Mary Colbacchin in 1977
- The subject building is listed in *Building with Wood* by John Rempel (1980) and noted to be a half octagon of later construction inspired by the designs of Orson Fowler detailed in is 1849 publication, *A Home For All*
- Joseph and Mary Colbacchin sold the subject property to June Ronald in 1983
- Ronald sold the subject property to Rosemary Holloway
    - Holloway operated an interior design business from the residence
    - A drawing and photographs of the subject property ca. 1986 depict the subject building during Holloways period of ownership (see Figure 3 to Figure 5 in Appendix A)
    - The Holloways owned the property until 2003
- The octagonal building at 227 Main Street North is featured in *Ontario Architecture* by Blumenson (1990:74; see Figure 6 in Appendix A)
- The subject property was subsequently sold various times after 2003

Table 2: Summary of Property Ownership at 227 Main Street North (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS; 100 acres
6329	Indenture	20 Jun 1859	Robert Lowes	Henry B. Winand	Lot 108, Washington Block
89	Bargain and Sale	3 Nov 1868	Henry B. Winand	Trustees of the Brampton Methodist Church	All Lot 108, Plan BR8
4941	Bargain and Sale	5 Nov 1890	Trustees of the Brampton Methodist Church	Jane Tales	All Lot 108, Plan BR8
5752	Bargain and Sale	30 Mar 1896	Jane and Thomas Tales	Joseph Sewell	$1,000.00; All Lot 108, Plan BR8; subject to mortgage
16573	Grant	1 Aug 1928	Joseph Sewell	Charles Ready	Lot 108, Plan BR8
17169	Grant	26 Sep 1930	Charles Ready	Emma Ready	Lot 108, Plan BR8
33169	Grant	17 Jun 1957	Emma Ready	Josephus and Ann Hendericks	Lot 108, Plan BR8
450570	Grant	14 Oct 1977	Josephus and Ann Hendericks	Joseph and Mary Colbacchin	Lot 108, Plan BR8
596834	Grant	30 Nov 1983	Joseph and Mary Colbacchin	June Ronald	Lot 108, Plan BR8
715444	Grant	31 May 1985	June Ronald	Rosemary Holloway	Lot 108, Plan BR8
RO1164953	Transfer	13 Feb 1998	Rosemary Holloway	Rosemary and Reginald Holloway	Lot 108, Plan BR8
PR455675	Transfer	26 Jun 2003	Reginald Holloway	Jose and Nina Asensio	Lot 108, Plan BR8
PR1052799	Transfer	28 Apr 2006	Jose and Nina Asensio	Cindy and James Asensio	Lot 108, Plan BR8
PR1454990	Transfer	1 May 2008	Cindy and James Asensio	Nina and Jose Asensio	Lot 108, Plan BR8
PR3878845	Transfer	27 Jul 2021	Nina and Jose Asensio	Jose Asensio	Lot 108, Plan BR8

6.3 Context

- Located at 227 Main Street North in the historic core of the City of Brampton
  - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th-century residential neighbourhoods organized in a grid pattern to the north and south
  - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
  - Main Street North runs roughly northwest to southeast through the City of Brampton
- The building is situated prominently on the southeast corner of Main Street North and David Street in a dense late 19th to early 20th century residential neighbourhood
  - 227 Main Street North is a recognizable landmark in the streetscape given its rare and unique architectural style and placement on a corner lot
- 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 19th and early 20th 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 supports the contextual assessment detailed in this section
- Narrow setback fronting Main Street North and David Street on a square lot among similar sized properties
- The flat property is grassed and its edges are lined with mature deciduous trees and large bushes, with a garden bed lining the northeast side of the building with an interlocking brick pathway leading to the main entrance from Main Street North
- An asphalt driveway accessed from David Street runs along the south elevation of the building, leading to a rear parking area
- 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)
    - 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, and Lorne Avenue
    - 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 19th to the early 20th 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 19th and Early 20th Century Buildings Along Main Street North and David Street 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	
2 David Street	Residence, two-storey red brick Italianate, hip roof, tall red brick chimney, covered porch	1895	
6 David Street	Residence, one-and-a-half storey brick (painted) Ontario Cottage with a symmetrical façade, a central gable peak, and covered porch	Unknown	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	

Address	Brief Description	Est. Year Constructed	Photo
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	
230 Main Street North	Residence, two-storey Arts and Crafts buff brick bungalow with a side gable roof, a shed dormer, and a covered porch	1915	
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	
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	

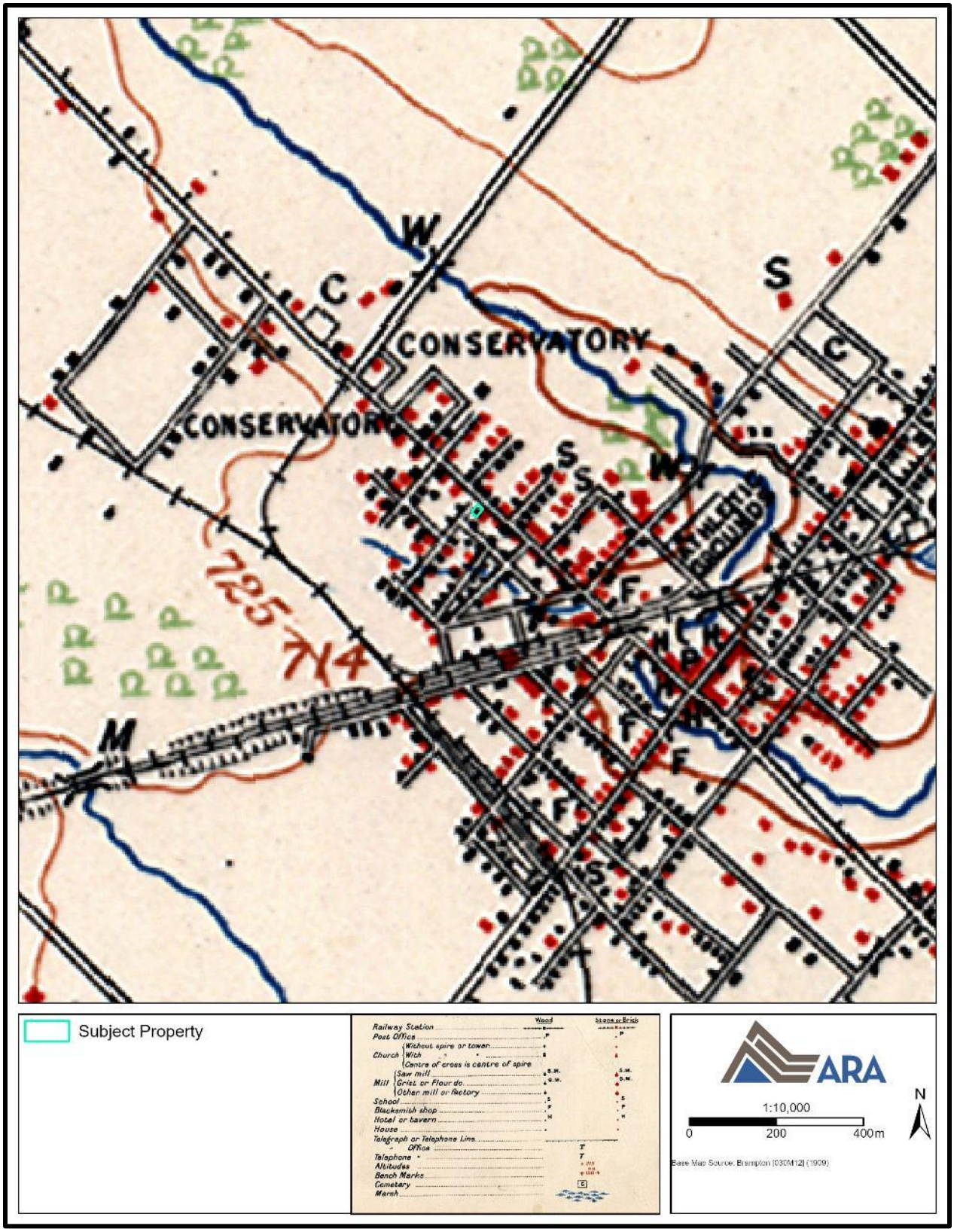
7.0 MAPS



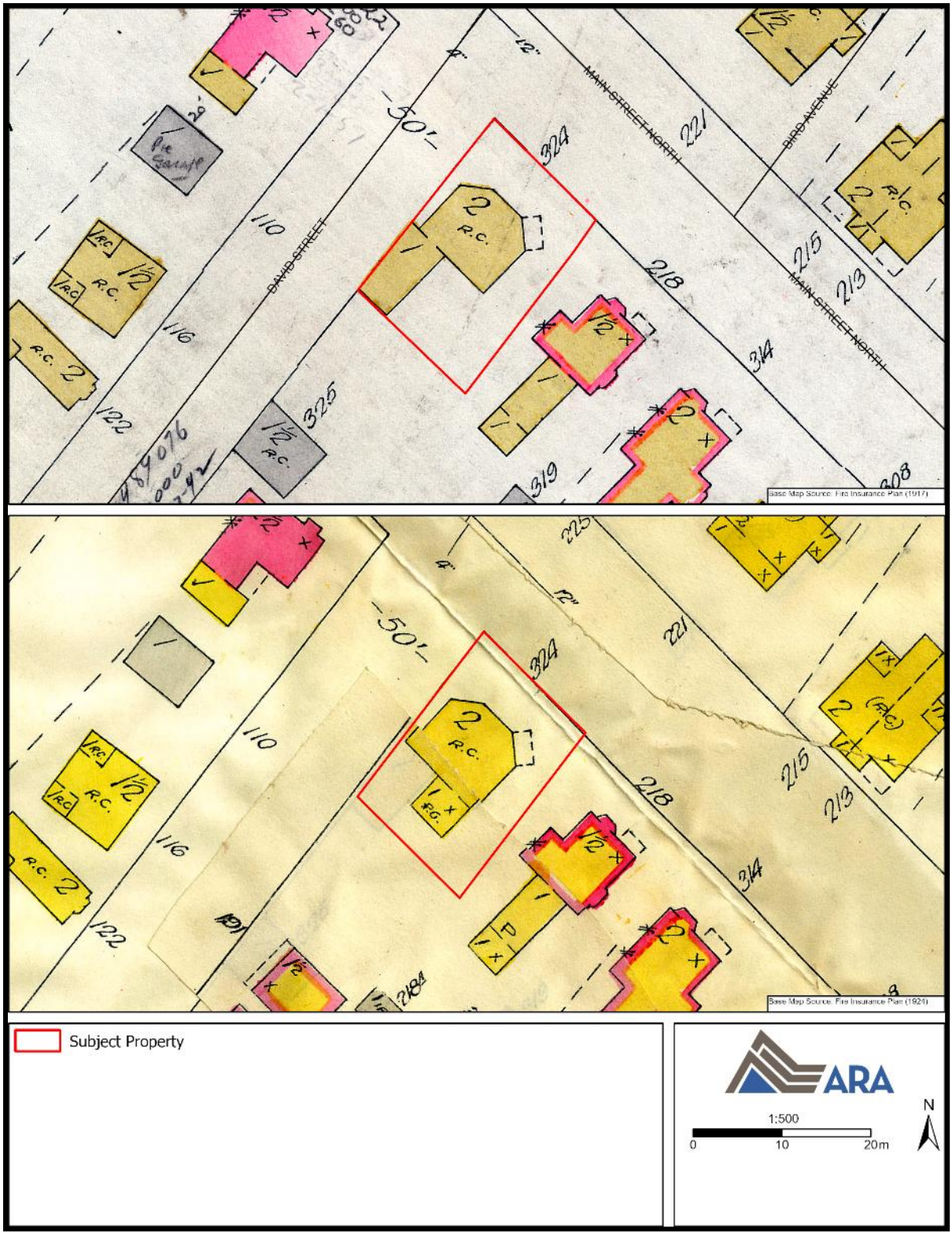
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



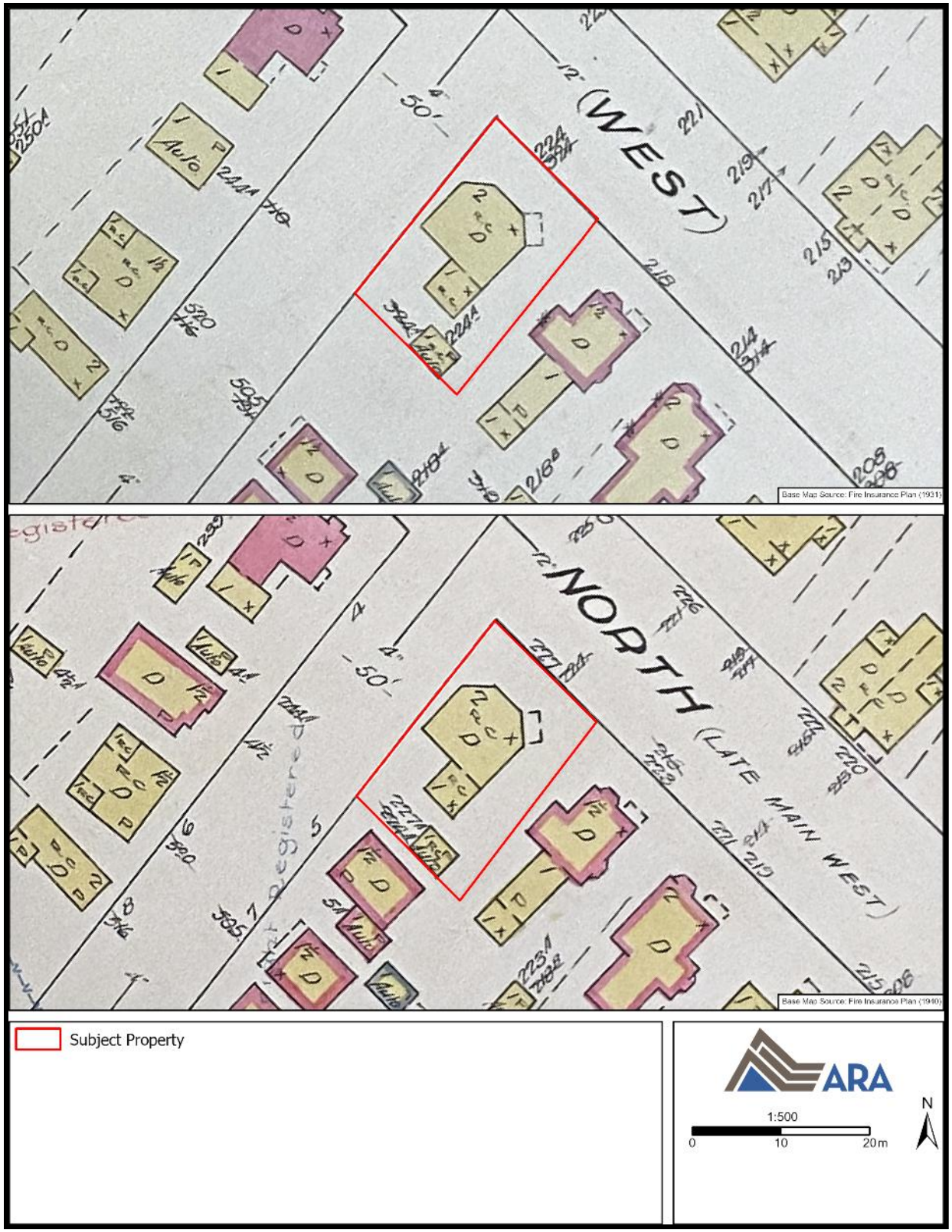
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 7: Subject Property Shown on Historic 1909 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2024)



Map 8: Subject Property Shown on and 1917 and 1924 Fire Insurance Plan (Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



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 227 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 227 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	227 Main Street North is a representative example of the Octagonal architectural style in Ontario and a rare example within the local context of the City of Brampton with only one other Octagon structure known to exist in the City. The popularity of the style is attributed to American phrenologist Orson Fowler, and the frame subject property represents a later interpretation of his designs popularized in the mid-1800s. The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property. 227 Main Street North exhibits many of these typical characteristics, with the exception of a full octagonal floor plan as the structure is a semi-octagon. The subject building includes simple decorative Classical details like the corner pilasters with a corbelled base and capital, and the dentilated cornice.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from. This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	227 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	227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were considered to be prominent members of their community with Joseph being described in a

Description	Criteria Met Yes/No	Value
		government document on drill hall construction as "a man who stands very high in the community in which he lives."
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 227 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	Yes	227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone, Fowler. His designs, published in *A Home For All* in 1849 popularized the construction of Octagon structures beginning in the mid-1800s and continuing until the turn of the century. Fowler's inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature's ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square. Fowler's Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall. Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. 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 19th and early 20th century. 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. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

Description	Criteria Met Yes/No	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	227 Main Street North is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 227 Main Street North is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 227 Main Street North is not visually linked to its surroundings. Although this portion of Main Street North is a late 19th to early 20th century streetscape, it is not a significant visual link that would warrant consideration under this criterion. 227 Main Street North is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	Yes	227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisting 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
227 Main Street North is a representative and rare example of the Octagonal architectural style	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves • Dentilated cornice • Red brick chimney • Wood corner pilasters detailed with a block pattern with molded bases and capitals • Rectangular window openings on the Octagonal elevations
227 Main Street North displays a high degree of craftsmanship and artistic value	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves • Dentilated cornice • Wood corner pilasters detailed with a block pattern with molded bases and capitals
227 Main Street North has direct associations with Joseph and Margaret Sewell	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
227 Main Street North reflects the ideas of American phrenologist, Orson Fowler	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves
227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

Cultural Heritage Value or Interest	Heritage Attribute
227 Main Street North is a landmark	• Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Prominent placement on the southeast corner of Main Street North and David Street • Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

227 Main Street North is located in the City of Brampton's historic core at the southeast corner of Main Street North and David Street. It consists of a two-storey Octagon residence constructed between 1890 and 1900.

Statement of Cultural Heritage Value or Interest

227 Main Street North is a representative example of the Octagon architectural style in Ontario and a rare example within the local context of the City of Brampton with only one other Octagon structure known to exist in the City. The popularity of the style is attributed to American phrenologist Orson Fowler, and the frame subject property represents a later interpretation of his designs popularized in the mid-1800s. The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property. 227 Main Street North exhibits many of these typical characteristics, with the exception of a full octagonal floor plan as the structure is a semi-octagon. The subject building includes simple decorative Classical details like the corner pilasters with a corbelled base and capital, and the dentilated cornice.

As a representative example of the style, the subject property has been featured in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990).

227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from. This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton.

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were considered to be prominent members of their community with Joseph being described in a government document on drill hall construction as "a man who stands very high in the community in which he lives."

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone, Fowler. His designs, published in *A Home For All* in 1849 popularized the construction of Octagon structures beginning in the mid-1800s and continuing until the turn of the century.

Fowler's inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature's ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square.

Fowler's Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall. Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.

227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. 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 19th and early 20th century. 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. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

Cultural Heritage Attributes

227 Main Street North is a representative example of the Octagon architectural style in Ontario and a rare example within the local context of the City of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan

- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with molded bases and capitals
- Rectangular window openings on the Octagonal elevations

227 Main Street North displays a high degree of craftsmanship and artistic value. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Wood corner pilasters detailed with a block pattern with molded bases and capitals

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves

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

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

227 Main Street North is a landmark. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Prominent placement on the southeast corner of Main Street North and David Street
- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

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 227 Main Street North



Map 12: Map of Heritage Attributes of 227 Main Street North



Map 13: Map of Heritage Attributes of 227 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. 227 Main Street North meets six 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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1940 Brampton, Ontario Fire Insurance Plan. Accessed at the Archives of Ontario.

University of Toronto
2022 Aerial Image, 1954.

Appendix A: Figures and Historic Photos

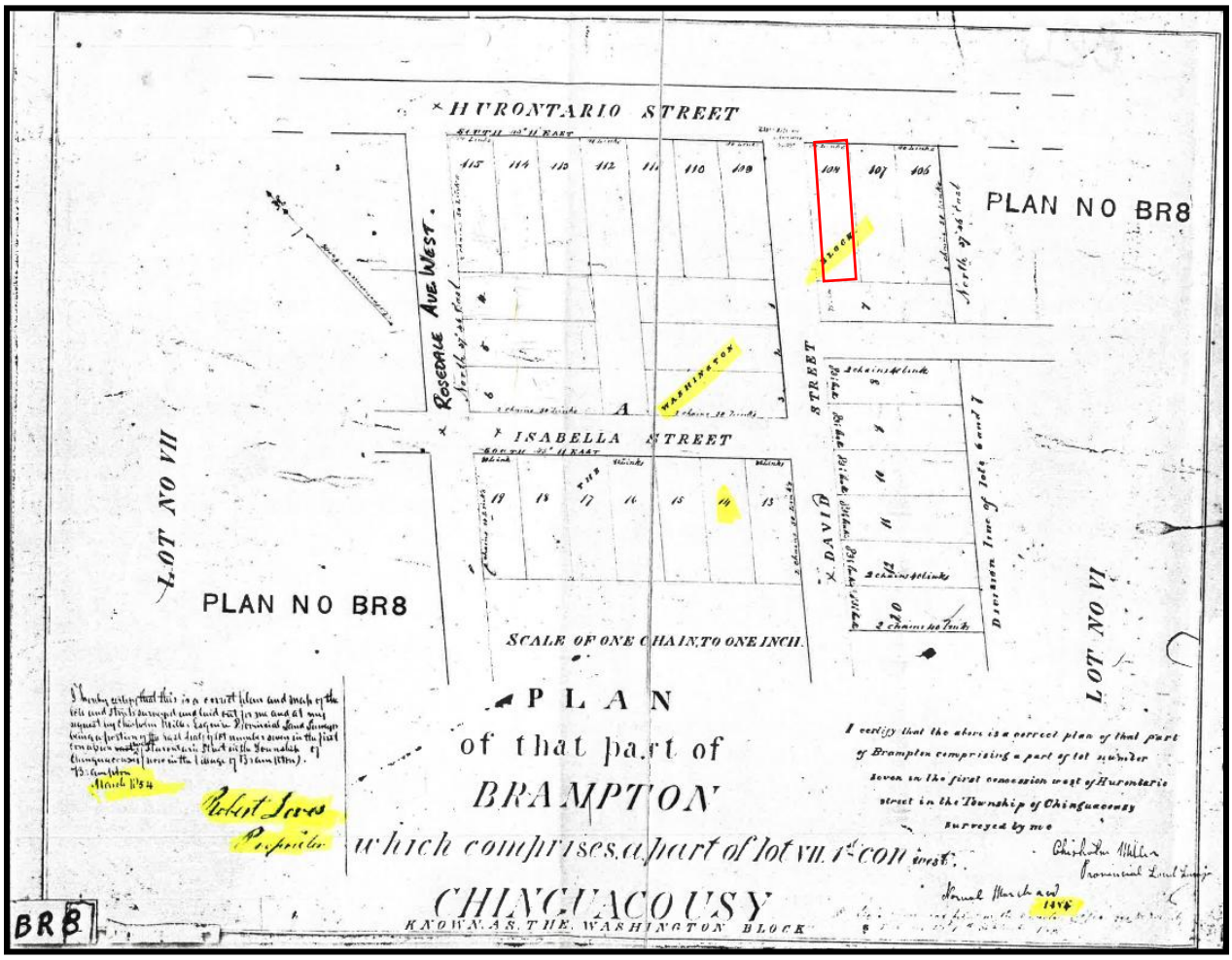


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854 (CoB 1986)

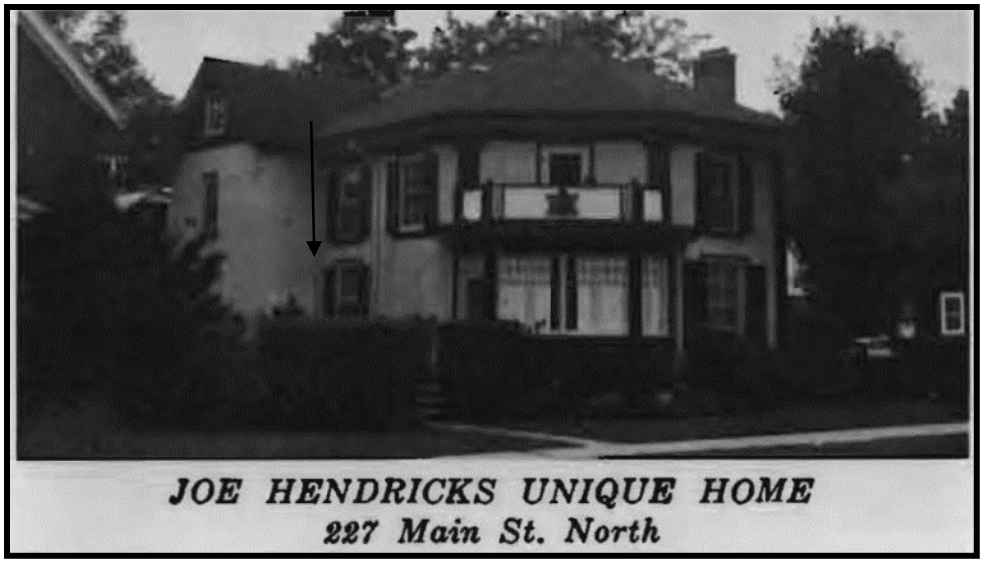


Figure 2: Image of 227 Main Street North ca. 1973
(ToB 1973:230)

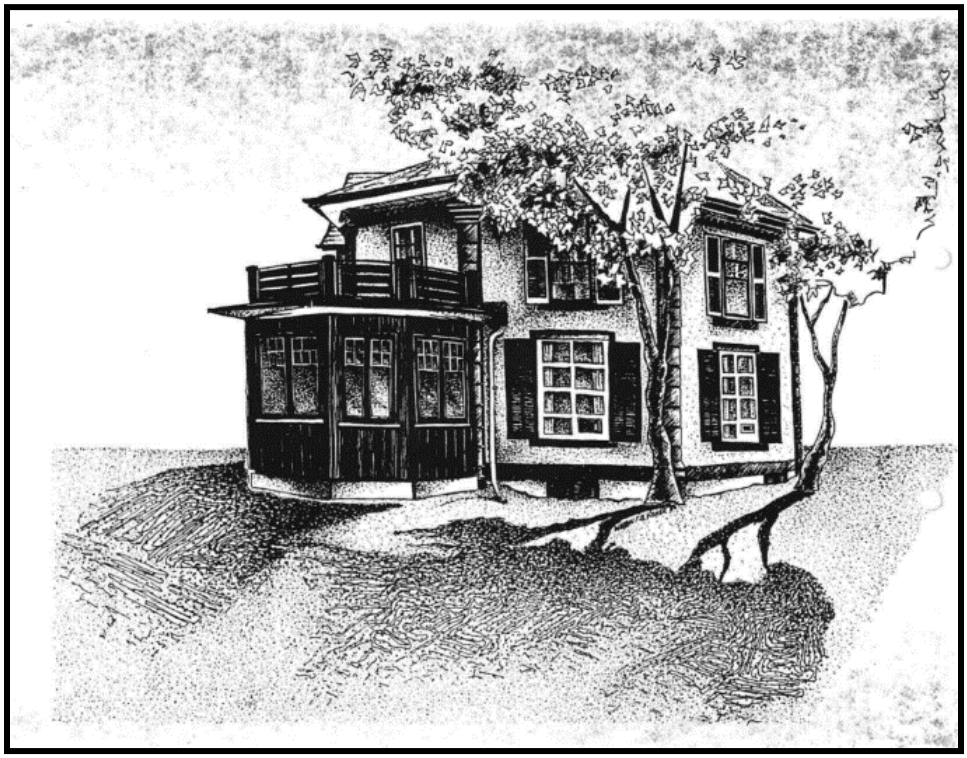


Figure 3: Drawing of 227 Main Street North, n.d.
(Dunne and Montgomery 1986:20)



Figure 4: 227 Main Street North, ca. 1986
(CoB n.d.)

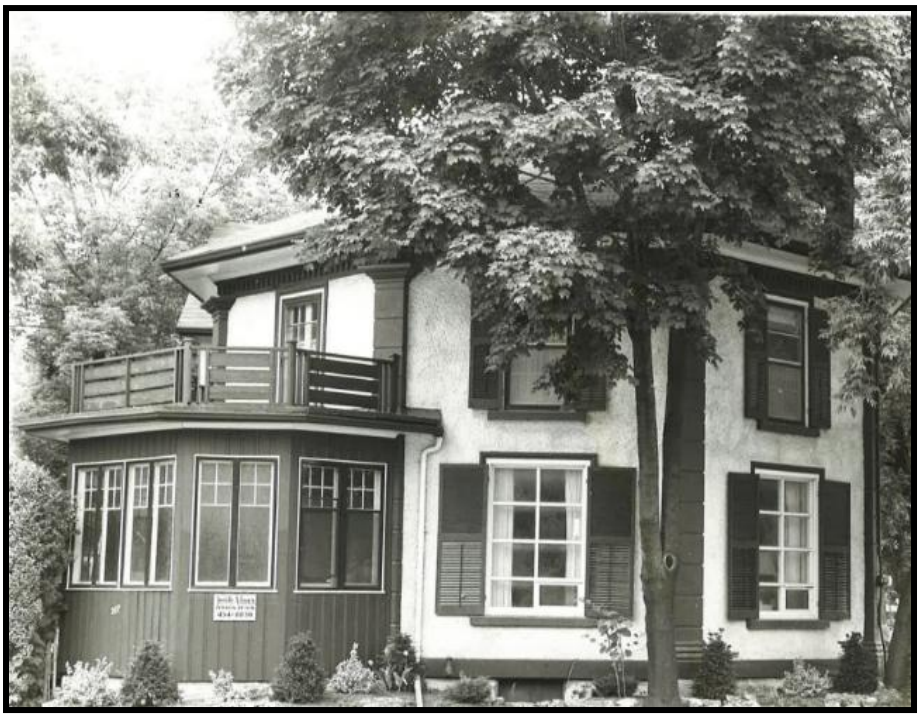
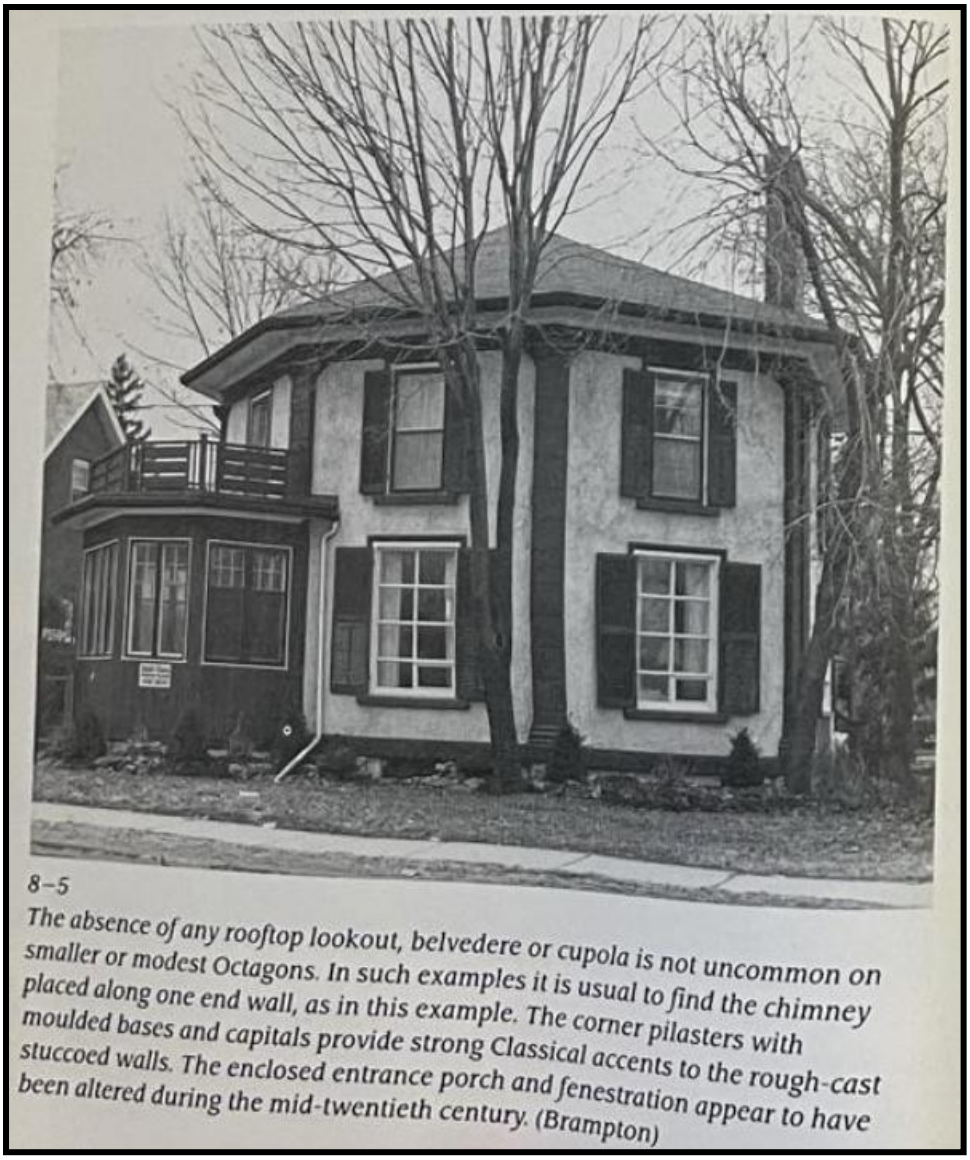


Figure 5: 227 Main Street North, ca. 1986
(CoB n.d.)



8–5

The absence of any rooftop lookout, belvedere or cupola is not uncommon on smaller or modest Octagons. In such examples it is usual to find the chimney placed along one end wall, as in this example. The corner pilasters with moulded bases and capitals provide strong Classical accents to the rough-cast stuccoed walls. The enclosed entrance porch and fenestration appear to have been altered during the mid-twentieth century. (Brampton)

Figure 6: 227 Main Street North Featured in Blumenson's *Ontario Architecture* (Blumenson 1990:74)

227 Main Street North

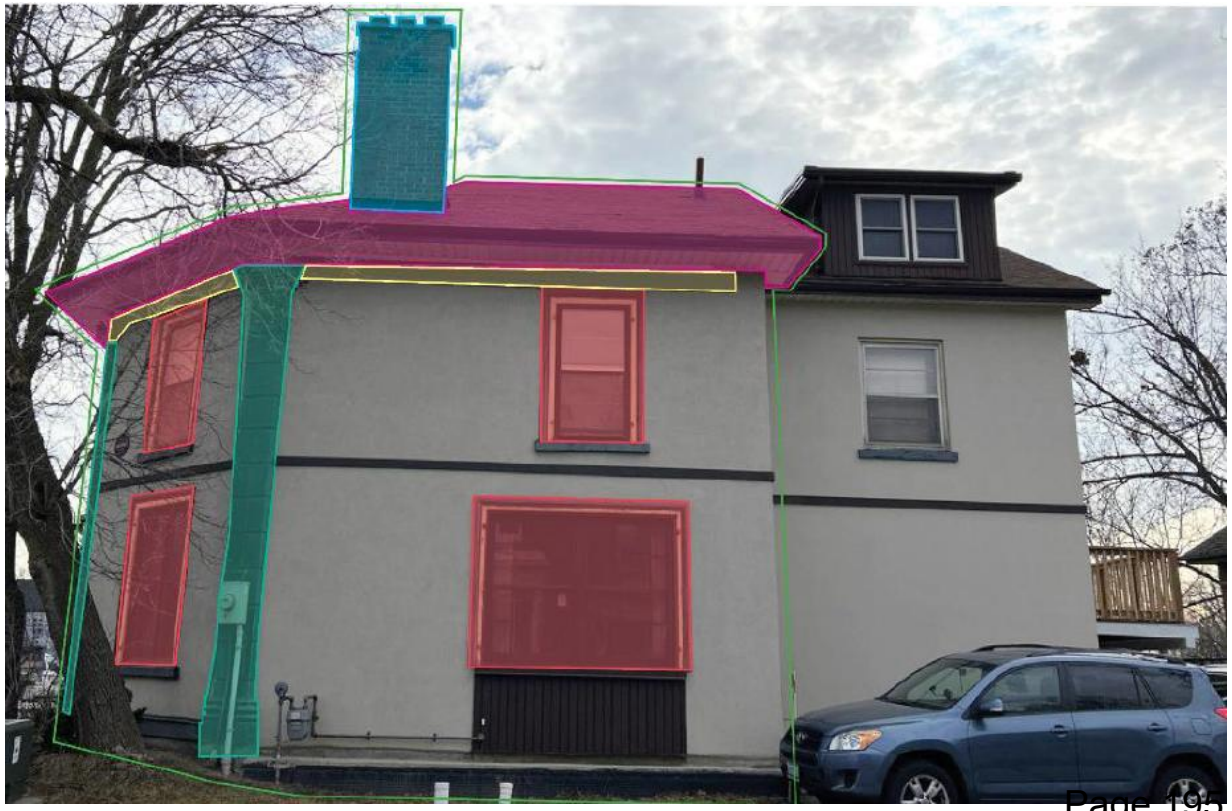






Table 1: Characteristics of Octagonal Architecture
(Adapted from Blumenson 1990; Fram 2003; Kyles 2016)

Characteristics of Octagonal Architecture	Characteristics of 227 Main Street North
Octagonal floor plan	Partial – Semi-octagon
Two storeys	Yes
Frame construction	Yes
Wood or stucco cladding	Yes - Stucco
Shallow hipped roof	Yes
Deep eaves	Yes
Brackets	No
Belvedere (not uncommon to be missing on smaller Octagons)	No
Chimney on an end wall (common to smaller Octagons)	Yes
Surrounding porch	No – Enclosed entrance porch





June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-02

Subject: **Recommendation Report: Heritage Designation of 230 Main Street North – Ward 1**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-328

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 230 Main Street North – Ward 1**, be received;

2. That designation of the property municipally known as 230 Main Street North under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 230 Main Street North in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 230 Main Street North under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties across Downtown Brampton. This is being done as part of the program to review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required by Ontario Bill 23 (More Homes Built Faster Act [the Act]). The Act, as well as Ontario Bill 200, specifies that the City must complete this update before January 1, 2027.

In 2025, a Heritage Evaluation Report prepared for the property determined that 230 Main Street North has Cultural Heritage Value or Interest under Ontario Regulation 9/06 – *Criteria for Determining Cultural Heritage Value or Interest*, and recommended Designation Under Part IV, Section 29 of the Ontario Heritage Act.

The property owners for 230 Main Street North have received correspondence from the City advising them of the City's wish to Designate the properties (see **Attachment 3**). As of the date of this report, no response has been received from the owners of the property. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

230 Main Street North is located within Brampton's historic core, on the east side of Main Street North, between Bird Avenue and William Street, within the Washington Block and Area Neighbourhood. It consists of a one-and-a-half storey Arts and Crafts residence, constructed between 1917 and 1924.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",*

prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 230 Main Street North meets four criteria under Ontario Regulation 9/06, relating to design/physical value, historical associative value, and contextual value

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statement of Cultural Heritage Value or Interest

<u>Design/Physical Value (Criterion 1)</u>

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 many hallmark elements of the style, including:

- Buff brick chimney with a concrete cap

- Side gable roof with overhanging eaves extending to the first storey on the façade and the second storey along the rear
- Shed dormer clad in cedar shakes with exposed rafter tails
- Buff brick cladding
- Oriel window on the west elevation
- Band of seven tall, narrow rectangular six-over-one windows on the façade with a stone sill

Historical/Associative Value (Criterion 4)

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 20th 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 20th 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.

Contextual Value (Criteria 7)

230 Main Street North is important in supporting the late 19th to early 20th 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 primarily modest to single-detached houses with modest embellishment dating from the late 19th and early 20th 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.

Contextual Value (Criterion 8)

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

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

- 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
- Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow lot

Elements of the property that are not heritage attributes include:

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

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 230 Main Street North.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 230 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this example of an Arts and Crafts bungalow is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 230 Main Street North According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 230 Main Street North Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

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
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: L. Benjamin
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, S. Clarke, M. Cornwallis, BA
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

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.

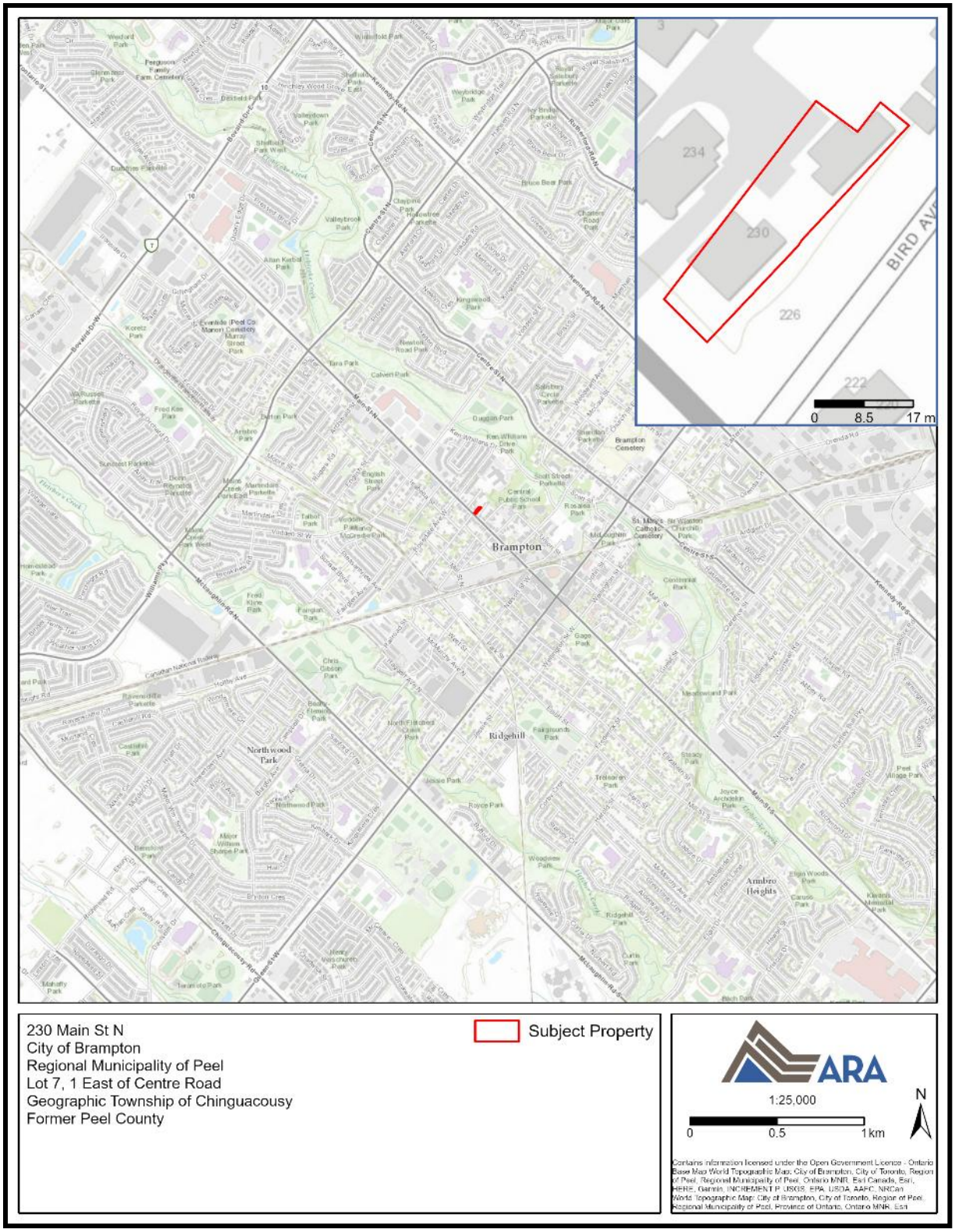
2.4 Method Conclusion

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 Ac*t 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 Ac*t, 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 19th to 20th 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 20th 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* (Rickets et al. 2011), 230 MainStreet 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
Horizonal 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

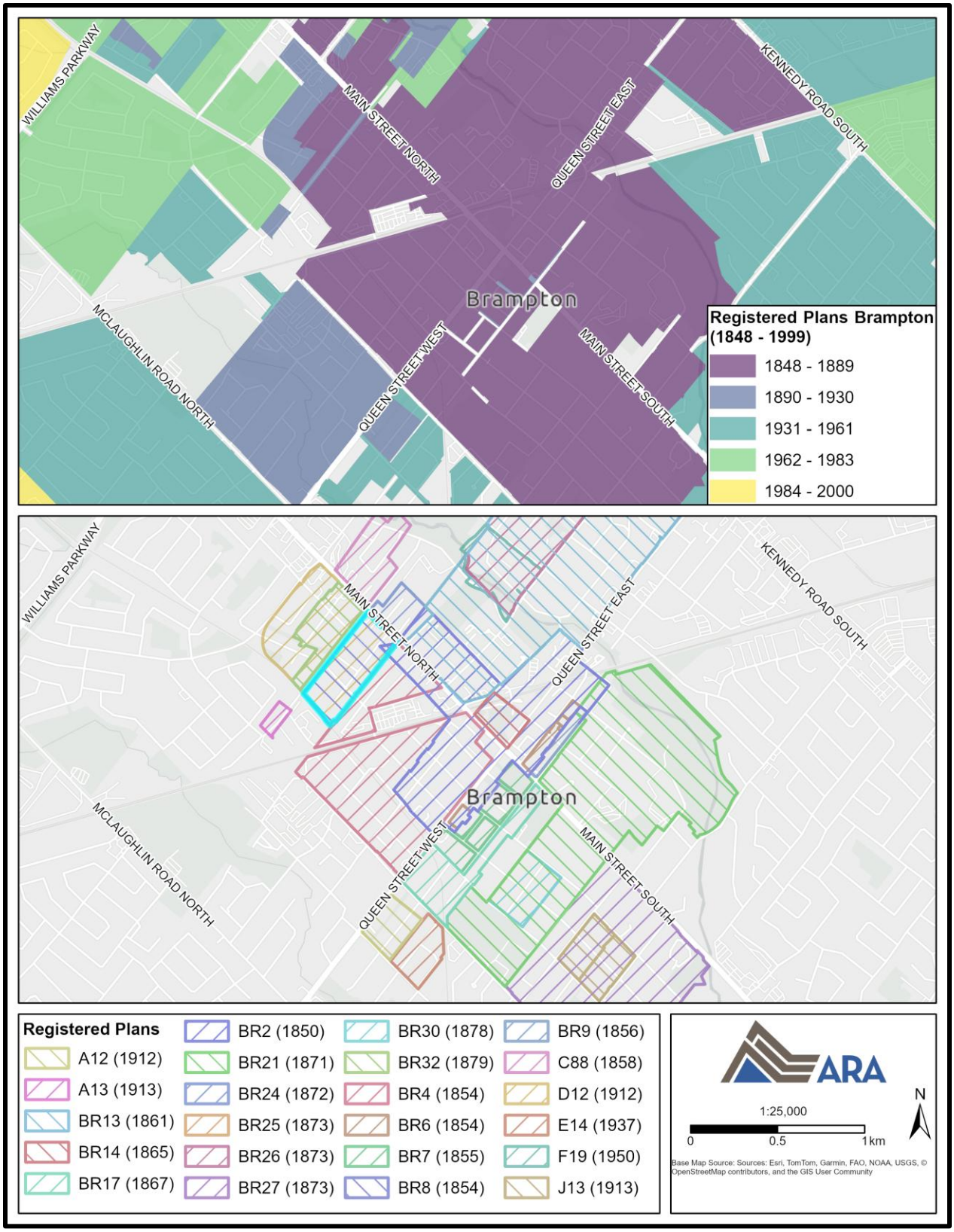
6.2 History

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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st 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 20th 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 19th 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 20th 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 20th 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 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th-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-19th to early 20th 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 19th and early 20th 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 20th 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 Algie); and 7 English Street (Bertha Dale Algie) (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 19th to the early 20th 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 19th 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	

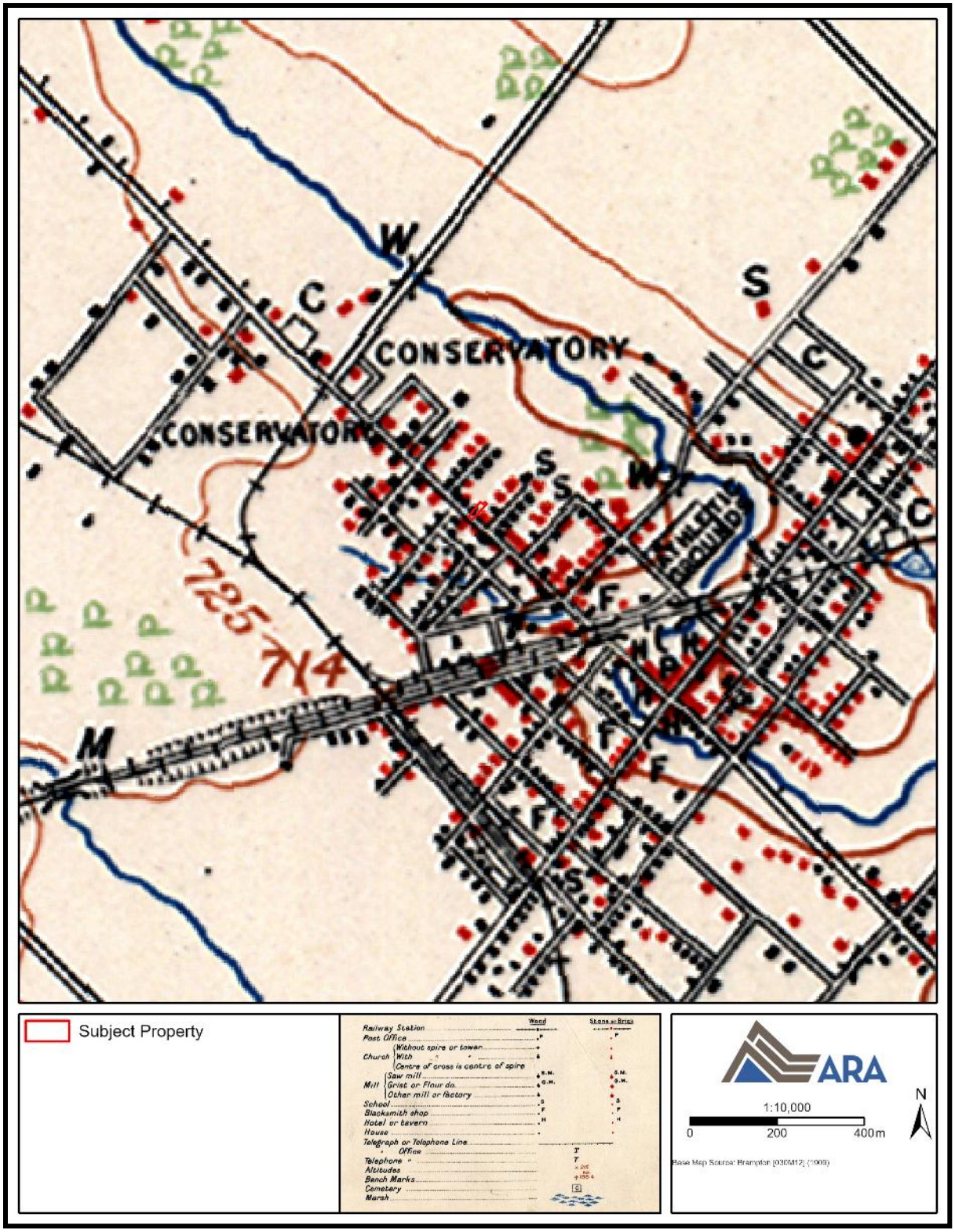
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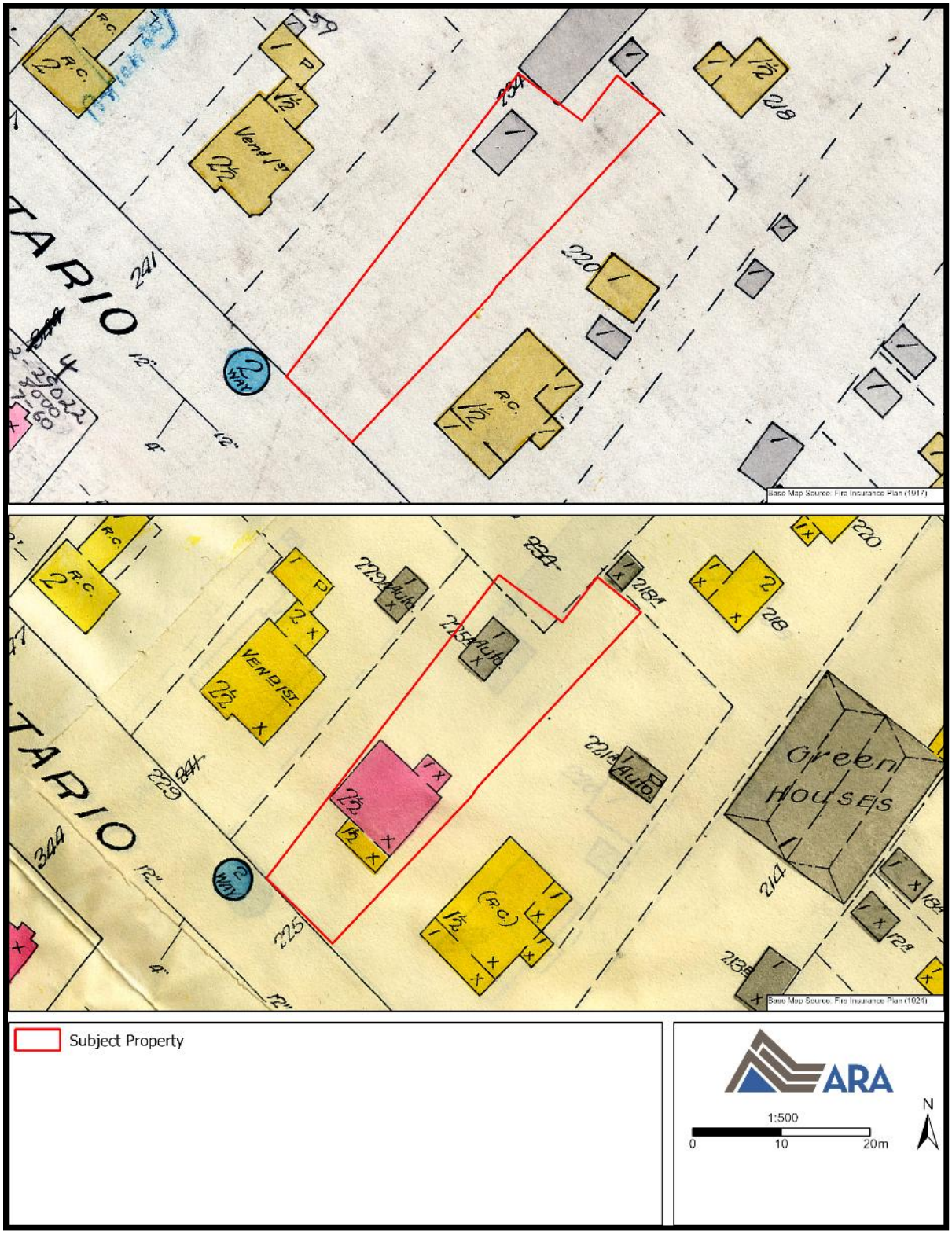
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



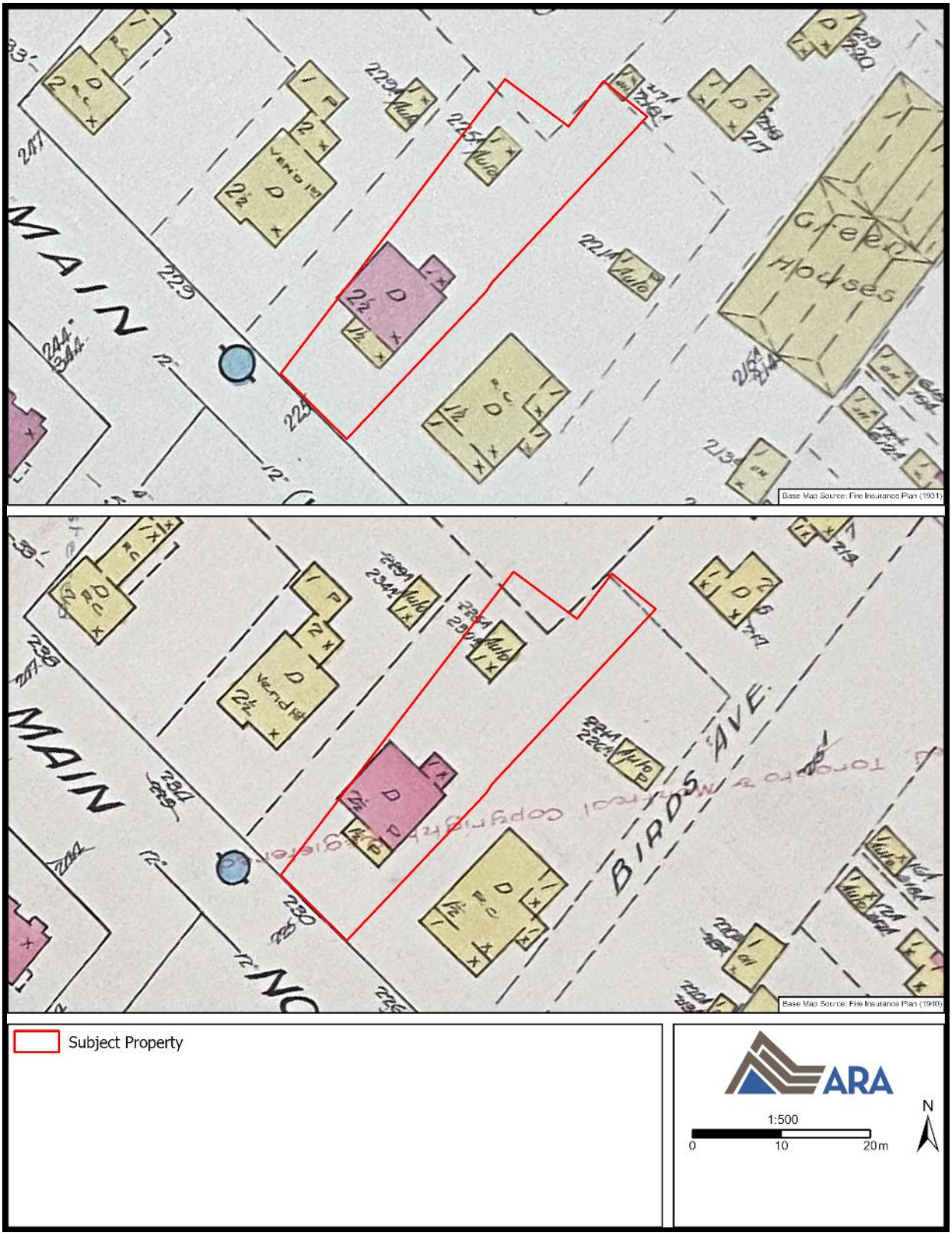
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan (Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



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 20th 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 20th 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
		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.
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 19th to early 20th 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 19th and early 20th 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	• 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	• 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
230 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan • Buff brick construction laid in a stretcher bond pattern • 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	• 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

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 20th 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 20th 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 19th to early 20th 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 19th and early 20th 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 19th to early 20th 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:

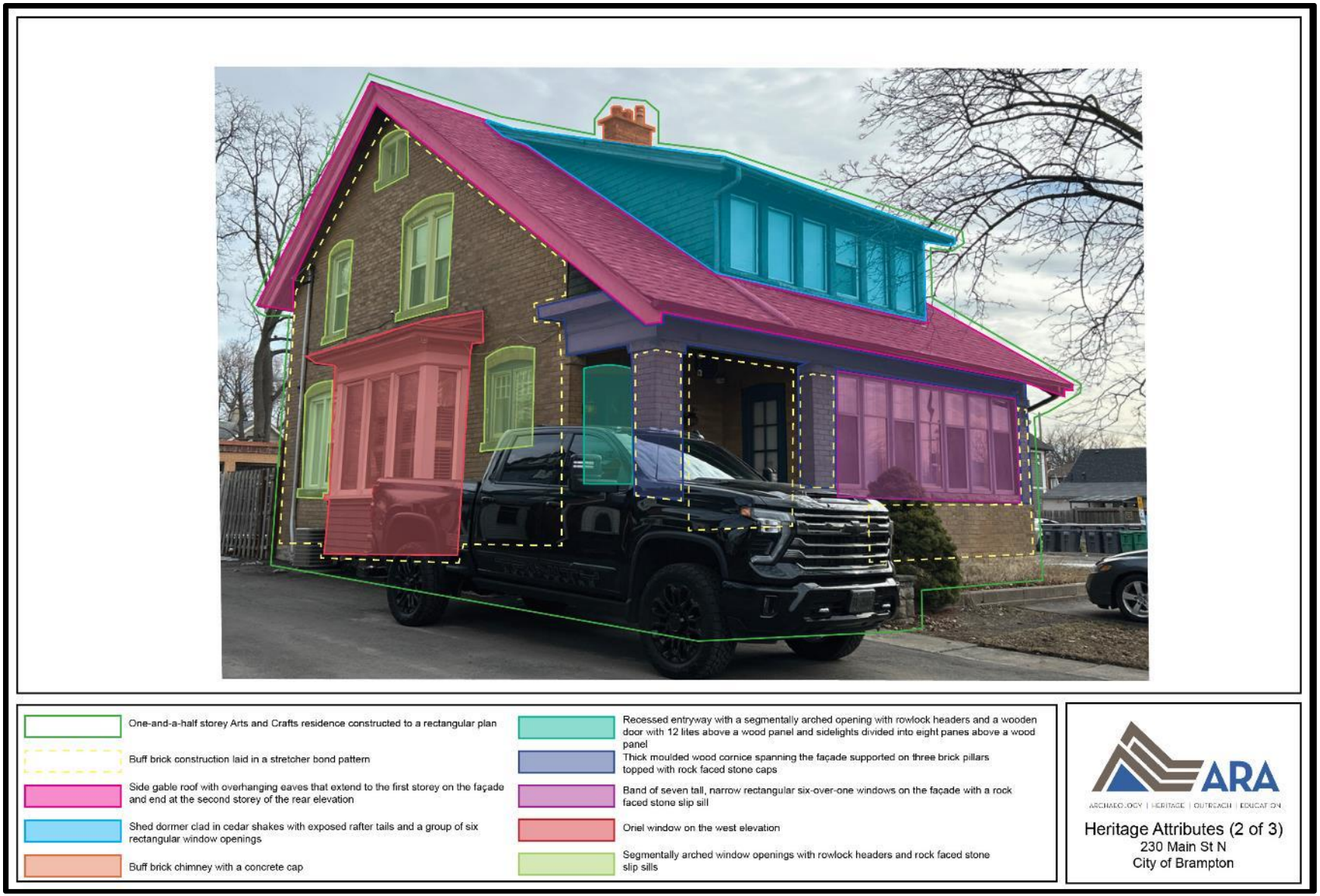
- One-storey orange brick garage located in the northeast corner of the property

11.0 MAP OF HERITAGE ATTRIBUTES

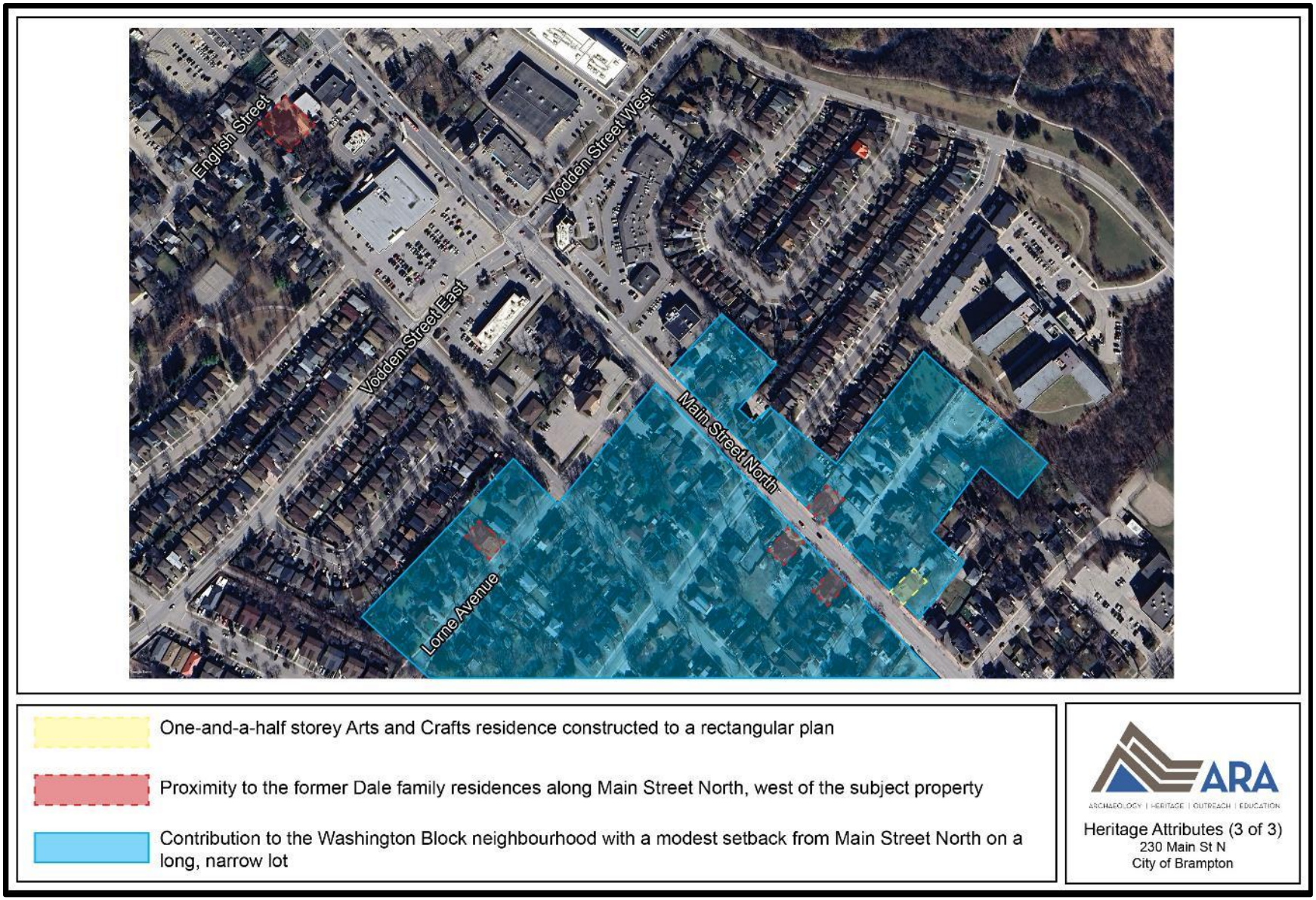
The following figures display the heritage attributes as outlined above (see Section 9.0).



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



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

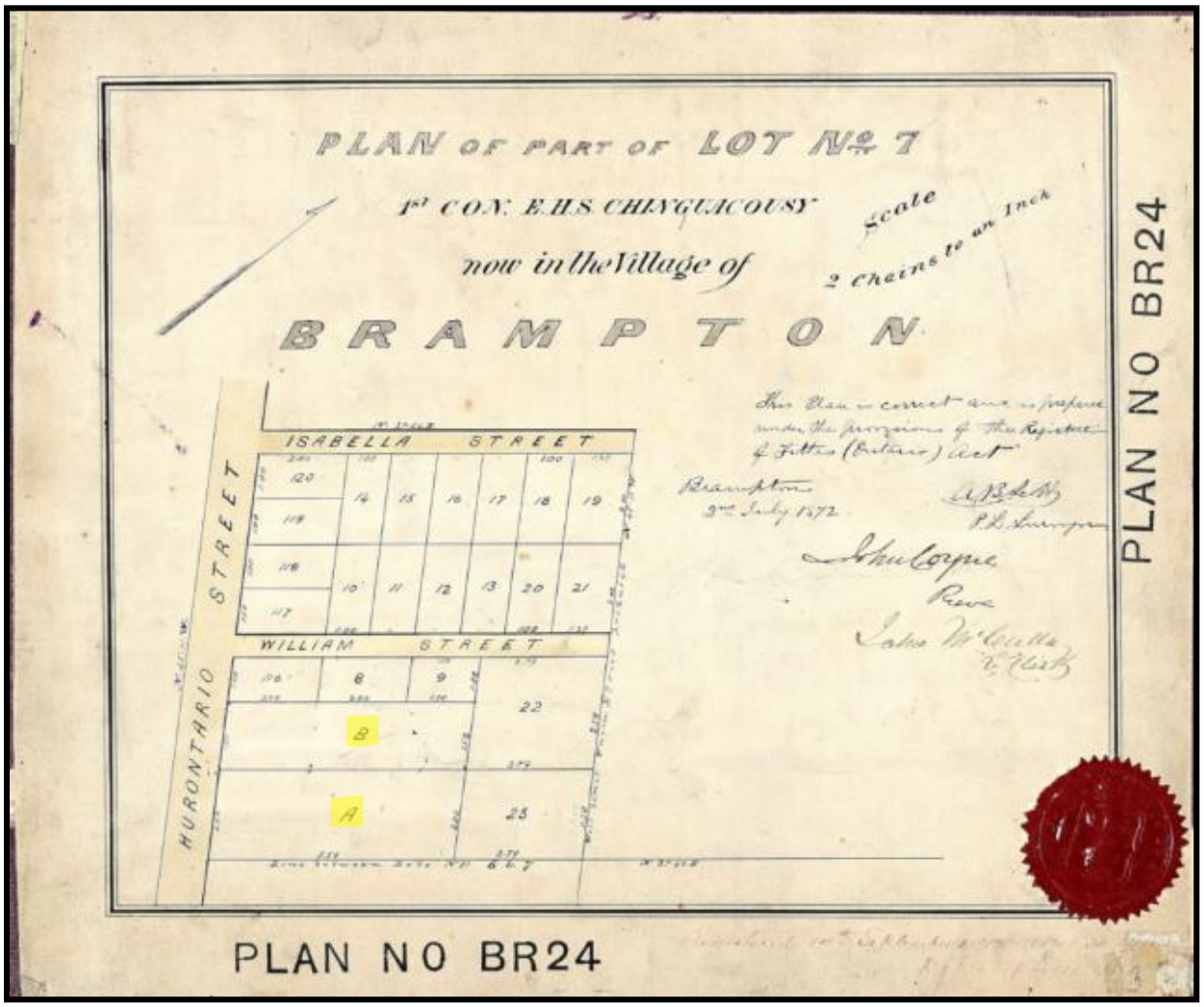


Figure 1: Brampton Plan BR24, 1872
(LRO 43)

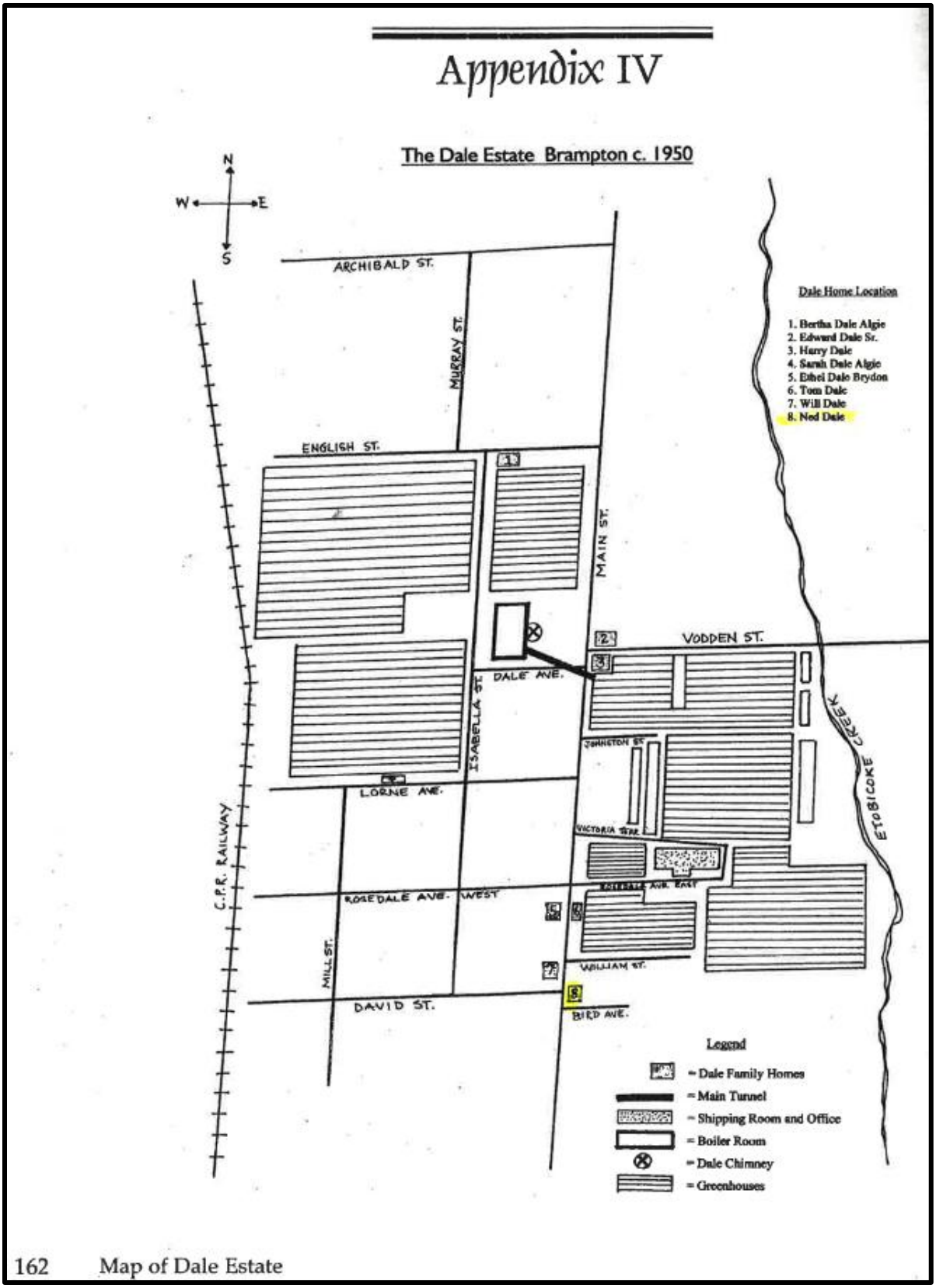


Figure 2: Map of The Dale Estate (Subject Property Highlighted Yellow), ca. 1950 (CoB n.d.)

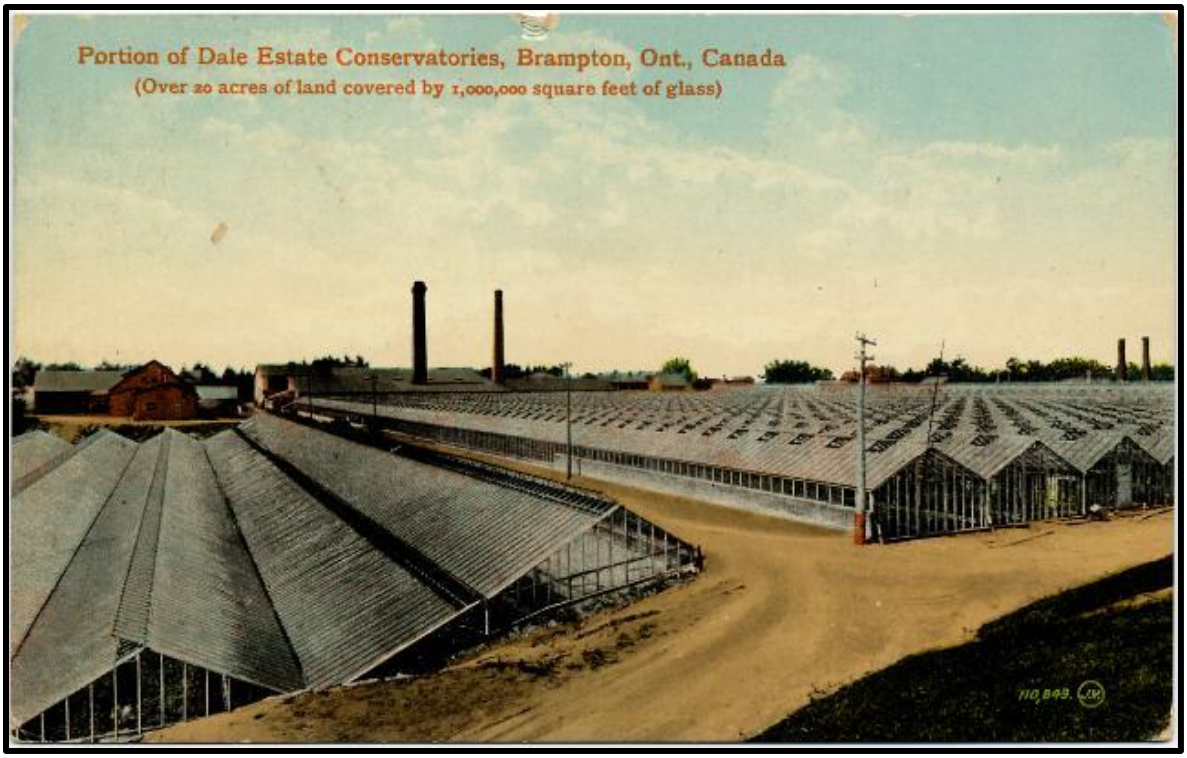


Figure 3: Postcard of the Dale Estate Conservatories (ca. 1915)
(Region of Peel Archives 2016a)

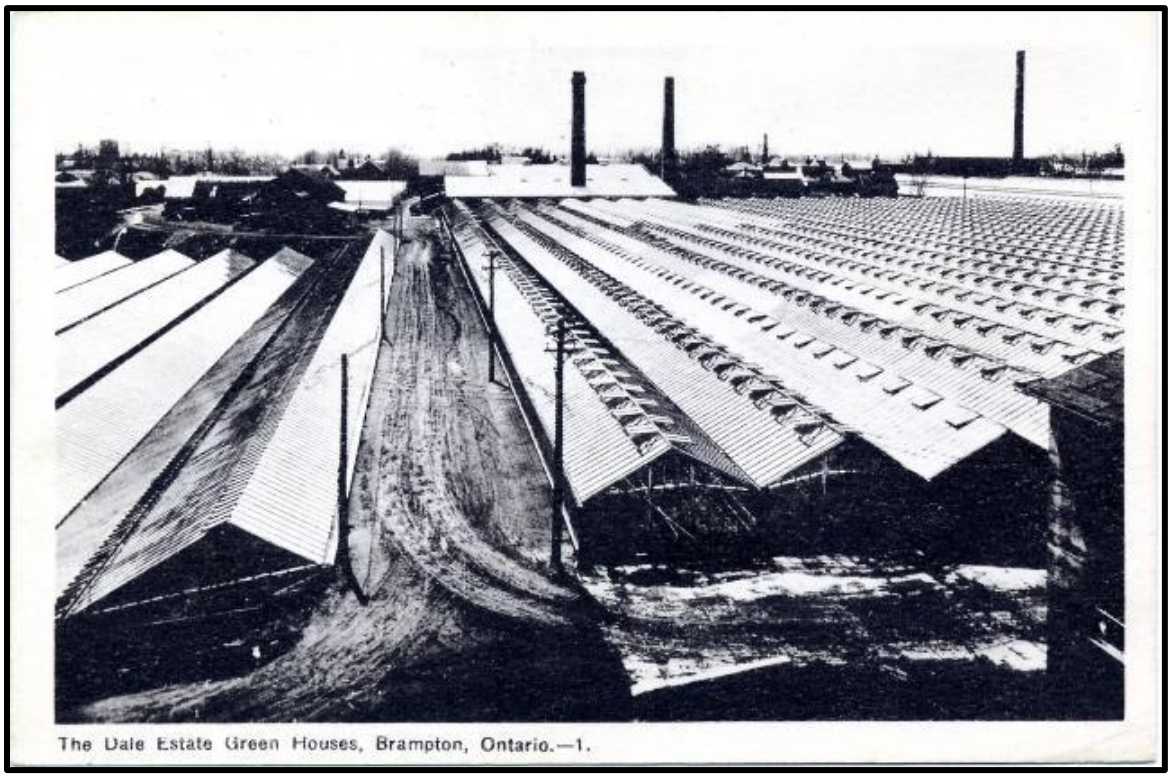


Figure 4: Archival Image of the Dale Estate Green Houses, Brampton (ca. 1950)
(Region of Peel Archives 2016b)

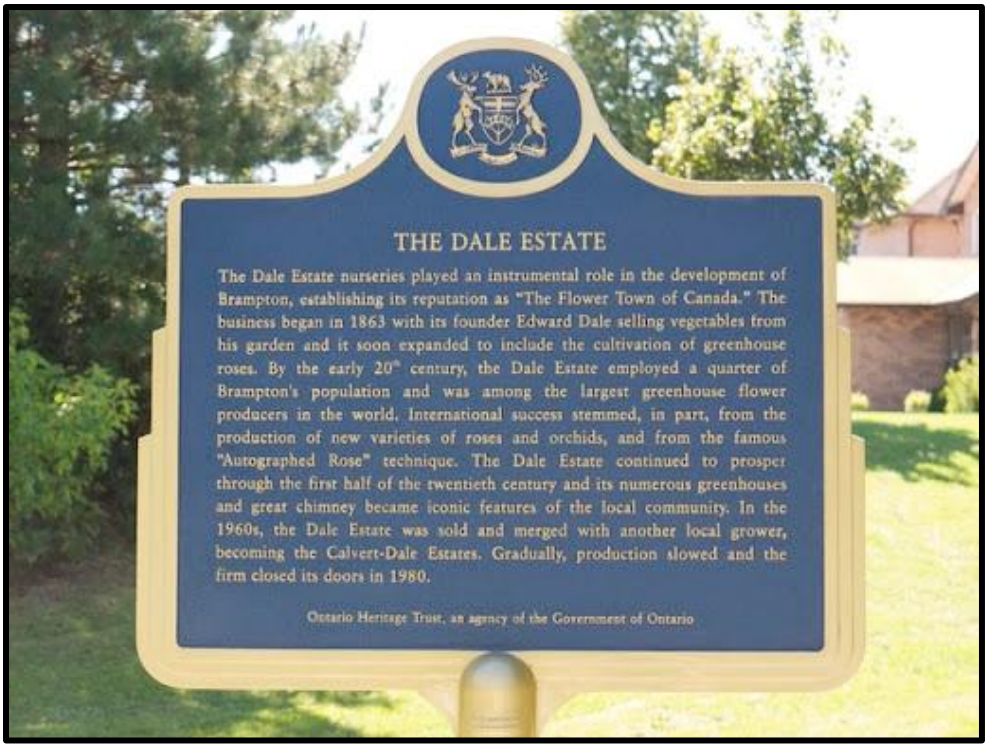


Figure 5: Image of The Dale Estate Ontario Heritage Trust Plaque Located in Duggan Park in the City of Brampton
(OHT 2012b)



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)

230 Main Street North







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
Horizonal 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





June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 243-245 Main Street North – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-324

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 243- 245 Main Street North - Ward 1**, be received;

2. That designation of the property municipally known as 243-245 Main Street North under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 243-245 Main Street North in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 243-245 Main Street North under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 243-245 Main Street North possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

243-245 Main Street North is located within Brampton's historic core on the south side of Main Street North, between David Street and Rosedale Avenue West. The property contains a two-storey Gothic Revival residence constructed between 1874 and 1886.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.

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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 243-245 Main Street North meets three criteria under Ontario Regulation 9/06, relating to design/physical value and contextual value.

Accordingly, designation under Part IV of the *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House."

The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould.

Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.

Design/Physical Value (Criteria 2)

243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.

Contextual Value (Criteria 7)

243-245 Main Street North is important in supporting the late 19th to early 20th 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 evolved 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 19thand early 20thcentury. 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.

243-245 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.

Cultural Heritage Attributes

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

- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
    - Diamond-shaped detailing beneath gable peaks
    - Voussoirs arranged to mimic a hood mould
    - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns
- Projecting polygonal bays on the east elevation and the west side of the north façade
- Single red brick chimney with a corbelled brick cap
- Tall, segmentally arched window openings with lug sills
- Segmentally arched basement window openings with red brick voussoirs

- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 243-245 Main Street North.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 243-245 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this early example of Gothic Revival is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 243 and 245 Main Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 243 and 245 Main Street South presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 243-245 Main Street North According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 243-245 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.

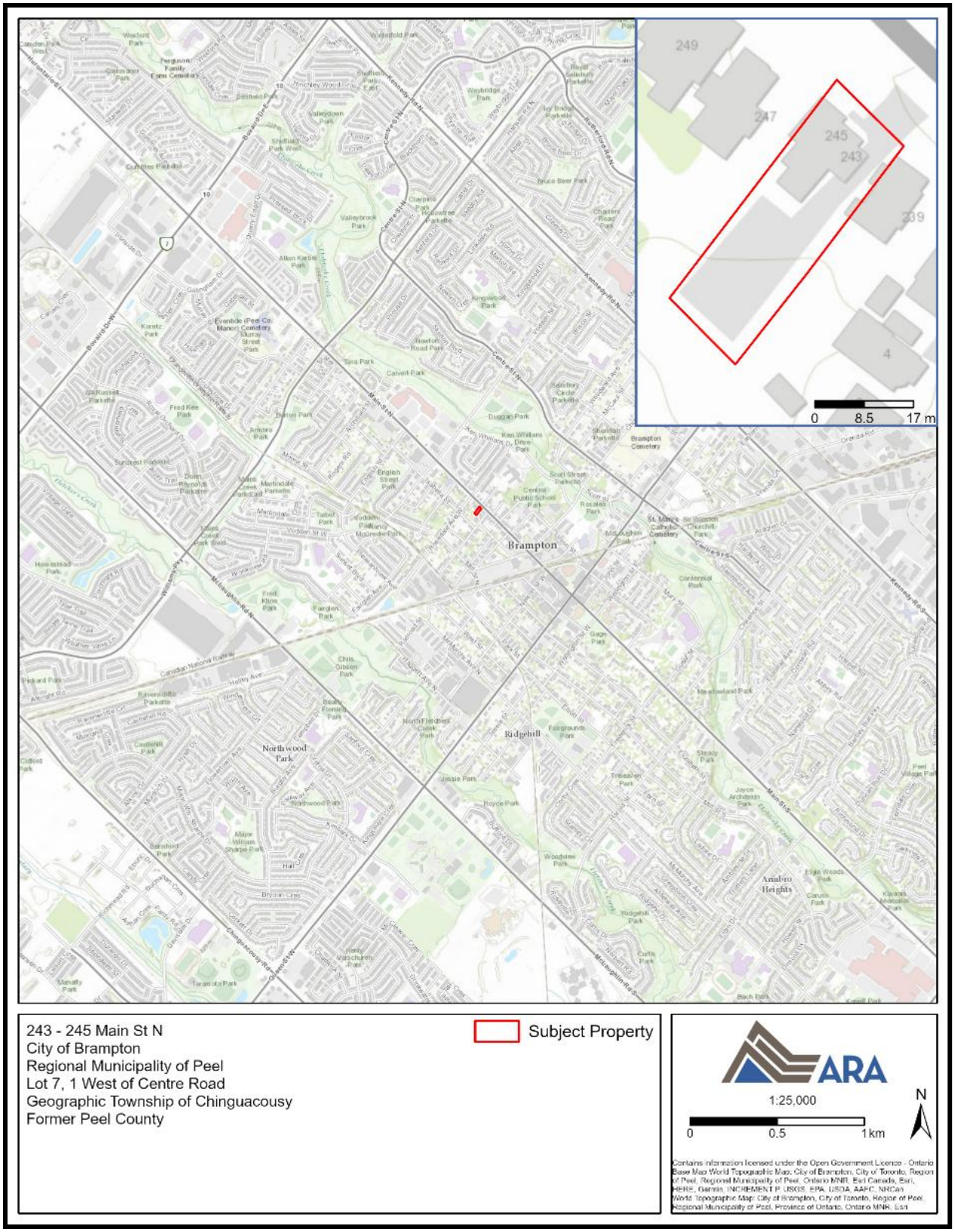
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 243-245 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: 243-245 Main Street North, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: Lot 111, PL BR-8 Brampton Except Part 1, 43R15163

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 Ac*t 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 Ac*t, 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
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: North Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 2: Detail of Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 3: Detail of Gable Peak of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 4: Projecting Bay of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 5: Covered Porch of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 6: Detail of Plaque on Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 7: Northeast Corner of 243-245 Main Street North
(Photo taken February 7, 2024; Facing West)



Image 8: Northwest Corner of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southeast)



Image 9: Context View of 243-245 Main Street North From Main Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 10: Context View of Main Street North to 243-245 Main Street North
(Photo taken February 7, 2024; Facing Northwest)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole "began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows" (1984:200). Over the following century the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they become commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing "in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)" popularized the style (McAlester 1984:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture "first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings" (Ricketts et al. 2011: 55) and had a long and influential history in Ontario.

The Canada Farmer periodical published plans and elevations for the farmhouse that would become the Gothic Revival Cottage, the single most popular home style in Canada until 1950 (Kyles 2016). "The first time that the influence of printed media truly infiltrated Canada's rural landscape was with the introduction of *The Canada Farmer* in 1864" (Mace 2013:29). The periodical succeeded in popularizing these simple houses, helping to spread the Gothic Revival style and plan (Mace 2013:36).

Mace notes that Gothic Revival residences in Ontario commonly stem from three specific designs that were simple to create, affordable to build and which contributed significantly to the evolution of the architectural landscape of 19th century Ontario (2013:29). One of these three designs, the "Suburban Villa or Farm House" (see Figure 1) is larger than the "Small Gothic Cottage," including two floors, five bedrooms and formal rooms for entertaining and "it plays on contemporary trends in Gothic and picturesque planning in terms of its asymmetry, which complement the house's subtle Gothic or 'Early English' detailing" (Mace 2013:33).The design for the Gothic Revival Ontario Farmhouse has proven to be versatile and found in many different manifestations across the province (Kyles 2016; Mace 2013:34).



Figure 1: "Suburban Villa or Farm House" Illustration, *The Canadian Farmer* (1864) (Mace 2013:30)

A design feature commonly applied to Gothic Revival architecture is the use of dichromatic brickwork. Dichromatic brickwork became popular in the 19th century in England, which influenced its use in Ontario beginning in the 1870s (Richie 1979). The use of dichromatic brickwork was very popular and applied to many buildings of various architectural styles constructed in the 1870s and 1880s and continued to be applied to buildings in the following decades (Richie 1979). The most typical combination is yellow or buff brick detailing on red brick, however this combination reverses in regions where "clay brickmaking normally burned to a yellow colour, in which case red bricks provide the colour contrast" (Richie 1979:60). The contrasting detailing is typically found at the corners, around door and windows openings as well as in decorative band/patterns and accordingly "its application in many cases did not require any great skill on the part of the bricklayer" (Richie 1979:61).

A description of the architecture/design of 243-245 Main Street North is as follows:

- Two-storey building constructed to an L-shaped plan with projecting polygonal bays on the east elevation and the west side of the north façade (Image 1 and Image 7)
- Red brick cladding laid in a stretcher bond pattern with buff brick details (Image 6)
    - Diamond-shaped buff brick detailing beneath gable peaks (Image 3)
    - Buff brick voussoir arranged in a pattern that mimics a hood mould effect (Image 3)
    - Buff brick panel of corbelled bricks at the base of the bay windows (Image 4)
- Cross gable roof clad with asphalt shingles with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns (Image 2 and Image 3)
- Single red brick chimney with a corbelled brick cap projecting from the west side of the rear (south) elevation (Image 8)
- Modern drainage system with gutters and downspouts (Image 3)
- Brick water table course along the envelope of the building (Image 4)
- Foundation of rock-faced ashlar laid in a random pattern on the façade and east elevation and field stone on the west elevation (Image 4)
- Plaque on the façade reads "Willliam Broddy House Circa 1885" (Image 6)
- All window openings are tall and segmentally arched with voussoirs arranged in a pattern that mimics a hood mould and lug sills painted black (Image 2 to Image 4)
    - The windows appear to be replacement units
    - A window in the second storey of the façade's east (left) bay is closed with a wood shutter, as is a second storey window on the east projecting bay
    - Segmentally arched basement window openings with red brick voussoirs in the centre of each projecting bay (Image 4)
- The main entrance is positioned in the centre of the façade beneath a covered porch that extends to the left (east) (Image 5)
    - Features a pair of rectangular doorways with two replacement steel doors painted black topped with a rectangular stained-glass transom with a buff brick voussoir arranged in a pattern that mimics a hood mould effect
    - Building appears to be duplexed
- The covered front porch with its sloped roof clad in asphalt shingles is supported by square wood posts, and is decorated with spindle work and scrolled brackets (Image 1 and Image 5)
    - Wood steps painted cream with wood balusters lead to the central entrance
    - Porch flooring is of wood boards painted cream
    - Geometric, decorative balusters line the porch
- One-storey rear addition clad in red brick with a hipped roof (Image 7)
- Modest setback from the road on a long, narrow, rectangular lot (Image 1 and Image 10)

- An interlocking brick driveway accessed from Main Street North travels along the east side of the residence and a parking pad is located in front (Image 1 and Image 7)
- A wood fence is located along the west property line and terminates at the south end of the lot (Image 8)
- The front (north side) of the property is grassed and landscaped with shrubs along the foundation, and a mature tree is growing in the northwest corner of the lot (Image 1)

When examined against the typical characteristics of the Gothic Revival style as outlined in *A Field Guide to American Houses* (McAlester 1984), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online (*Kyles 2016), and *Beautifying the Countryside, Rural and Vernacular Gothic in Late Nineteenth-Century Ontario* (Mace 2013), 243-245 Main Street North exhibits most of the characteristics of the design, retains a high degree of exterior material integrity and craftsmanship, and can therefore be considered a representative example of the style.

Table 1: Characteristics of Gothic Revival Architecture
(Adapted from McAlester 1984; Ricketts et al. 2011; Kyles 2016; Mace 2013)

Characteristics of Gothic Revival Architecture	Characteristics of 243-245 Main Street North
One-and-a-half to two-storeys	Yes – Two-storeys
Rectangle, L-shaped or T-shaped plan	Yes – L-shaped
Generally symmetrical from part to part, though independent parts might be assembled irregularly	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	Yes
Steeply pitched gables and roof	Yes
Multiple gables	Yes
Vertical emphasis	Yes
Projecting or recessed bays	Yes – Projecting bay
Pointed arches for windows and entrances	No
Porches with split post and a shallow roof that spans the facade	Yes
Decorative woodwork (expressed in finials, trim, vergeboard, verandahs or entrances)	Yes

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).

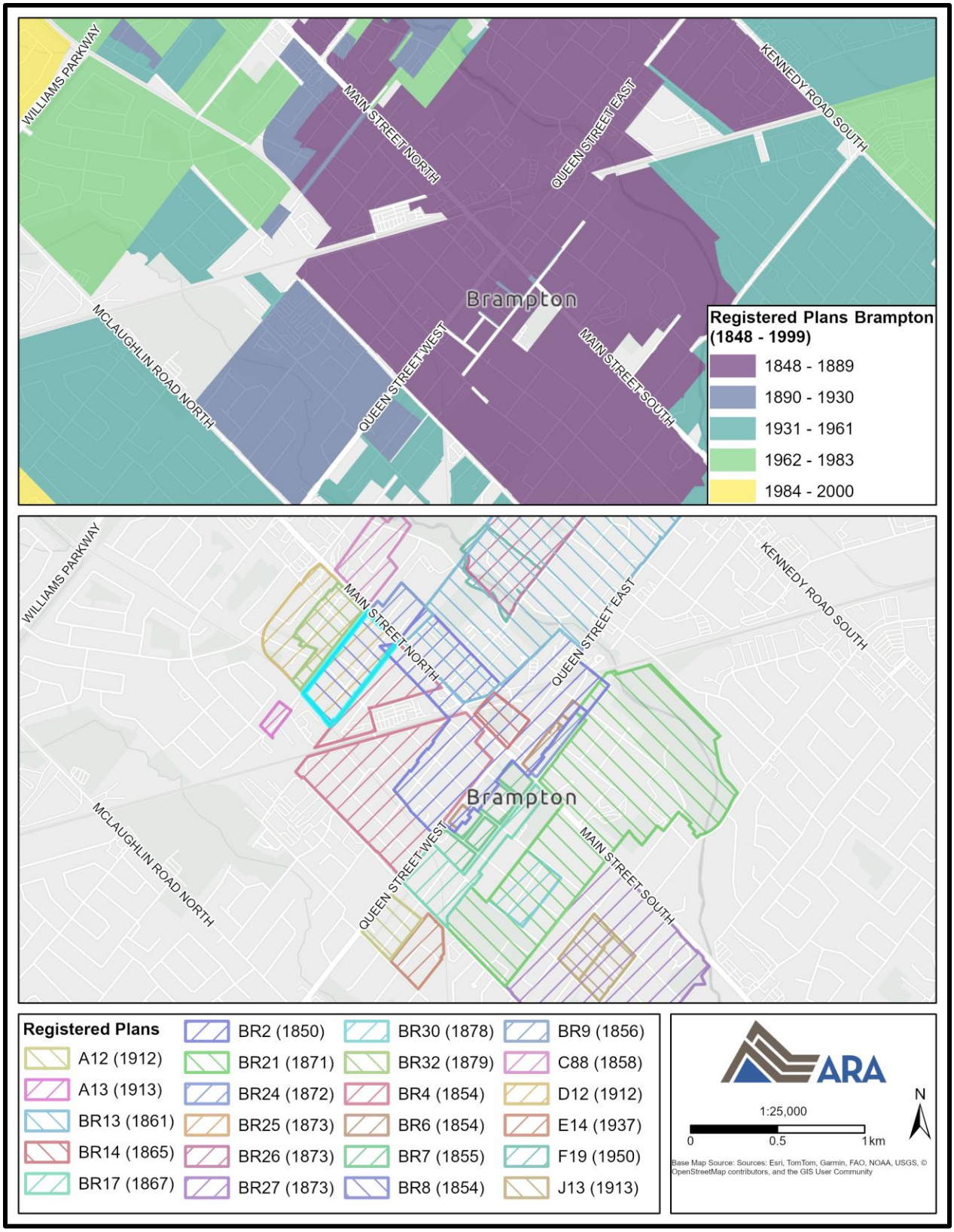
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 243-245 Main Street North was constructed between 1874 and 1886 as the residence of William Broddy. Below is a history of the property from 1831 until the present day:

- The Crown Patent for Lot 7, Concession 7 WHS went to Robert Lowes in February 1831 (see Table 2)
- The subject property is situated within the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (CoB 2009; see Figure 2 in Appendix A)
    - The "subdivision was established at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry" (CoB 2009:4)
- In July 1855, Lowers sold Lot 111 of the Washington Block Plan BR8 to James Graham
- James Graham and his wife sold Lot 111, Plan BR8 to John McBride in February 1856
- McBride sold the property to James Stewart in April 1859
- Tremaine's map of 1859 indicates the subject property was located within the core of the Town of Brampton (see Map 5)
- In September 1860, James Stewart sold the subject property to William Hornby
- In June 1864, William Hornby sold the property to William Broddy
    - William Broddy was a Bailiff for Peel County in 1873 and 1874 at which time he was living on Ellen Street (Lynch 1874:88)
        - Robert Broddy was the Sherriff of Peel County from 1869 to 1887 (Dunne 1986; Lynch 1873:88)
    - According to the 1871 census William Broddy was a 44 year old auctioneer of Irish descent who was living with his wife Margaret (age 44), children Elizabeth (age 13), Alexander (age 10), George (age 9), Robert (age 7), Catherine (age 3) and Margaret (age 8 months), as well as his mother-in-law Elizabeth Nixon (age 87), servant Margaret Houston (age 23), and labourer Harry Kirk (age 30) (LAC 1871)
    - By 1881, the Broddy family no longer had a labourer or servant living with them and Margaret Houston had died (LAC 1881)
        - William Broddy was still working as an auctioneer in 1881
    - Margaret Broddy died June 14, 1886 and William Broddy died January 17, 1888 (FindaGrave 2021)
- An historic map from 1877 indicates the subject property was located within the core of the Town of Brampton (see Map 6)
- William Broddy and his wife sold the property to Robert Powell in 1886
- In March 1889, Elizabeth Powell sold the subject property to William Magill
    - According to the 1891 census, William Magill was 55 years old and was living with his wife Mary (age 50) and a 24 year old female labourer (name illegible) in a two storey brick residence with nine rooms (LAC 1891)
    - In 1901, Mary Magill was a widow and was living alone in a one storey brick residence on Jessie Street (LAC 1901a and 1901b)
- Magill's executors sold the property to Mary Magill in November 1899
- Mary Magill sold the property to sisters Alice, Elizabeth, Mary, and [Amelia] Jane Weeks in January 1902
- Historic topographic map from 1909 depicts the location of the brick subject building and indicates surrounding buildings were a mix of brick and frame construction (see Map 7)

- Fire Insurance Plans from 1917, 1924, 1931 and 1940 indicate there were no changes to the subject building footprint over that time and the building was a two-storey brick residence with a one storey addition at the rear and a porch on the façade (see Map 8 and Map 9)
    - A metal-clad shed/garage was situated at the rear of the property
- An aerial image from 1954 indicates the location of the subject property within Brampton and shows the extent of growth within the town along Main Street North (see Map 10)
- The executors to Margaret Weeks sold the property to Elsie Weeks in August 1957
    - According to the 1921 census, Charles Peter (age 50), Amelia Jane (age 48), Margaret Ann (age 44) and Elsie Weeks (age 40) were living in a six room, brick residence (subject building) they owned on Main Street in Brampton (LAC 1921)
    - It is possible the subject building was duplexed during this time as the building was noted to have nine rooms in 1891 and by 1921 the residence had been reduced to six rooms
    - According to the 1931 census, Charlie (age 60), [Amelia] (age 58), Margaret (age 52), and Elsie Weeks (age 48) were all siblings and were residing in a single family brick house with 8 rooms on Main Street in Brampton (LAC 1931)
        - The value of their house at the time was $3,700.00
- The executors of Elsie Weeks sold the property to Albert Post and John Post in 1964
- The property was sold various times between 1967 and 1986 when it was purchased by Ava Hillier in March 1986
    - Madeline Belanger was a tenant of Ava Hillier in 1986 (CoB 2024)
- Donald Naylor and Juhan Marten purchased the property from Ava Hillier in September 1986
- The subject building was featured in *Main Street Through the Years* (Dunne and Montgomery 1986:56; see Figure 4 in Appendix A)
- It does not appear any changes to the exterior of the subject building have occurred since 1986 (see Figure 3 to Figure 9 in Appendix A)
- Donald Naylor sold the property to Anthony James Whyte Holdings Inc. in July 2021

Table 2: Summary of Property Ownership at 243-245 Main Street North (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	Lot 7, Concession 1 WHS
2669	Bargain and Sale	22 Jul 1855	Robert Lowes and wife	Joseph Graham	Lot 111, Plan BR8
BR8	Plan	18 Sep 1855	Robert Lowes	Washington Block	East half of Lot 7, Concession 1 WHS
2670	Bargain and Sale	25 Feb 1856	Joseph Graham and wife	John McBride	Lot 111, Plan BR8
6707	Indenture	6 Apr 1859	John McBride	James Stewart	Lot 111, Plan BR8
9275	Bargain and Sale	29 Sep 1860	James Stewart	William Hornby	Lot 111, Plan BR8
12510	Bargain and Sale	18 Jun 1864	William Hornby	William Broddy	Lot 111, Plan BR8
3951	Bargain and Sale	7 Apr 1886	William Broddy and wife	Robert Powell	Part
4621	Bargain and Sale	28 Mar 1889	Elizabeth Powell	William Magill	
6143	Bargain and Sale	24 Nov 1899	Executors to William Magill	Mary Magill (widow)	Part
6485	Bargain and Sale	3 Jan 1902	Mary Magill	Alice Weeks, Elizabeth Weeks, Mary Weeks, and Jane Weeks	Part
33324	Grant	2 Aug 1957	Executors of Margaret Weeks	Elsie Weeks	All
52083	Grant	25 Jun 1964	Executors of Elsie Weeks	Albert Post and John Post	All
31760vs	Grant	2 Feb 1967	Albert Post and wife, John Post, and wife	Alex Black	All
192767vs	Grant	1 Dec 1971	Alex Black	William and Shelley Neely	All
349264vs	Grant	25 Apr 1975	William and Shelley Neely	James St. Clair-Hughes	All, to uses
744901	Grant	3 Mar 1986	James St. Clair-Hughes	Ava Hillier	All
771092	Grant	30 Sep 1986	Ava Hillier	Donald Naylor and Juhan Marten	All
824196	Agreement	6 Nov 1987	Donald and Juhan Naylor	City of Brampton	All
RO1146178	Transfer	30 Jul 1997	City of Brampton	Donald Naylor	Lot 111, Plan BR8
PR3866280	Transfer	6 Jul 2021	Donald Naylor	Anthony James Whyte Holdings Inc.	

6.3 Context

- Located at 243-245 Main Street North in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th 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 located on the south side of Main Street North between David Street and Rosedale Avenue West in a dense late 19th to early 20th 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 19th and early 20th 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
- Modest setback from Main Street North on a long, narrow, rectangular-sized lot among similar sized properties
- An interlocking brick driveway accessed from Main Street North travels along the east side of the residence and a parking pad is located in front (north side)
- The front of the lot is grassed and landscaped with shrubs along the foundation, and a mature tree is growing in the northwest corner of the lot
- 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)
    - 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, and Lorne Avenue

  - 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 19th to the early 20th 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 19th to Early 20th 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	
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	
230 Main Street North	Residence, two-storey Arts and Crafts buff brick bungalow with a side gable roof, a shed dormer, and a covered porch	1915	
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	

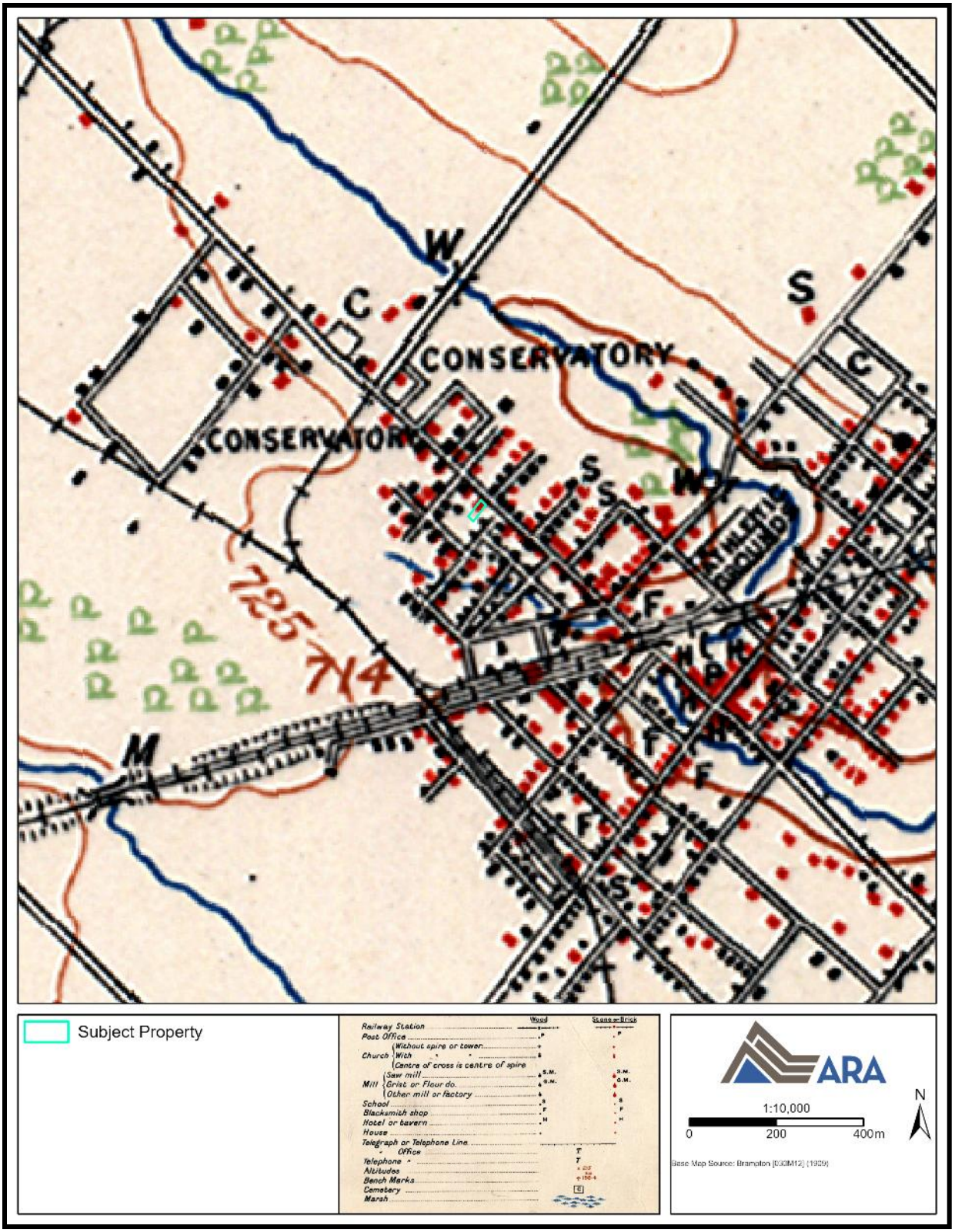
7.0 MAPS



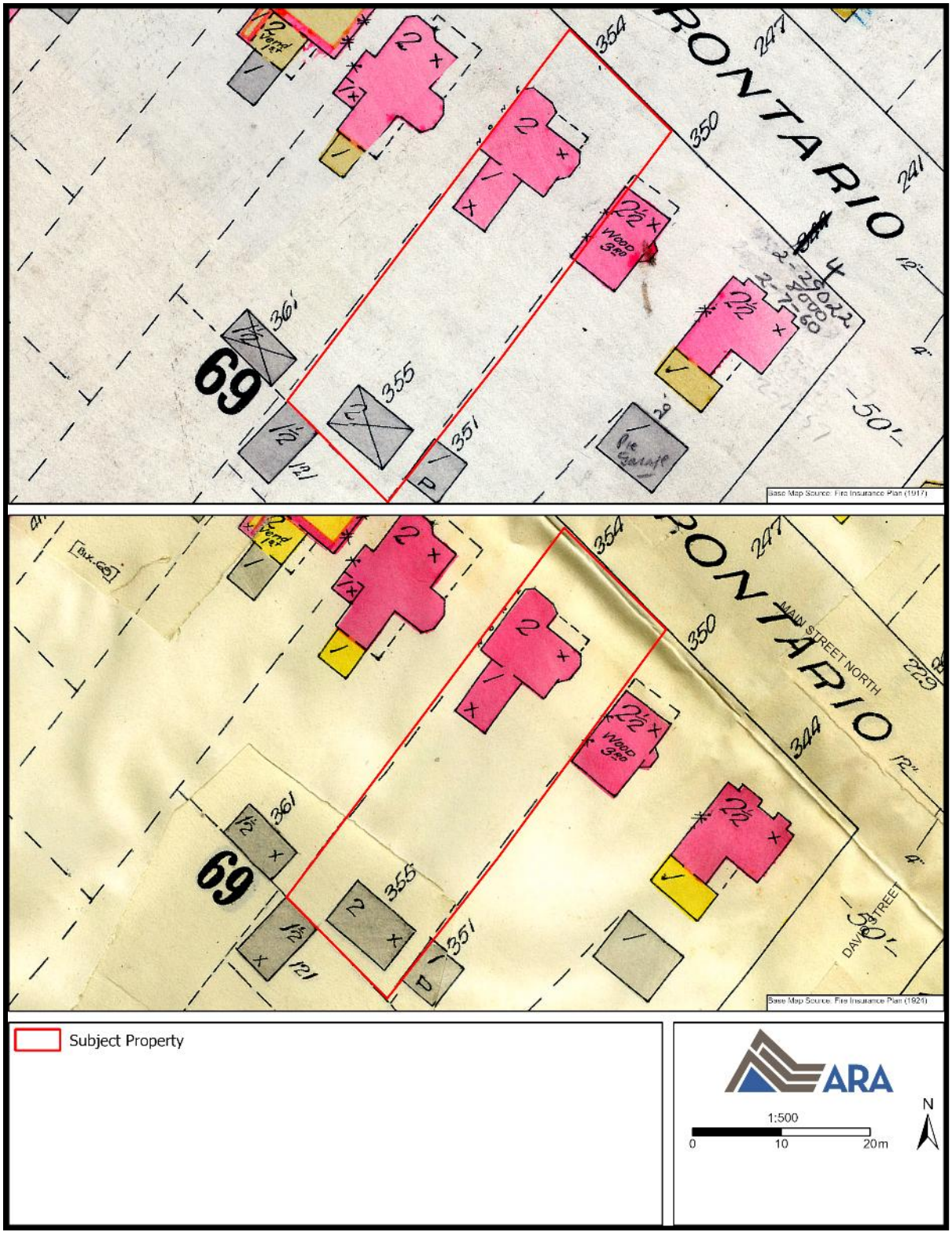
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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 a 1909 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on Historic 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 243-245 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 243-245 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	243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House." The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould. Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	243-245 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	No	243-245 Main Street North does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. Research suggests the property has been associated with many Brampton residents, including William Broddy, the Powell family, and the Weeks family, however none of these individuals were identified as being significant to the City of Brampton. Previous sources erroneously associated the subject property as the residence of Robert Broddy, Sherriff of Peel County from 1869 to 1887. Rather it was the residence of William Broddy, an auctioneer that research has suggested was the Bailiff for Peel County for one year from 1873 and 1874 while living at a different property on Ellen Street in Brampton.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the	No	While 243-245 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.

Description	Criteria Met Yes/No	Value
understanding of a community or culture		
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	243-245 Main Street North does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. 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	243-245 Main Street North is important in supporting the late 19th to early 20th 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 19th and early 20th century. 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. 243-245 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	No	243-245 Main Street North is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 243-245 Main Street North is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 243-245 Main Street North is not visually linked to its surroundings. Although this portion of Main Street North is a late 19th to early 20th century streetscape, it is not a significant visual link that would warrant consideration under this criterion. 243-245 Main Street North is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	243-245 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
243-245 Main Street North is a representative example of a Gothic Revival residence	• Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan • Red brick cladding laid in a stretcher bond pattern with buff brick elements ○ Diamond-shaped detailing beneath gable peaks

Cultural Heritage Value or Interest	Heritage Attribute
	○ Voussoirs arranged to mimic a hood mould ○ Panel of corbelled bricks at the base of bay windows • Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns • Projecting polygonal bays on the east elevation and the west side of the north façade • Single red brick chimney with a corbelled brick cap • Tall, segmentally arched window openings with lug sills • Segmentally arched basement window openings with red brick voussoirs • Rectangular stained-glass transom with a buff brick voussoir over the entrance • Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
243-245 Main Street North displays a high degree of craftsmanship	• Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan • Red brick cladding laid in a stretcher bond pattern with buff brick elements ○ Diamond-shaped detailing beneath gable peaks ○ Voussoirs arranged to mimic a hood mould ○ Panel of corbelled bricks at the base of bay windows • Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns • Projecting polygonal bays on the east elevation and the west side of the north façade • Rectangular stained-glass transom with a buff brick voussoir over the entrance • Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
243-245 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan • Red brick cladding laid in a stretcher bond pattern with buff brick elements • Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

243-245 Main Street North is located in the City of Brampton's historic core on the south side of Main Street North, between David Street and Rosedale Avenue West. It consists of a two-storey Gothic Revival residence constructed between 1874 and 1886.

Statement of Cultural Heritage Value or Interest

243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House." The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould. Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.

243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.

243-245 Main Street North is important in supporting the late 19th to early 20th 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 19th and early 20th century. 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. 243-245 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.

Cultural Heritage Attributes

243-245 Main Street North is a representative example of a Gothic Revival residence. The property contains the following heritage attributes that reflect this value:

- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
    - Diamond-shaped detailing beneath gable peaks
    - Voussoirs arranged to mimic a hood mould
    - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns

- Projecting polygonal bays on the east elevation and the west side of the north façade
- Single red brick chimney with a corbelled brick cap
- Tall, segmentally arched window openings with lug sills
- Segmentally arched basement window openings with red brick voussoirs
- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

243-245 Main Street North displays a high degree of craftsmanship and material integrity. The property contains the following heritage attributes that reflect this value:

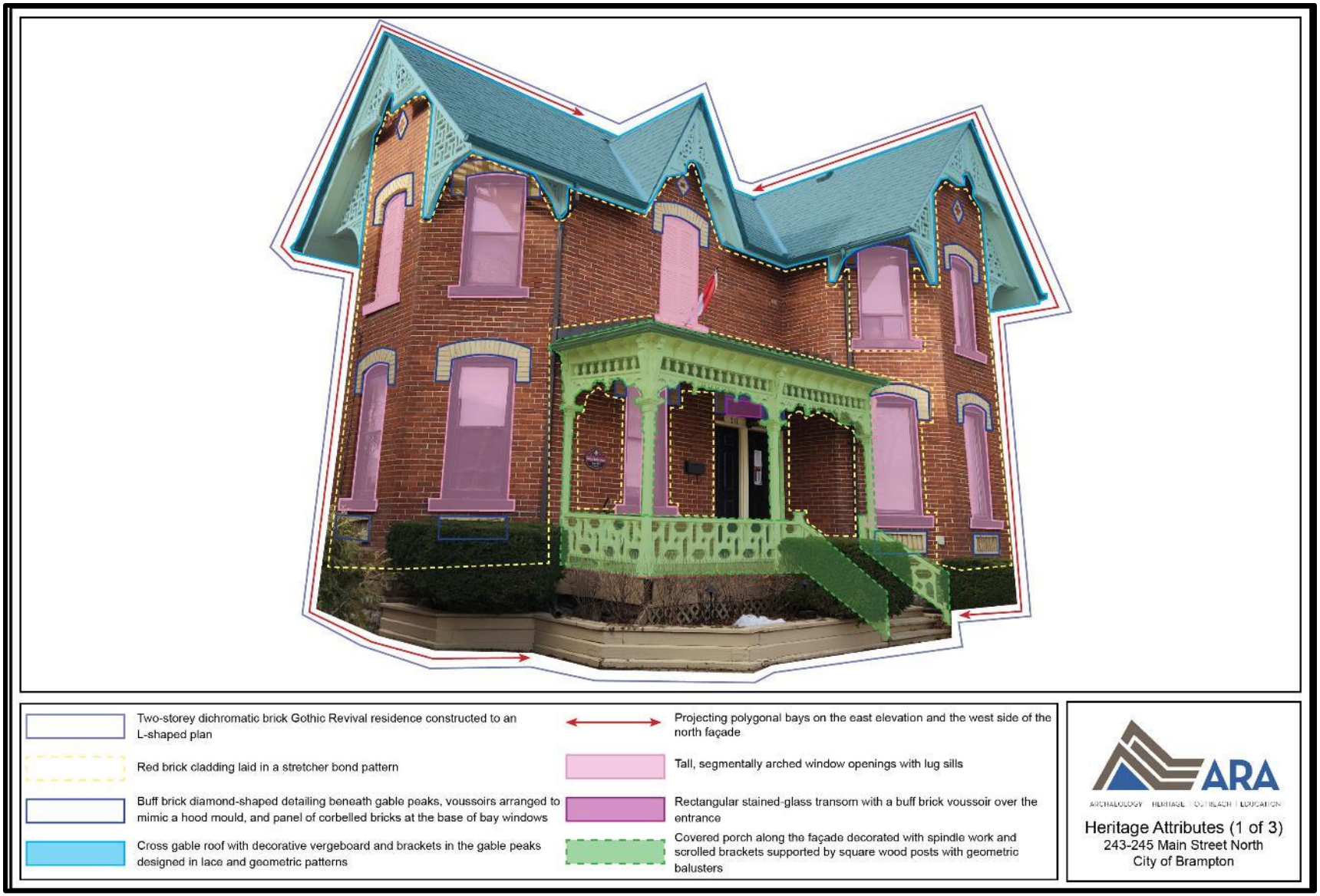
- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements:
    - Diamond-shaped detailing beneath gable peaks
    - Voussoirs arranged to mimic a hood mould
    - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns
- Projecting polygonal bays on the east elevation and the west side of the north façade
- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

243-245 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

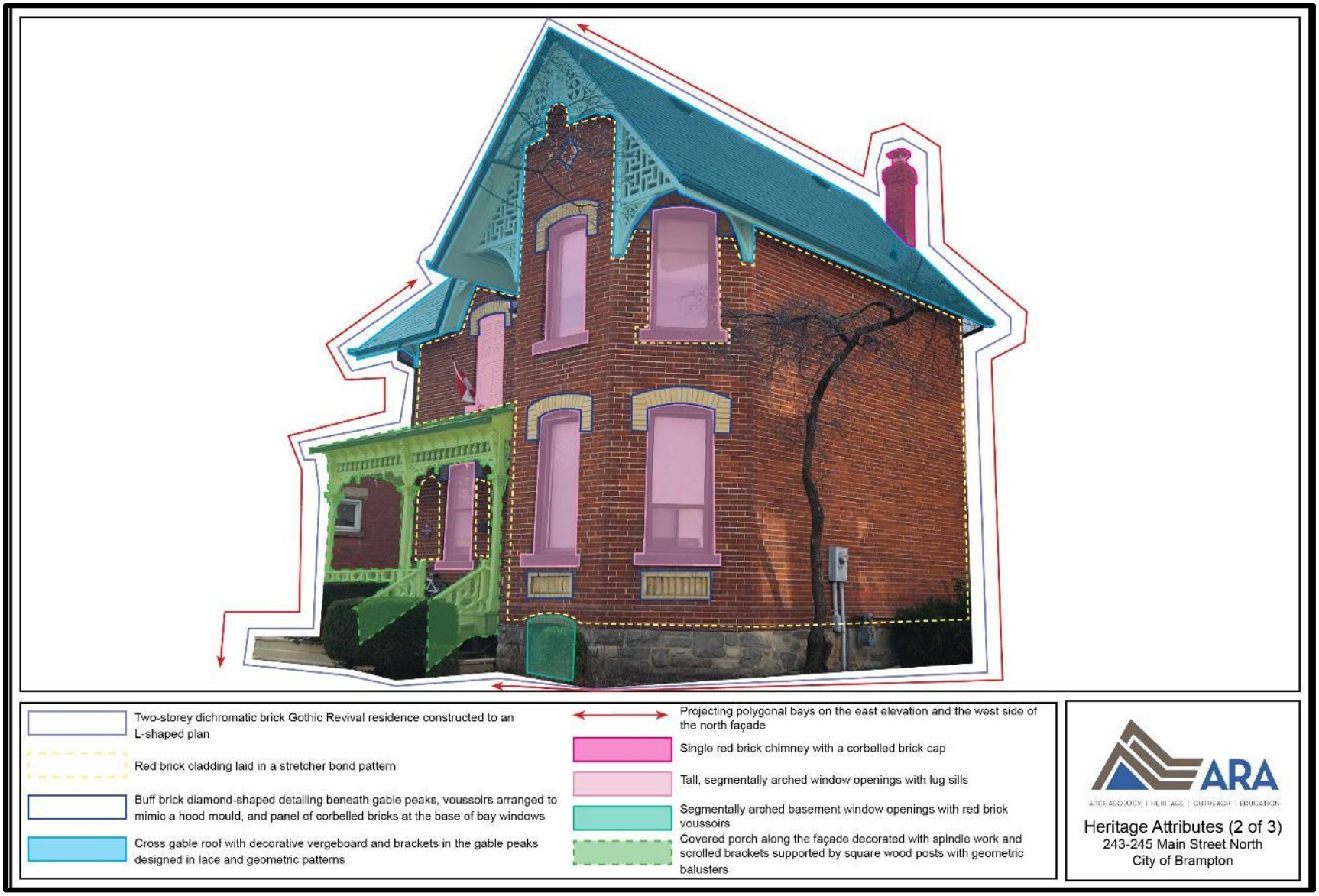
- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

11.0 MAP OF HERITAGE ATTRIBUTES

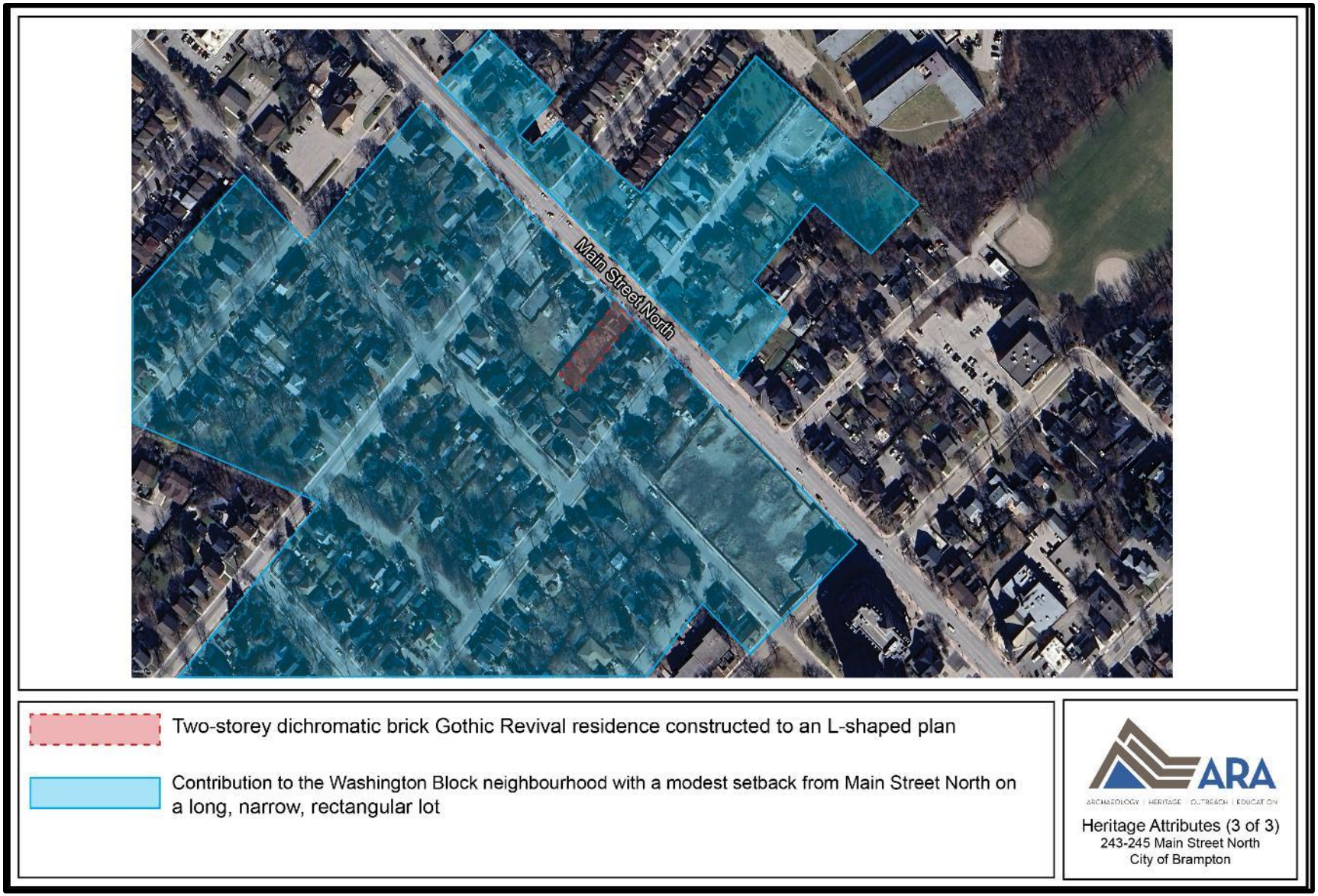
The following figures display the heritage attributes as outlined above (see Section 0).



Map 11: Map of Heritage Attributes of 243-245 Main Street North



Map 12: Map of Heritage Attributes of 243-245 Main Street North



Map 13: Map of Heritage Attributes of 243-245 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. 243-245 Main Street North meets three 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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n.d.b Detail of Gable Peak of 243-245 Main Street North.
n.d.c Northwest Corner View of 243-245 Main Street North.
n.d.d Southeast Corner View of 243-245 Main Street North.

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Appendix A: Figures and Historic Photos

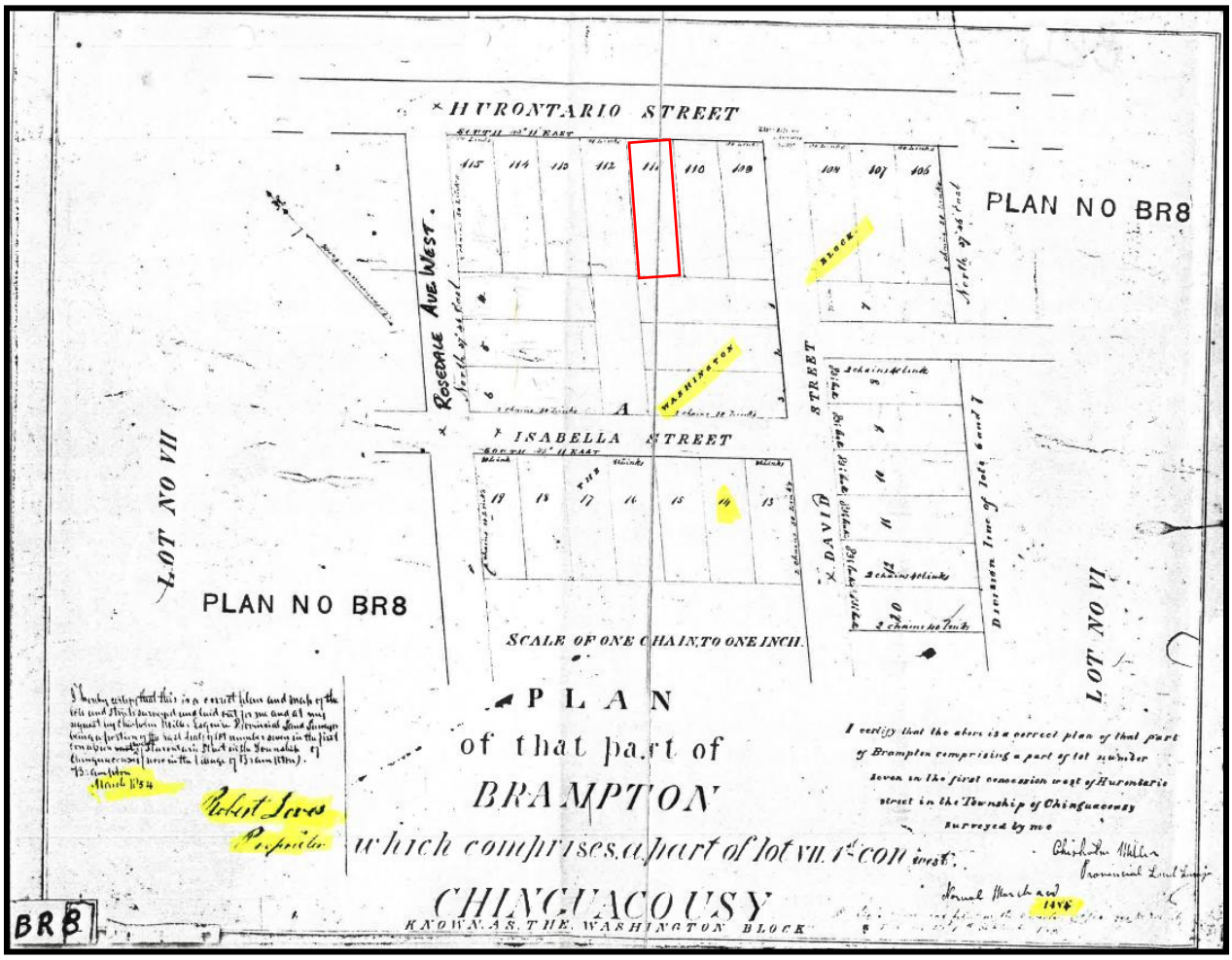


Figure 2: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854
(CoB 1986b)



Figure 3: Façade of 243-245 Main Street North (1986)
(CoB n.d.)

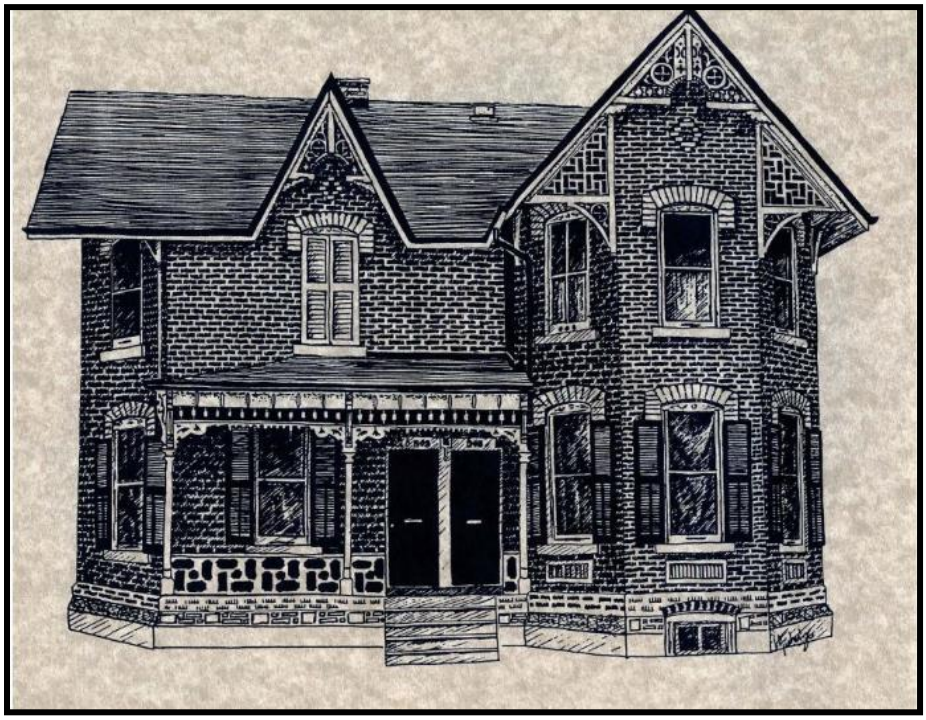


Figure 4: Drawn Image of 243-245 Main Street North (n.d.)
(Dunne and Montgomery 1986:56)



Figure 5: Façade of 243-245 Main Street North (n.d.)
(CoB n.d.)



Figure 6: Detail of Gable Peak of 243-245 Main Street North (n.d.)
(CoB n.d.b)



Figure 7: Southeast Corner of 243-245 Main Street North (n.d.) (CoB n.d.d)



Figure 8: Northwest Corner of 243-245 Main Street North (n.d.) (CoB n.d.c)



Figure 9: Southeast Corner View of 243-245 Main Street North (n.d.) (CoB 2024)



Figure 10: Context View of 243-245 Main Street North (n.d.a) (CoB 2024)

243 and 245 Main Street North







1



Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan

Red brick cladding laid in a stretcher bond pattern

Buff brick diamond-shaped detailing beneath gable peaks, voussoirs arranged to mimic a hood mould, and panel of corbelled bricks at the base of bay windows

Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns

Projecting polygonal bays on the east elevation and the west side of the north façade

Tall, segmentally arched window openings with lug sills

Rectangular stained-glass transom with a buff brick voussoir over the entrance

Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

ARA

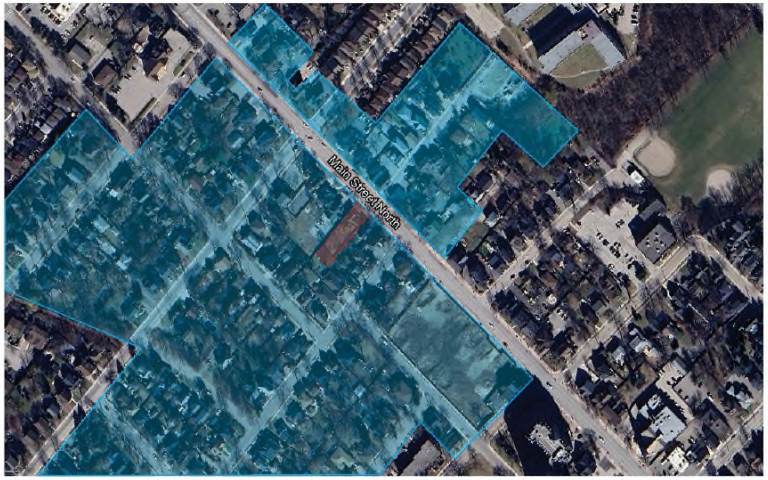
ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Attributes (1 of 3)
243-245 Main Street North
City of Brampton

Table 1: Characteristics of Gothic Revival Architecture
(Adapted from McAlester 1984; Ricketts et al. 2011; Kyles 2016; Mace 2013)

Characteristics of Gothic Revival Architecture	Characteristics of 243-245 Main Street North
One-and-a-half to two-storeys	Yes – Two-storeys
Rectangle, L-shaped or T-shaped plan	Yes – L-shaped
Generally symmetrical from part to part, though independent parts might be assembled irregularly	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	Yes
Steeply pitched gables and roof	Yes
Multiple gables	Yes
Vertical emphasis	Yes
Projecting or recessed bays	Yes – Projecting bay
Pointed arches for windows and entrances	No
Porches with split post and a shallow roof that spans the facade	Yes
Decorative woodwork (expressed in finials, trim, vergeboard, verandahs or entrances)	Yes





Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan

Contribution to the Washington Block neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

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Heritage Attributes (3 of 3)
243-245 Main Street North
City of Brampton

Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan

Red brick cladding laid in a stretcher bond pattern

Buff brick diamond-shaped detailing beneath gable peaks, voussoirs arranged to mimic a hood mould, and panel of corbelled bricks at the base of bay windows

Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns

Projecting polygonal bays on the east elevation and the west side of the north façade

Single red brick chimney with a corbelled brick cap

Tall, segmentally arched window openings with lug sills

Segmentally arched basement window openings with red brick voussoirs

Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

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Heritage Attributes (2 of 3)
243-245 Main Street North
City of Brampton

3

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 3 Isabella Street – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-309

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 3 Isabella Street - Ward 1**, be received;

2. That designation of the property municipally known as 3 Isabella Street under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 3 Isabella Street in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property..

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 3 Isabella Street under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 3 Isabella Street possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

3 Isabella Street is located within Brampton's historic core on the west side of Isabella Street between Rosedale Avenue West and David Street. The property contains a one-storey Ontario Regency Cottage residence constructed circa 1865.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.

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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 3 Isabella Street meets three criteria under Ontario Regulation and 9/06 relating to design/physical value, historical/associative value, and contextual value.

Accordingly, designation under Part IV of the *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

3 Isabella Street is a representative example of the Ontario Regency Cottage style and is a rare surviving example within downtown Brampton, with only three other known examples remaining.

The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay configuration, built to a square plan with a hip roof with overhanging eaves.

Also typical of the style, 3 Isabella Street expresses classical details such as the dentilated frieze and rectangular window and door openings. These openings are further articulated with decorative elements: the windows feature moulded wood surrounds with triangular detailing, while the centrally located entrance is accentuated by a wood entablature with capped pilasters and an architrave with dentils above a rectangular transom.

Historical/Associative Value (Criteria 4)

3 Isabella Street has direct associations with the Washington Block**,** one of the earliest residential subdivisions in the City of Brampton, registered in 1854 as Plan BR8. The subdivision was established during a period of significant residential growth following the Town's incorporation, the arrival of the railway, and the emergence of the local flower industry.

The dwelling is believed to have been constructed by contractor and carpenter John Pickard, who also built the adjacent one-and-a-half storey Regency cottage at 1 Isabella Street. As such, 3 Isabella Street represents one of the earliest phases of residential development along Isabella Street in the mid-19th century.

The property is also associated with the Imber family, who occupied the dwelling for nearly a century, from 1911 to 2009. Members of the Imber family worked at the Dale Estate greenhouses, a key contributor to Brampton's identity as the "Flower Town of Canada," as well as at Victory Aircraft in nearby Malton, a major Canadian manufacturer of British-designed aircraft, including the Lancaster Bomber, during the Second World War.

Contextual Value (Criteria 7)

3 Isabella Street contributes to the late 19th- to early 20th-century residential character of Brampton's historic core, particularly within the Washington Block.

The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees.

3 Isabella Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Hip roof with overhanging eaves
- Dentilated frieze
- Rectangular window openings with moulded wood window surrounds with a triangular detail

- Central entrance with a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

Financial Implications

There are no financial implications resulting from the adoption of this report

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 3 Isabella Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 3 Isabella Street to Brampton's Register of Designated Heritage Resources ensures that this example of Ontario Regency Cottage is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 3 Isabella Street according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 3 Isabella Street presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 3 Isabella Street According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 3 Isabella Street 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 was recommended for designation as part of the *Cultural Heritage Assessment Report: Major Transit Station Areas* (MTSA) (WSP 2022). The property also 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.

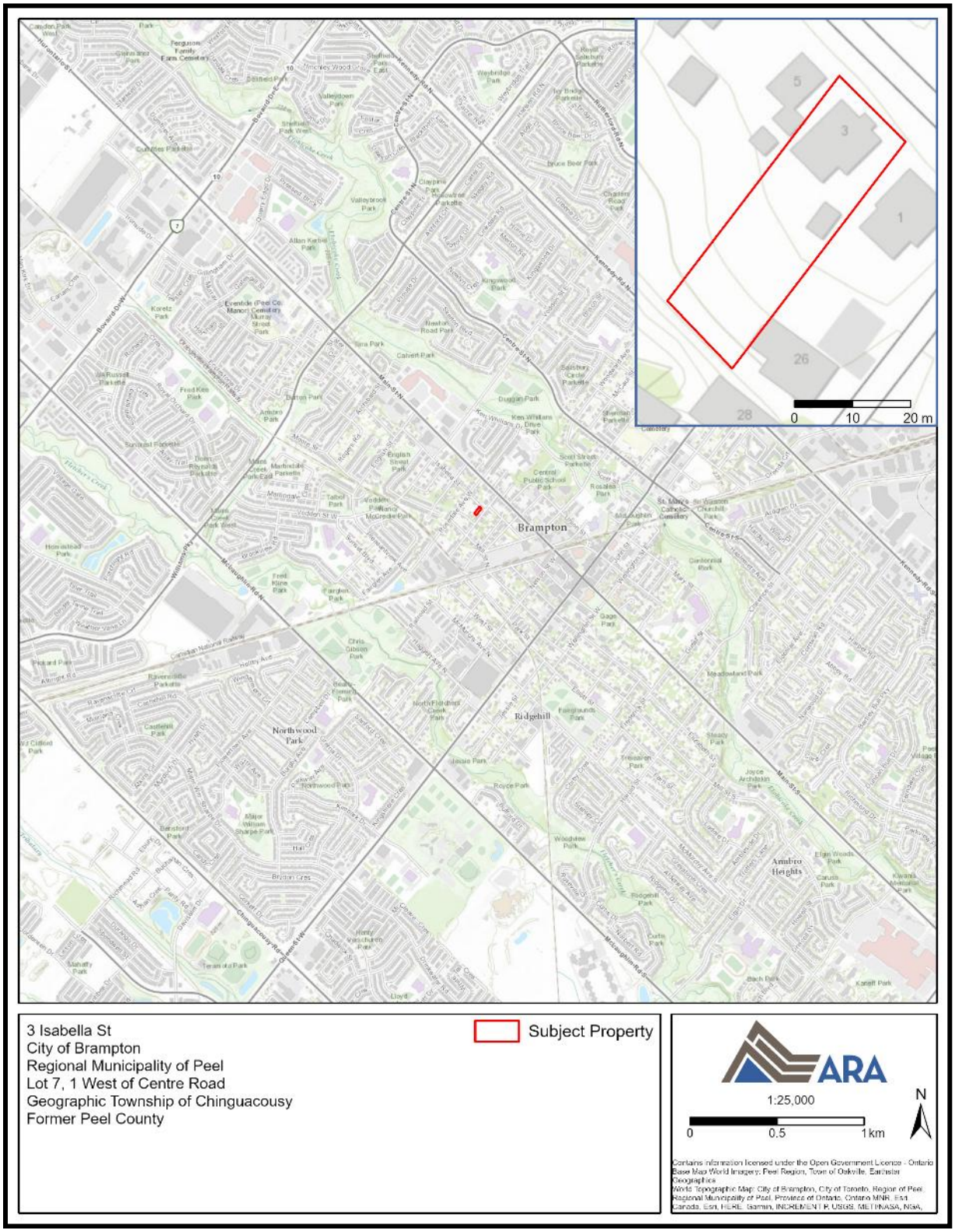
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 3 Isabella Street 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.

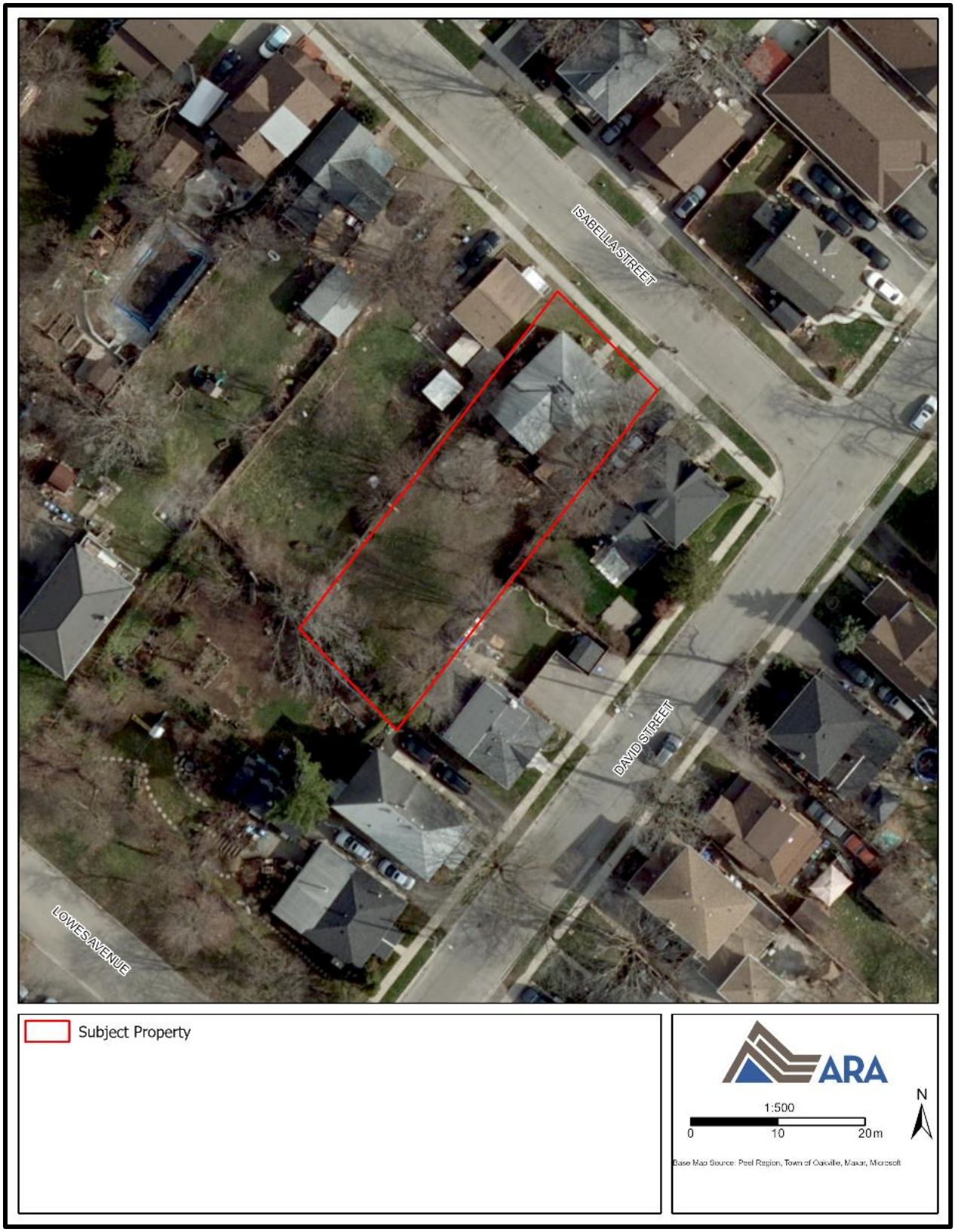
3.0 PROPERTY INFORMATION

Civic Address: 3 Isabella Street, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: PLAN BR 8 LOT 14

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 Ac*t 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 Ac*t, 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: Façade of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)

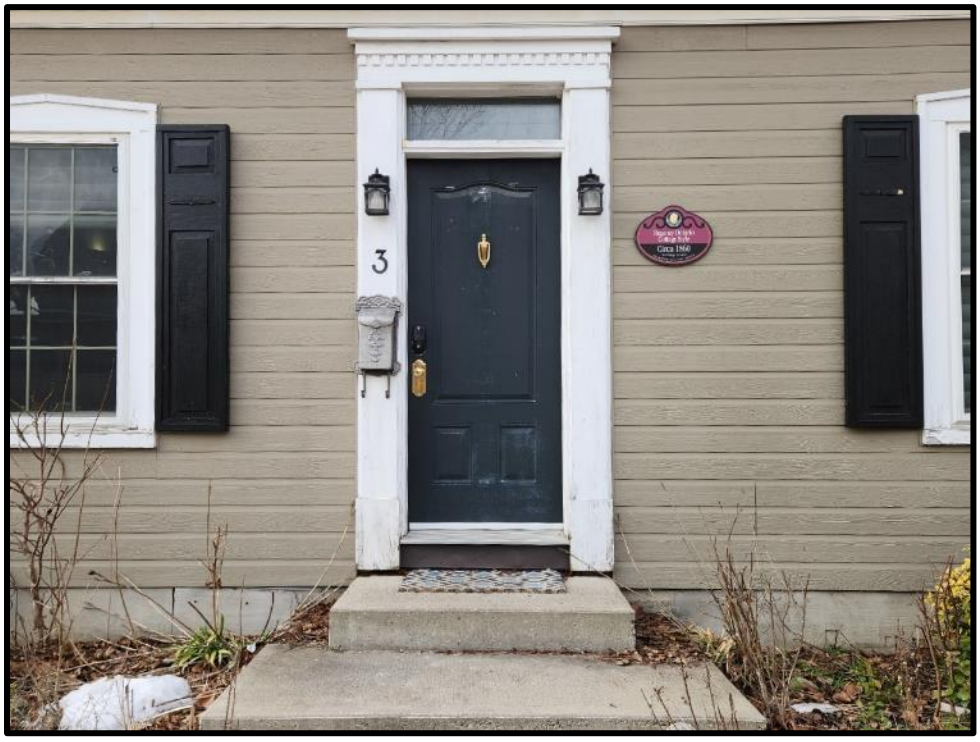


Image 2: Detail of Entryway of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)



Image 3: Detail of Window Opening on Façade of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)



Image 4: Northeast Corner View of 3 Isabella Street
(Photo taken February 7, 2024; Facing West)



Image 5: Detail of Cornice of 3 Isabella Street
(Photo taken February 7, 2024; Facing West)



Image 6: Northwest Corner of 3 Isabella Street
(Photo taken February 7, 2024; Facing South)



Image 7: Context View of 3 Isabella Street from David Street
(Photo taken February 7, 2024; Facing West)



Image 8: Context View of 3 Isabella Street from North Side of Isabella Street
(Photo taken February 7, 2024; Facing Southwest)



Image 9: Context View from 3 Isabella Street From Isabella Street (Photo taken February 7, 2024; Facing Southeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Regency style traces back to King George IV's reign as the Prince of Wales from 1811 to 1820 and can be associated with both architecture and furniture design (Kyles 2016). The style was influenced by the British picturesque movement that "saw a new appreciation of setting and landscape and romanticized rustically in the garden design" and reflected King Georges' exuberant and colourful tastes (Fram 2003:25; Kyles 2016). Regency architecture is primarily applied as a residential style and although it is a "style characteristic in southern Ontario" it is "quite uncommon in adjacent US states" (Fram 2003:25). As Kyles notes, in Ontario, the early Regency buildings were occupied by "retired military men from Britain's colonies [who] brought their families to Canada and created lovely cottages with huge front verandahs and large French doors without really considering that Ontario in January is not, in fact, similar to the tropics at all" (Kyles 2016). The application of this style is associated with the 1820-1870s time period in Ontario (HRC 2009).

While symmetry and a low profile are key characteristics of the Regency architectural style, usually being one or one-and-a-half storeys in height, there are several other noteworthy design influences including:

> *The detailing, distinctly different than that of either Georgian or Gothic Revival, was executed by British craftsman with experience in the style. Unlike Georgian and Neo-Classical and even the Gothic Revival, the entrance door is relatively insignificant. The owner could gain access to the garden by means of a variety of French doors. Fanciful treillages, tall decorative chimneys and awning roofed verandahs would complete the low, one-storey look* (Kyles 2016).

Fram notes that although "stucco walls were considered most stylish, brick walls were as common" and that other characteristics include classically based rectangular windows and entrances and sometimes an upswept curve (bell-cast) verandah roof (2003:25). Lastly, the setting was also a consideration in the application of this style. As Kyles notes, "Regency buildings are always situated for maximum visual effect and the best possible view. Regency designs are generally year-round 'cottages' or much larger 'villas'" (Kyles 2016).

A description of the architecture/design of 3 Isabella Street is as follows:

- One-storey, three-bay, frame building constructed to a square plan (Image 1)
    - The façade is close to symmetrical however the door is located slightly east of centre and the west (right) window is placed closer to the entrance than the edge of the wall
- Clad in vinyl siding (replacement, originally clad in stucco, also known as roughcast; see Figure 2 in Appendix A)
    - Original stucco cladding may remain beneath vinyl siding
- Hip roof clad in asphalt shingles with overhanging eaves and a dentilated frieze (Image 1 and Image 5)
- Concrete foundation (Image 6)
- Rectangular window openings with moulded wood window surrounds decorated with a triangular detail on the original structure (Image 1 and Image 3)
    - Six-over-six sash replacement windows
    - Modern faux black shutters next to the window openings on the façade

- Rectangular window openings in the basement on the east and west elevations (Image 6)
- The main entrance is located slightly off-centre and features a wood entablature painted white with capped wood pilasters and an architrave decorated with dentils above a rectangular transom (Image 1 and Image 2)
    - The entrance includes a single, rectangular, modern door painted black with iron light fixtures on each side
    - Two concrete steps provide access to the entry
- A plaque affixed to the façade reads "Regency Ontario Cottage Style Circa 1860" (Image 2)
- A one-storey frame addition built to a rectangular plan projecting from the rear (south) elevation (Image 6)
    - Possible summer kitchen addition dating prior to 1917 originally clad in wood clapboard (see Map 8)
    - The addition is now clad in vinyl siding with a gable roof clad in asphalt shingles and modern window and door replacements (see Figure 9 in Appendix A)
- Shallow setback from Isabella Street on a narrow, rectangular lot (Image 9)
- A single-width asphalt driveway accessed from Isabella Street runs parallel between the east property line and the residence, terminating at the back of the house (Image 4)
- A wood fence encloses the south portion of the property, behind the residence (Image 6)
- The front yard is grassed and landscaped with small shrubs and perennials along the foundation and a concrete pathway leading to the façade (Image 1)

When examined against the typical characteristics of an Ontario Regency Cottage as outlined by Fram in *Well-Preserved* (2003), Kyles in *Ontario Architecture Online* (2016), and the Heritage Resources Centre's (HRC) *Ontario Architectural Style Guide* (2009), 3 Isabella Street meets many of the characteristics of the style and can therefore be considered a representative example of the Ontario Regency Cottage architectural style. The subject property is also a rare example of the style in the downtown area of the City of Brampton with only three other examples (84 Nelson Street West, 20 Elizabeth Street South, and 1 Isabella Street) identified in the City's 2023 *Update of Municipal Register of Cultural Heritage Resources.*

Table 1: Characteristics of Ontario Regency Cottages
(Adapted from Fram 2003; Kyles 2016; HRC 2009)

Characteristics of Ontario Regency Cottages	Characteristics of 3 Isabella Street
One to one-and-a-half storeys	Yes – One-Storey
Overall horizontal and low profile	Yes
Unadorned entranceway	No
Hip of gable roof (typically hip roof) with broad eaves	Yes – Hip Roof
Symmetrical (plans and elevation)	Yes
Verandah and porches	No
Commonly built in brick or stucco	Possible (stucco may remain beneath siding)
Mouldings, windows and/or "French Doors," typically classically design-based	Yes
Wooden treillages support the sometimes upswept-curved (bell case) verandah roof	No
Central entranceway, often with sidelights and transom	Yes – Transom only

6.2 History

6.2.1 City of Brampton History

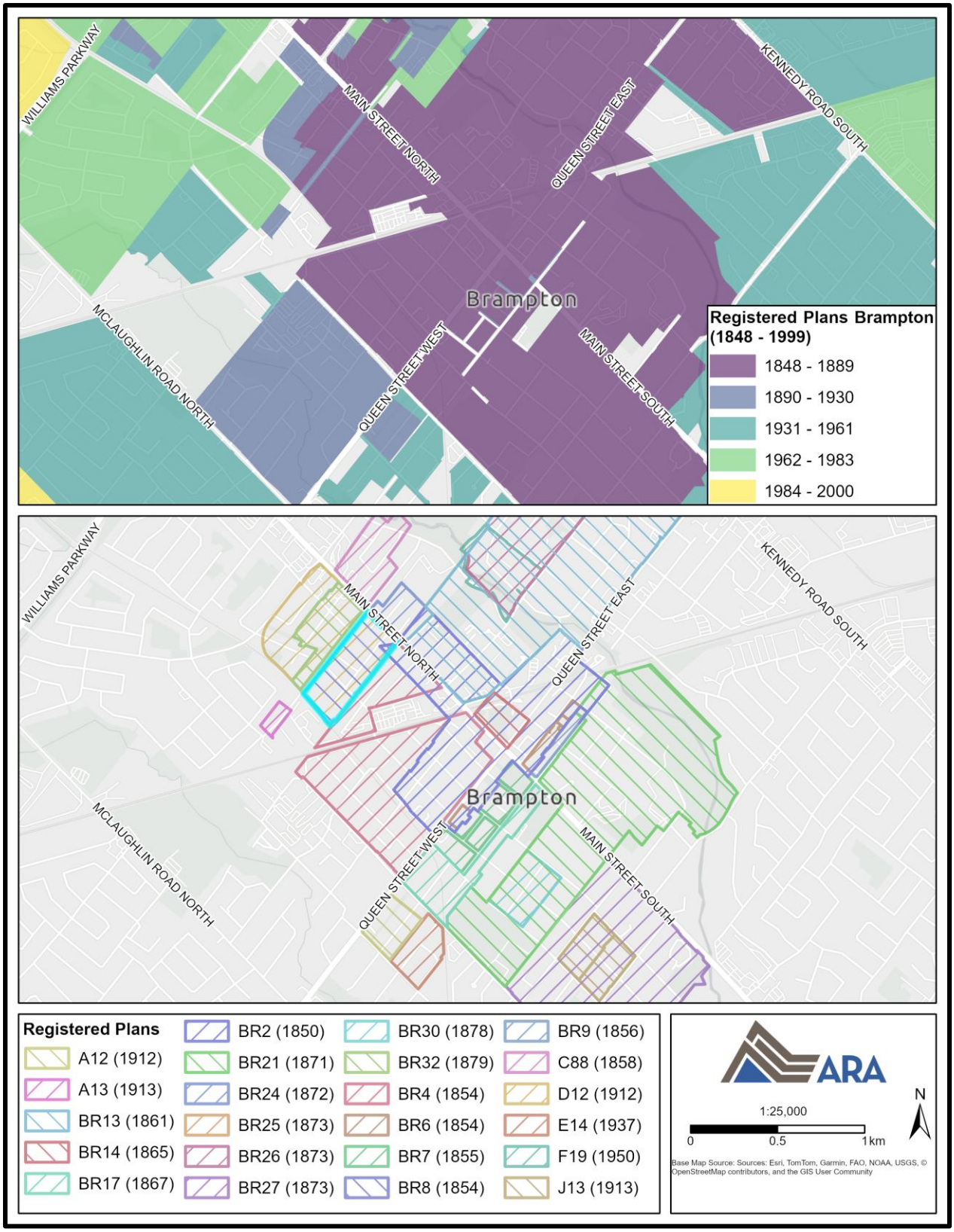
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 3 Isabella Street was constructed circa 1865 as a residence. Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS (100 acres) went to Robert Lowes in February 1831 (see Table 1)
- The subject property is situated within the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (CoB 2009; see Figure 1 in Appendix A)
    - The "subdivision was established at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry" (CoB 2009:4)
- In 1856, Robert Lowes and his wife sold Lot 14 of the Washington Block to John Pickard
    - The subject building may have been constructed by Pickard
    - Pickard was a contractor and carpenter documented as building the residence at 1 Isabella Street, on the lot directly east of the subject property (Lot 13, Plan BR8) (CoB 2010)
    - Pickard is believed to have also been Brampton's first tax collector (CoB 2010)
- An historic map from 1859 situates the subject property within the core of Brampton on the west side of Hurontario Street (Main Street) (see Map 5)
- In March of 1863, John Pickard and his wife sold the property to Claudius McLaughton
- John Coyne et al. sold the subject property to J.H. Dracass in 1873
- Dracass and his wife sold the property to Martha Forster in December 1875
- An historic map from 1877 indicates the subject property was located within the historic core of Brampton at the time and shows the extent of development within the town (see Map 6)
- Martha Forster retained the property until December 1908 when she sold it to William and Henrietta Campbell
- A topographic map from 1909 depicts the subject property as containing a frame structure (see Map 7)
- The Campbells sold the property to Sydney Imber in March 1911
    - The subject building was the residence of the Imber family for at least three generations
    - Members of the Imber family worked at the Dale Estate greenhouses and Victory Aircraft Company
        - 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 by its founder Edward Dale and expanded to include the cultivation of greenhouse roses. By the early 20th century, the Dale Estate employed a quarter of Brampton's population and was among the largest greenhouse flower producers in the world (OHT 2012)
        - Victory Aircraft Company, located in nearby Malton, was a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II (Malton 2021)
    - According to the 1921 census, Sydney Imber was a 39 year old florist living with his wife Bessie (age 37) and their children John Eli (age 12), Stafford James (age 10), Mary Margaret (age 8), Sydney (age 6) and Charles (age 2) in the subject building on Isabella Street (LAC 1921)

    - By 1931, the Imber family had grown to include two more children, Rose (age 10) and Kenneth (age 2) (LAC 1931)
        - John and Stafford had moved out of the family home by this time
    - Historic images from the period of ownership by the Imber family depict the subject property in the early 20th century (see Figure 2, Figure 3 and Figure 4)
- Fire Insurance Plans from 1917 and 1924 show the subject property and the one storey roughcast (stucco-clad) subject building (see Map 8)
    - At this time, the subject building had the municipal address of 307 Isabella Street
    - A one-storey frame addition was affixed to the rear (south) elevation of the subject building, and another one-storey addition projected from the south elevation of this addition (since demolished)
- Fire Insurance Plans from 1931 and 1940 show the subject property had the same arrangement of buildings and layout as the 1917 and 1924 Plans, with the addition of a one-storey frame garage on the east side of the subject property (since demolished) (see Map 9)
- An aerial image from 1954 situates the subject property within the Town of Brampton that continued to expand with development (see Map 10)
- Ann Imber sold the subject property to Bryan Tacoma in June 2009, ending the Imber family's 98 year ownership of 3 Isabella Street
- Tacoma sold the property to Maria Garcia in March 2010
- Maria Garcia sold the subject property to Khalid Malik in August 2014 and it is owned by Malik today

Table 2: Summary of Property Ownership at 3 Isabella Street (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS, 100 acres
2600	Bargain and Sale	5 Mar 1856	Robert Lowes and wife	John Pickard	Lot 14, Washington Block
9243	Mortgage	3 June 1861	John Pickard and wife	William Montgomery	Lot 14, Washington Block
11043	Bargain and Sale	9 Mar 1863	John Pickard and wife	Claudius McLaughton	Lot 14, Washington Block
1215	Bargain and Sale	15 Dec 1873	John Coyne et al	J.H, Dracass and wife	Lot 14, Plan BR8
1643	Bargain and Sale	23 Dec 1875	J.H. Dracass and wife	Martha Forster	Lot 14, Plan BR8
7954	Bargain and Sale	23 Dec 1908	Martha Forster	William and Henrietta Campbell	Lot 14, Plan BR8
9088	Bargain and Sale	30 Mar 1911	William and Henrietta Campbell	Sydney Imber	Lot 14, Plan BR8
RO922428	Transfer	21 Dec 1989	Sarah Imber, regarding the estate of Sydney Imber	Anna Imber	Subject property
PR1648400	Transfer	2 Jun 2009	Ann Imber	Bryan Tacoma	Subject property
PR1783970	Transfer	1 Mar 2010	Bryan Tacoma	Maria Garcia	Subject property
PR2589262	Transfer	27 Aug 2014	Maria Garcia	Khalid Malik	Subject property

6.3 Context

- Located at 3 Isabella Street in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - Isabella Street runs roughly northwest to southeast between Rosedale Avenue West and David Street, parallel to Main Street North, one block to the south
- The building is situated on the south side of Isabella Street, between Rosedale Avenue West and David Street, within a dense late 19th to early 20th 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 19th and early 20th 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
- It has a shallow setback from Isabella Street on a narrow, rectangular lot

- A single-width asphalt driveway accessed from Isabella Street runs parallel between the east property line and the residence, terminating at the back of the house
- The Isabella Street streetscape character can be described as follows:
    - For the purpose of this report, geographically, the Isabella Street streetscape includes Isabella Street from Rosedale Avenue West and David Street, as per the 1854 Washington Block Plan BR8 (see Map 5 to Map 7, Map 10, and Figure 1)
    - Comprised of predominantly one to two-and-a-half storey residences on narrow, rectangular lots with little modern infill
    - Primarily brick construction (majority are red brick and some are dichromatic)
    - Many buildings share similar features including hip and gable roofs, decorative entrances, and rectangular window openings
    - Streetscape exhibits consistently shallow setbacks
    - Isabella Street includes a sidewalk on both sides with a grassed boulevard and mature street trees
- Several residential side streets 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 the historic mapping (see Map 5 to Map 7, Map 10, and Figure 1) include: Rosedale Avenue West, David Street, and Isabella Street between Rosedale Avenue West and Lorne Avenue
    - The character of the residential side streets is generally in keeping with the character of the Isabella Street streetscape, however the block containing the subject property retains a higher concentration of 19th century residences than the surrounding side streets, which contain more early 20th century structures
    - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
    - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding)
    - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
    - Setbacks are relatively shallow and consistent
    - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
    - Many buildings on the residential side streets share similar features including gable and hip roofs, front porches, decorative entrances, and rectangular window openings
    - Many of the buildings along Isabella Street and the residential side streets date from the late 19th to early 20th 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 descriptions of the character of Isabella Street and the residential side streets

Table 3: Selection of Late 19th to Early 20th Century Buildings Along Isabella Street, David Street and Rosedale Avenue West in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
19 David Street (Franklin Cottage)	Residence, two-storey, red and buff dichromatic brick Italianate with an enclosed verandah, bay window, rectangular window openings and a hipped roof with brackets	1867	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	
1 Isabella Street (Pickard House)	Residence, one-and-a-half storey red and buff dichromatic brick Ontario Regency Cottage with a hipped roof with a steeply pitched front gable and a decorative entablature surrounding the central entrance Designated under Part IV of the *Ontario Heritage Act*	Mid-1850s	
6 Isabella Street	Residence, one-and-a-half storey red brick Dutch Colonial Revival with a gambrel roof, fish scale shingles within the gable, and a covered front porch	1910	
8 Isabella Street	Residence, two-and-a-half storey Edwardian red brick with a hip roof with a dormer window, symmetrical two-bay façade, rectangular window openings, and a decorative entrance	Circa 1910	

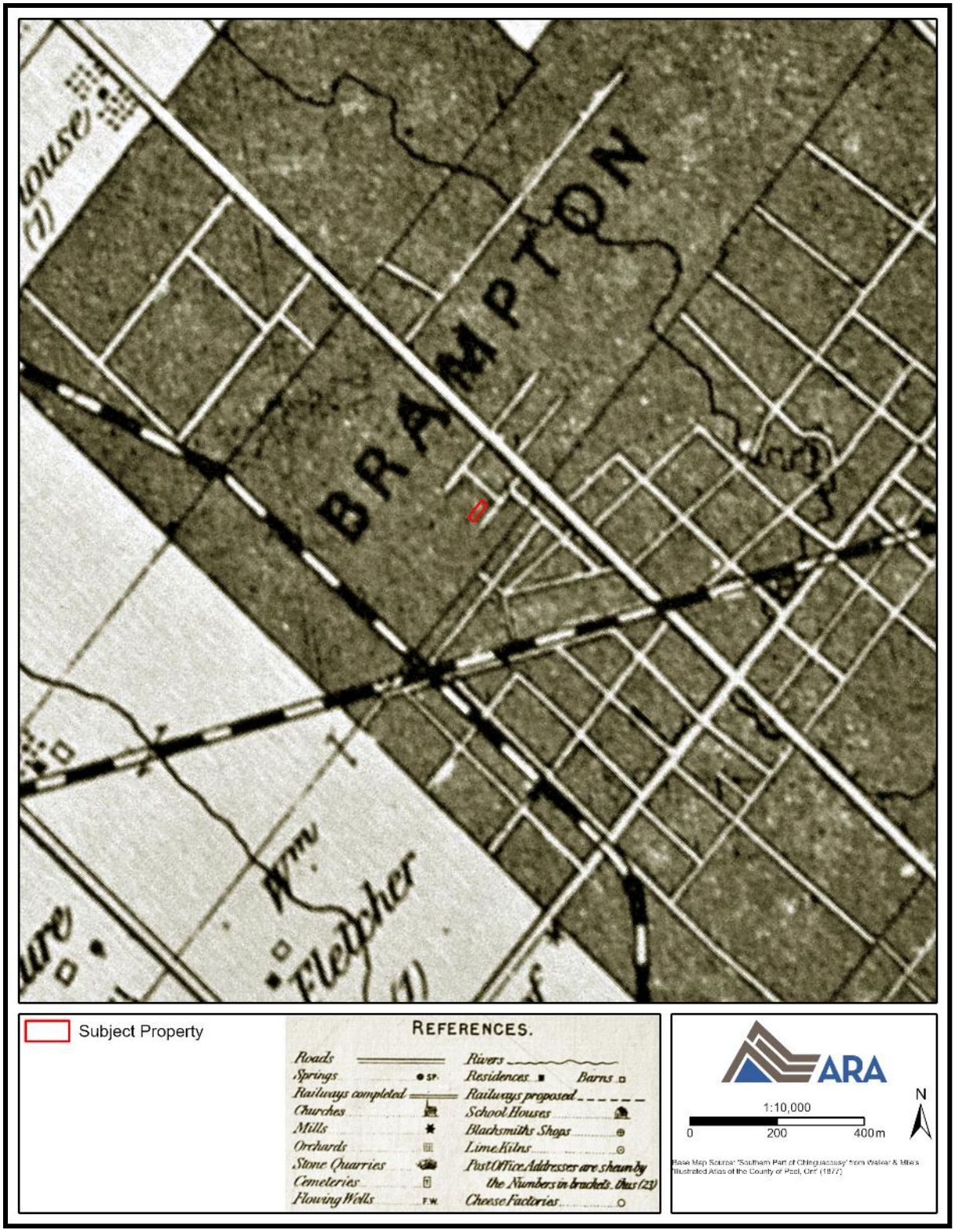
Address	Brief Description	Est. Year Constructed	Photo
10 Isabella Street	Residence, one-and-a-half storey, dichromatic red and buff brick Gothic Revival Cottage with a side gable roof with a steeply pitched front gable peak with a lancet window and a covered porch	1875	
11 Isabella Street	Residence, two-and-a-half storey red brick Edwardian with a gable roof, rectangular window openings, and an enclosed verandah	1910	
14-16 Isabella Street	Residence, two-storey, red brick vernacular Italianate duplex with a hip roof with overhanging eaves and brackets, a covered porch spanning the façade with a sunburst panel in the pediment, and segmentally arched window openings	1908	
15 Isabella Street	Residence, two-storey, symmetrical three-bay Georgian clad in stucco with a side gable roof with return eaves, rectangular window openings with wood casings, and a covered front porch	1855	
19 Isabella Street (Alex Armour House)	Residence, two-storey, symmetrical three-bay Georgian with a side gable roof with return eaves, rectangular window openings and a decorative central entrance	1885	
18 Rosedale Avenue West	Residence, two-storey Gothic Revival with a side gable roof with two steeply pitched gable peaks on the facade, a covered porch, bay window, and decorative entrance	1881	

Address	Brief Description	Est. Year Constructed	Photo
12 Rosedale Avenue West	Residence, two-storey red brick Italianate with a hip roof, covered porch with overhanging eaves and brackets, segmentally arched window openings and a bay window	1885	
33 Isabella Street	Residence, two-and-a-half storey red brick Edwardian with a hip roof with a dormer window, rectangular window openings, and a pedimented, decorative front porch	1910	
36 Isabella Street (William Higgens House)	Residence, two-storey red brick Edwardian with a side gable roof, covered porch, bay window, bull's window opening on the façade, and stained-glass windows Designated under Part IV of the *Ontario Heritage Act*	1909	
38 Isabella Street	Residence, one-and-a-half storey multitone red and brown brick Arts and Crafts with a low-pitched side gable roof with mock half-timbering within the gables, and segmentally arched windows Designated under Part IV of the *Ontario Heritage Act*	1914-15	
39 Isabella Street	Residence, two-and-a-half storey red brick vernacular structure with Edwardian with Queen-Anne influences, a front gable roof with a projecting peak supported by large brackets, a projecting bay, and rectangular window openings	1909	

7.0 MAPS



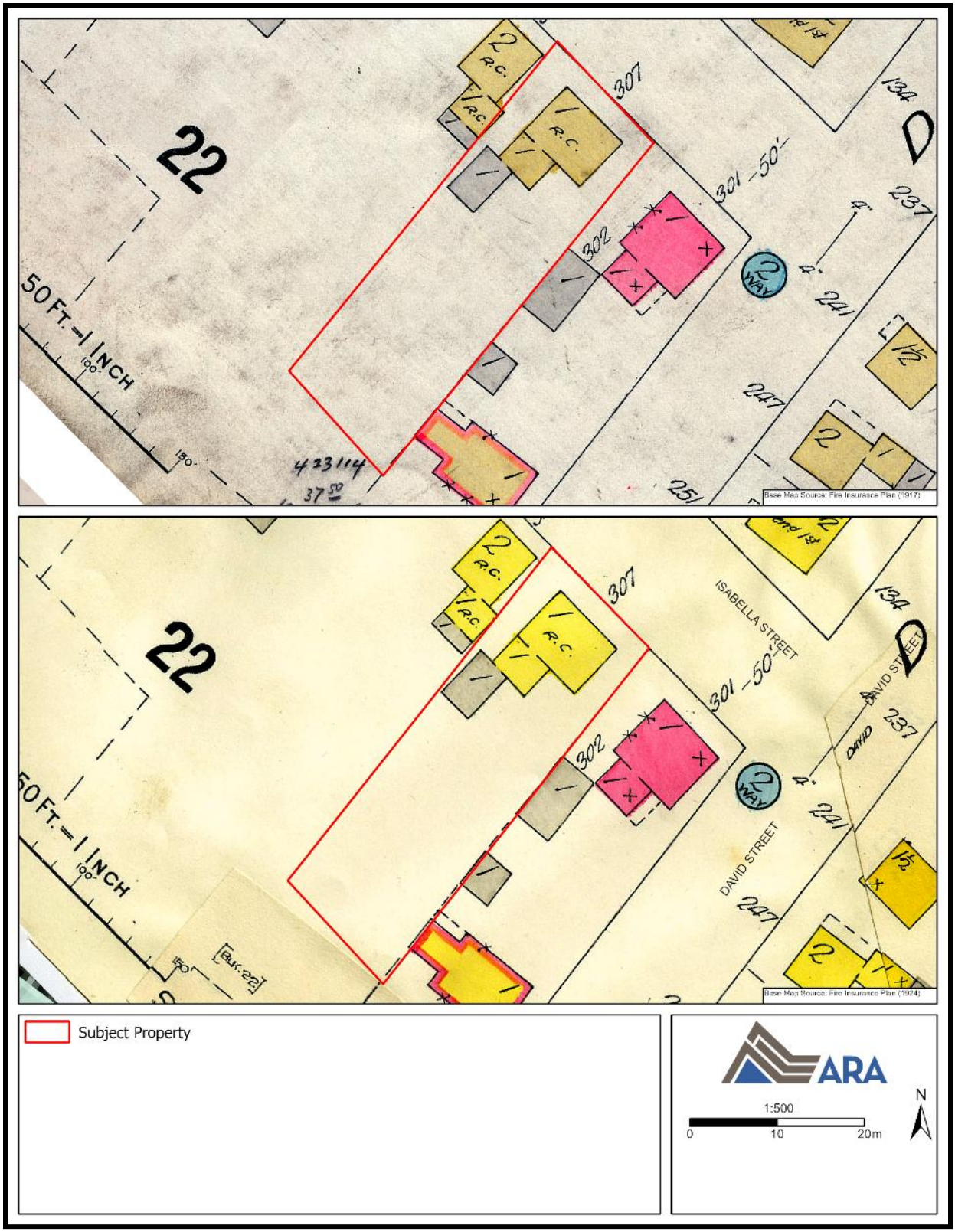
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



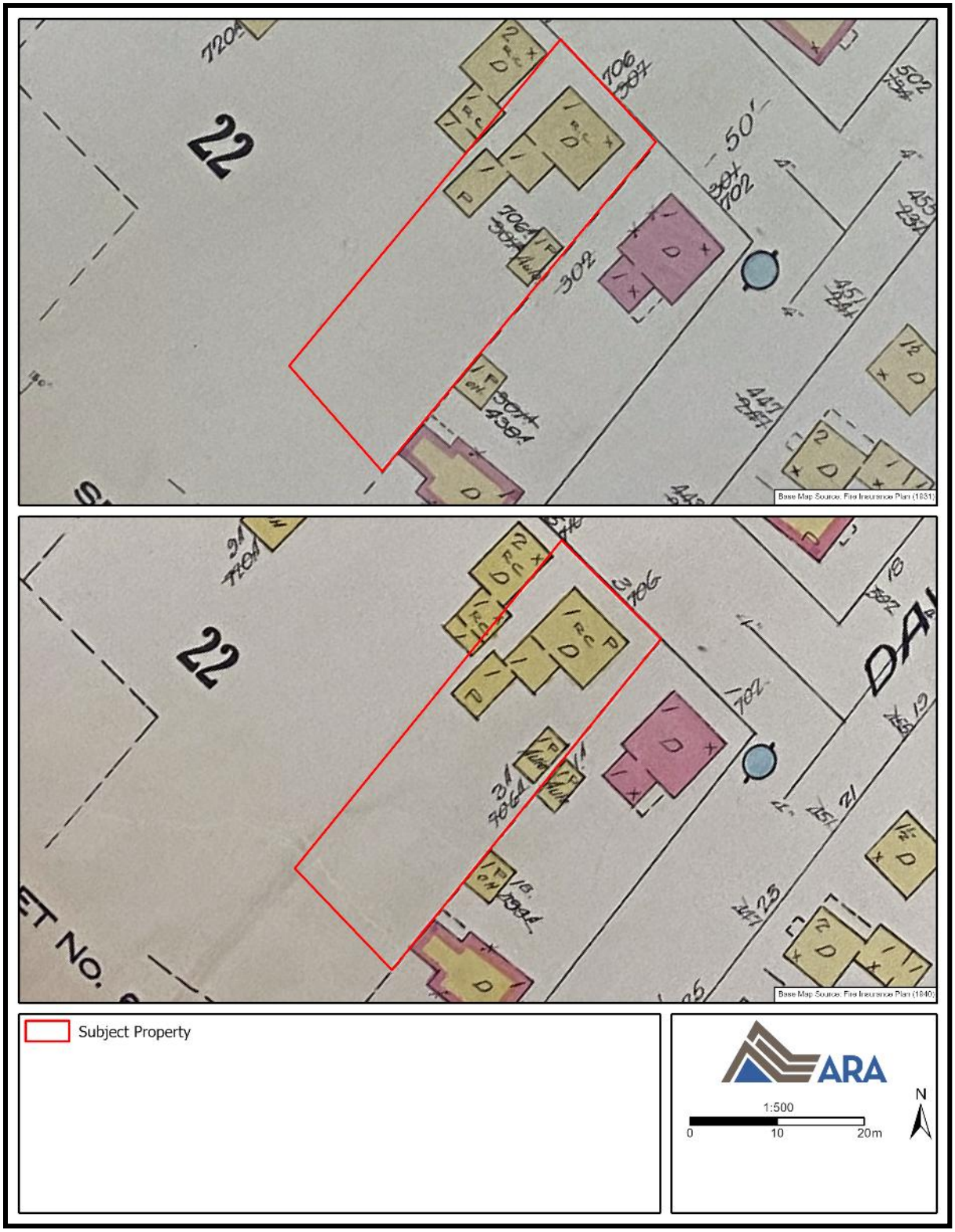
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on Historic 1931 and 1941 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931 and 1941)



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 3 Isabella Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 3 Isabella Street 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	3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown with only three other examples believed to remain. The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay massing built to a square plan with a hip roof with overhanging eaves. Also typical of the style, 3 Isabella Street expresses classical details such as the dentilated frieze and rectangular window and door openings. These openings have been decorated, with the windows featuring moulded wood window surrounds with a triangular detail, and the central entrance showcasing a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	3 Isabella Street 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	3 Isabella Street 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	3 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton registered in 1854 as Plan BR8. The subdivision was established at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Believed to have been constructed by contractor and carpenter John Pickard (who built the one-and-a-half storey Regency cottage next door at 1 Isabella Street), 3 Isabella Street was among the first residences constructed on Isabella Street in the mid-19th century. 3 Isabella Street also has direct associations with the Imber family, who occupied the property for close to 100 years, from 1911 to 2009. Members of the Imber family worked at the Dale Estate greenhouses, a company that played an instrumental role in the development of Brampton, establishing its reputation as 'The Flower Town of Canada,' as well as the Victory Aircraft Company in nearby Malton, a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II.
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 3 Isabella Street 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 known.

Description	Criteria Met Yes/No	Value
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	3 Isabella Street does not reflect the ideas of an architect, builder, designer, or theorist. Although suspected that the subject building was constructed by John Pickard, research has not been able to confirm his involvement.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	3 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. 3 Isabella Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	3 Isabella Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 3 Isabella Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 3 Isabella Street is not visually linked to its surroundings. Although the streetscape is a 19th to early 20th century streetscape it is not a significant visual link that would warrant consideration under this criterion. 3 Isabella Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	3 Isabella Street 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
3 Isabella Street is a representative and rare example of an Ontario Regency Cottage in the City of Brampton	• One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan • Hip roof with overhanging eaves • Dentilated frieze • Rectangular window openings with moulded wood window surrounds with a triangular detail • Central entrance with a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom

Cultural Heritage Value or Interest	Heritage Attribute
3 Isabella Street has direct associations with the Washington Block and the Imber family	• One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
3 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

3 Isabella Street is located in the City of Brampton's historic core on the south side of Isabella Street between Rosedale Avenue West and David Street. It consists of a one-storey Ontario Regency Cottage residence constructed circa 1865.

Statement of Cultural Heritage Value or Interest

3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown with only three other examples believed to remain. The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay massing built to a square plan with a hip roof with overhanging eaves. Also typical of the style, 3 Isabella Street expresses classical details such as the dentilated frieze and rectangular window and door openings. These openings have been decorated, with the windows featuring moulded wood window surrounds with a triangular detail, and the central entrance showcasing a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom.

3 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton registered in 1854 as Plan BR8. The subdivision was established at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Believed to have been constructed by contractor and carpenter John Pickard (who built the one-and-a-half storey Regency cottage next door at 1 Isabella Street), 3 Isabella Street was among the first residences constructed on Isabella Street in the mid-19th century. **3 Isabella Street also has direct associations with the Imber family, who occupied the property for close to 100 years, from 1911 to 2009**. Members of the Imber family worked at the Dale Estate greenhouses, a company that played an instrumental role in the development of Brampton, establishing its reputation as 'The Flower Town of Canada,' as well as the Victory Aircraft Company in nearby Malton, a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II.

3 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. 3 Isabella Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown. The property contains the following heritage attributes that reflect this value:

- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Hip roof with overhanging eaves
- Dentilated frieze
- Rectangular window openings with moulded wood window surrounds with a triangular detail
- Central entrance with a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom

3 Isabella Street has direct associations with the Washington Block and the Imber family. The property contains the following heritage attributes that reflect this value:

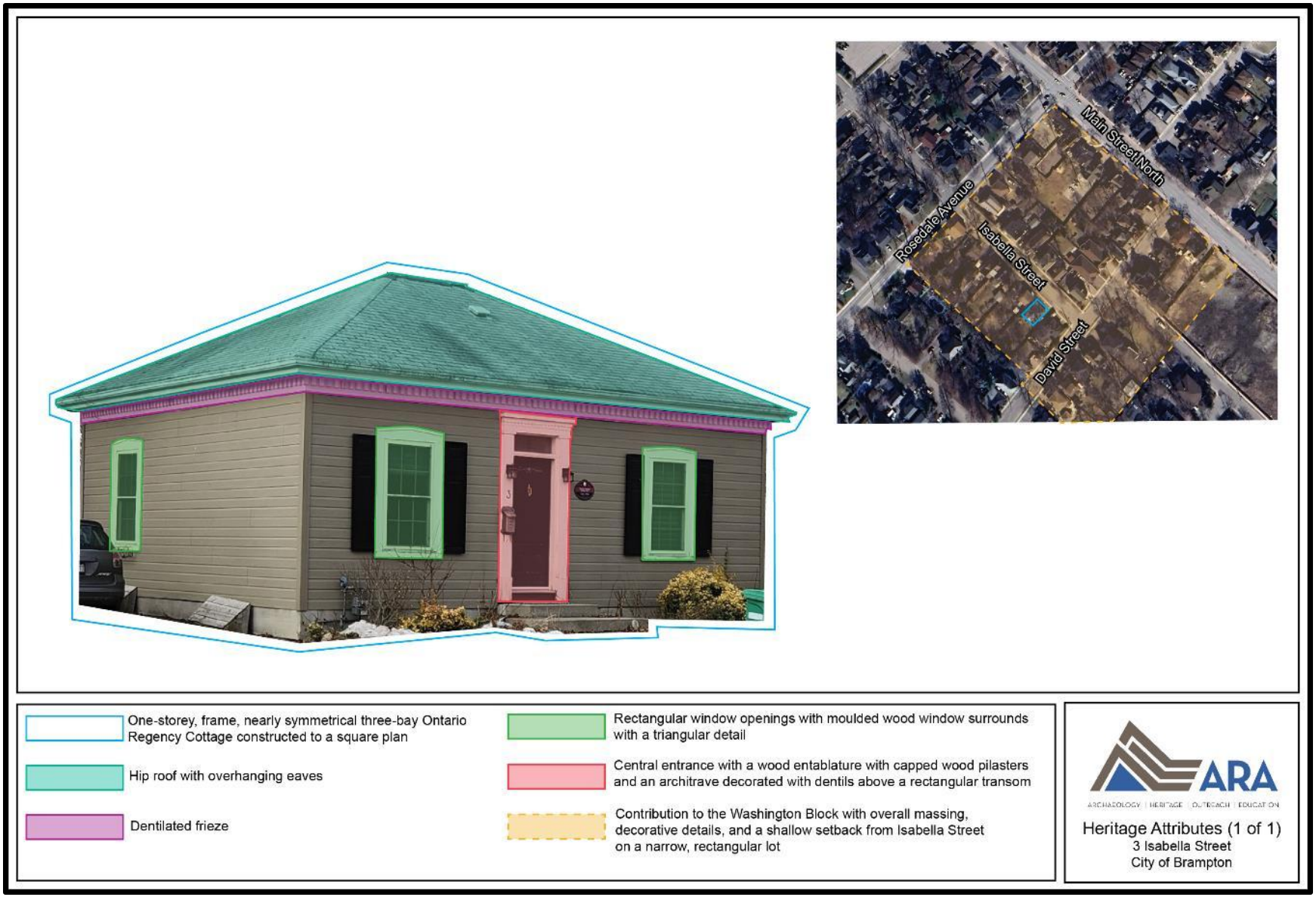
- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

3 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. The property contains the following heritage attributes that reflect this value:

- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

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 3 Isabella Street

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. 3 Isabella Street meets three 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

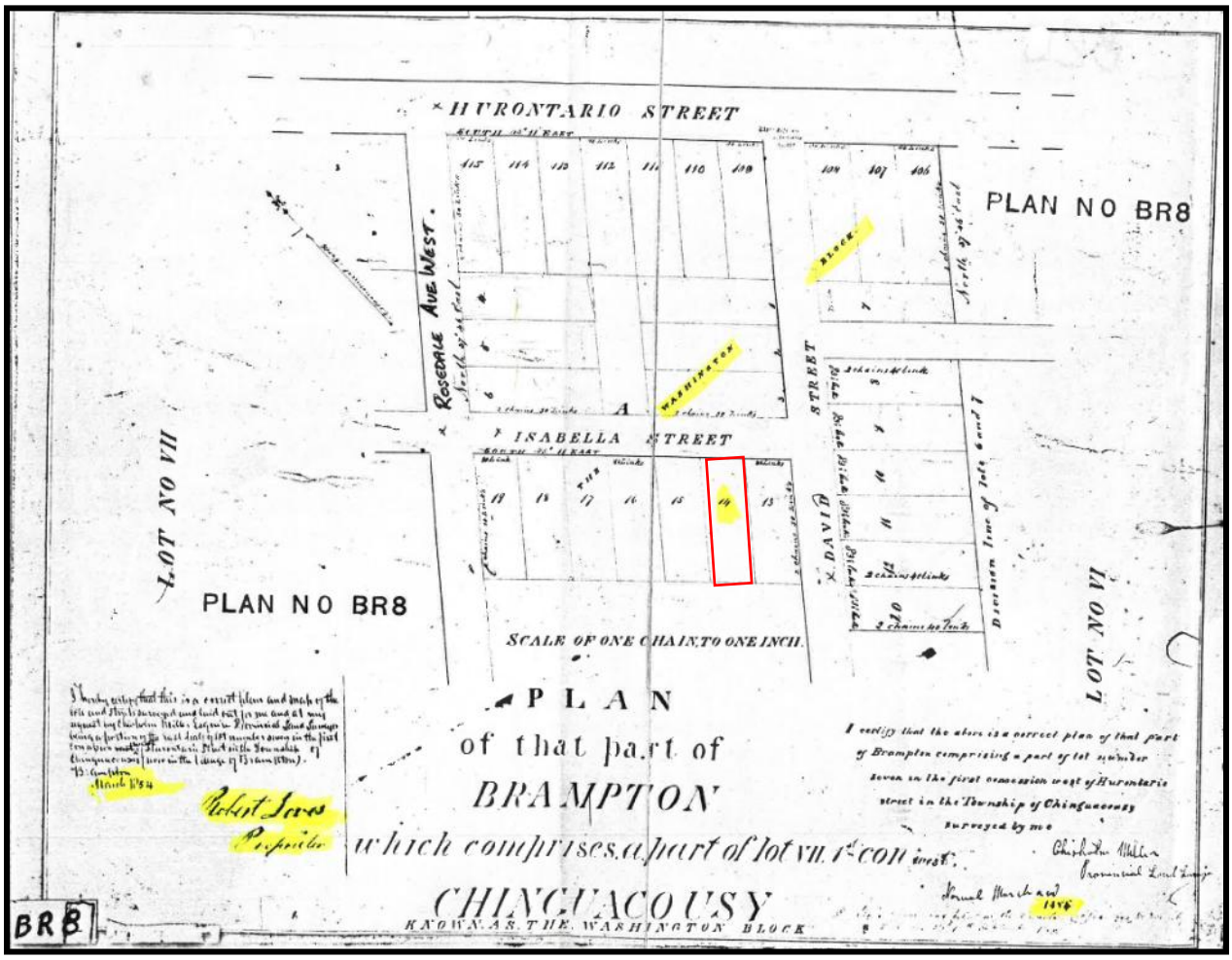


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854 (CoB 1986)



Figure 2: Members of the Imber Family Posing in Front of 3 Isabella Street (circa 1910) (CoB 2009)



Figure 3: Photograph of Rear Summer Kitchen at 3 Isabella Street (1929) (CoB 2009)



Figure 4: Photograph of Members of the Imber Family at 3 Isabella Street (n.d.) (CoB 2009)



Figure 5: 3 Isabella Street (n.d.) (CoB 2009)



Figure 6: 3 Isabella Street (n.d.)
(CoB 2009)



Figure 7: 3 Isabella Street (2008)
(CoB 2009)



Figure 8: 3 Isabella Street (2009)
(CoB 2009)

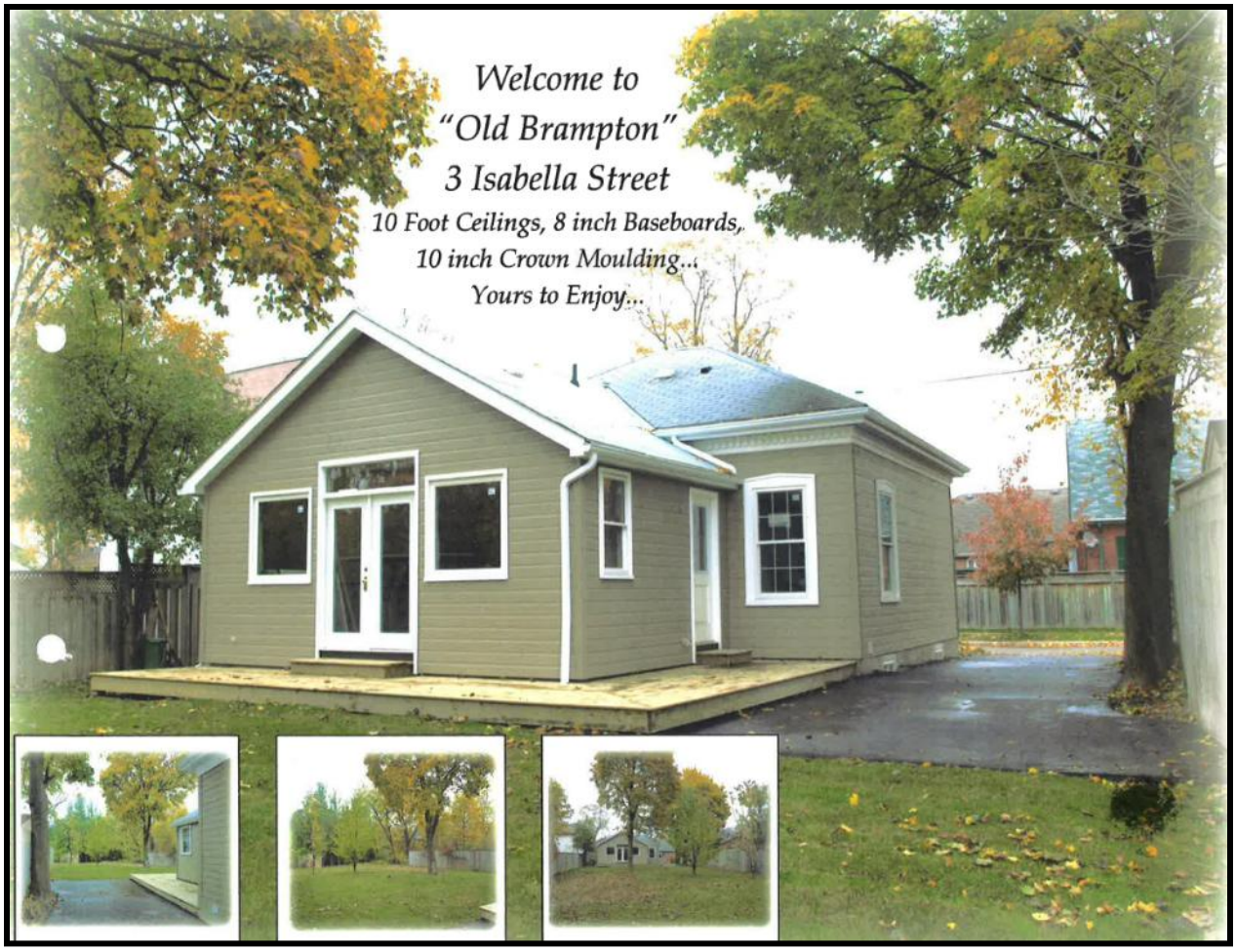


Figure 9: Image of Rear Addition at 3 Isabella Street (n.d.) (CoB n.d.)

3 Isabella Street







1

Table 1: Characteristics of Ontario Regency Cottages
(Adapted from Fram 2003; Kyles 2016; HRC 2009)

Characteristics of Ontario Regency Cottages	Characteristics of 3 Isabella Street
One to one-and-a-half storeys	Yes – One-Storey
Overall horizontal and low profile	Yes
Unadorned entranceway	No
Hip of gable roof (typically hip roof) with broad eaves	Yes – Hip Roof
Symmetrical (plans and elevation)	Yes
Verandah and porches	No
Commonly built in brick or stucco	Possible (stucco may remain beneath siding)
Mouldings, windows and/or "French Doors," typically classically design-based	Yes
Wooden treillages support the sometimes upswept-curved (bell case) verandah roof	No
Central entranceway, often with sidelights and transom	Yes – Transom only





One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan

Hip roof with overhanging eaves

Dentilated frieze

Rectangular window openings with moulded wood window surrounds with a triangular detail

Central entrance with a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom

Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

ARA
ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Attributes (1 of 1)
3 Isabella Street
City of Brampton

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 35 Elizabeth Street North – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-312

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 35 Elizabeth Street North - Ward 1**, be received;

2. That designation of the property municipally known as 35 Elizabeth Street North under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 35 Elizabeth Street North in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 35 Elizabeth Street North under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 35 Elizabeth Street North possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

35 Elizabeth Street North is located within Brampton's historic core on the south side of Elizabeth Street North between Railroad Street and Nelson Street West. The property contains a two-storey brick Italianate residence constructed circa 1889.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.

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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 35 Elizabeth Street North meets three criteria under Ontario Regulation and 9/06, relating to design/physical value and contextual value

Accordingly, designation under Part IV of the *Ontario Heritage Act* is recommended.

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

35 Elizabeth Street North is a representative example of the residential Italianate architectural style.

The two-storey brick building follows the hallmark features of the style including a rectangular plan, balanced façade, shallow hipped roof with overhanging eaves, and a decorative frieze.

Also, typical of the style, 35 Elizabeth Street North exhibits stylized detailing around the tall, round arched and segmentally arched window openings with brick voussoirs and lug sills. Ornate bay windows adorn the façade and east elevation and both include a truncated bell-cast metal roof, a bracketed cornice flanked by larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned windows.

Unique to the subject property, the decorative, segmentally arched main entrance with a sidelight and transom is situated beneath a pedimented porch with wide overhanging eaves finished with modillions, and a band of dentils topping the thick plain frieze supported by round pillars with capitals.

Design/Physical Value (Criteria 2)

35 Elizabeth Street North displays a high degree craftsmanship and artistic merit. Although featuring a relatively simple rectangular plan configuration, the building design and decorative elements are of a higher than normal intensity and craftsmanship for a building of its modest footprint.

The facade is noted for its large, pedimented front porch featuring classical elements like modillions, dentils, and a frieze supported by round pillars with capitals; paired round arched windows; and decorative vergeboard at the roof's corners and frieze of scalloped vergeboard. The ornate detailing and brackets on the two bell-cast bay windows contribute to the overall artistic merit of the building.

Contextual Value (Criteria 7)

35 Elizabeth Street North is important in supporting the late 19th to early 20thcentury character of the Nelson Street West Neighbourhood located on the edge of the commercial core of Queen Street West. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton.

Located off of the core's main streets – Queen Street and Main Street – the streetscape is comprised of predominantly one to two-storey residences, primarily of brick construction with gable roofs and narrow, uniform setbacks along the streetscape and some mature trees. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape with architectural styles largely reflective of Georgian, Italianate, Second Empire, Edwardian, and Ontario Cottage styles.

35 Elizabeth Street North exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade
- Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard
- Segmentally arched main entrance with rectangular door, sidelight, and transom openings
- Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals
- Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills

- Tall, multipaned, and segmentally arched windows in the side elevations with brick voussoirs, and lug sills
- Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)
- Contribution to the Nelson Street West Neighbourhood through the overall massing, setback, and decorative details

Financial Implications

There are no financial implications resulting from the adoption of this report

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 35 Elizabeth Street North.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 35 Elizabeth Street North to Brampton's Register of Designated Heritage Resources ensures that this early example of Italianate is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 35 Elizabeth Street North according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 35 Elizabeth Street North presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 35 Elizabeth Street North According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP, M. McKay, BA, PGD
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 35 Elizabeth 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 was recommended for designation as part of the *Cultural Heritage Assessment Report: Major Transit Station Areas* (WSP 2022). Further, 35 Elizabeth Street North contributes to the Nelson Street West 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 medium 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.

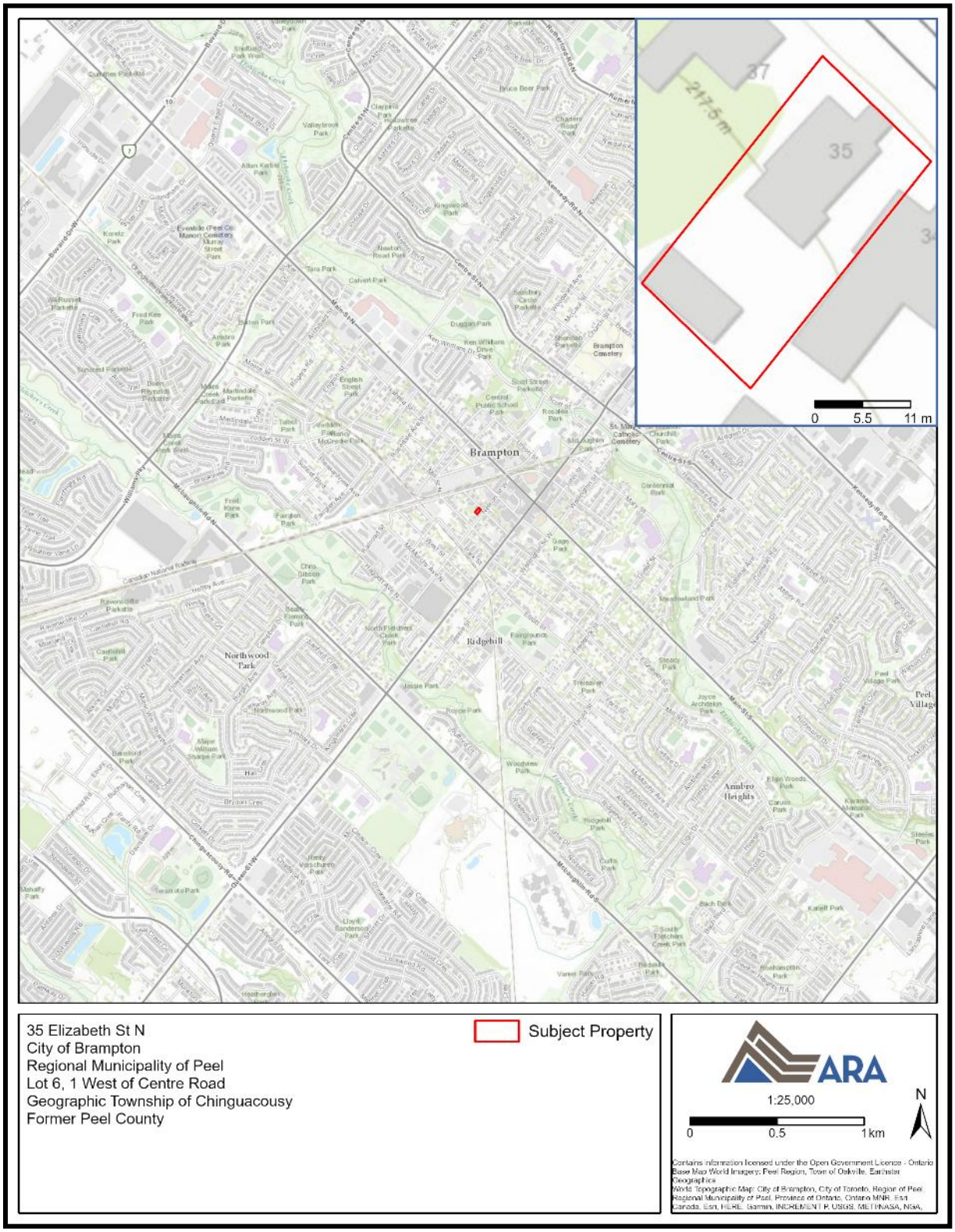
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 35 Elizabeth 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: 35 Elizabeth Street North, City of Brampton, ON
Alternative Name(s): Elliott Haggert House
Legal Description: PT LT 74 BLK 10 PL BR4; PT LT 92 BLK 10 PL BR4

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 Ac*t 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 Ac*t, 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).

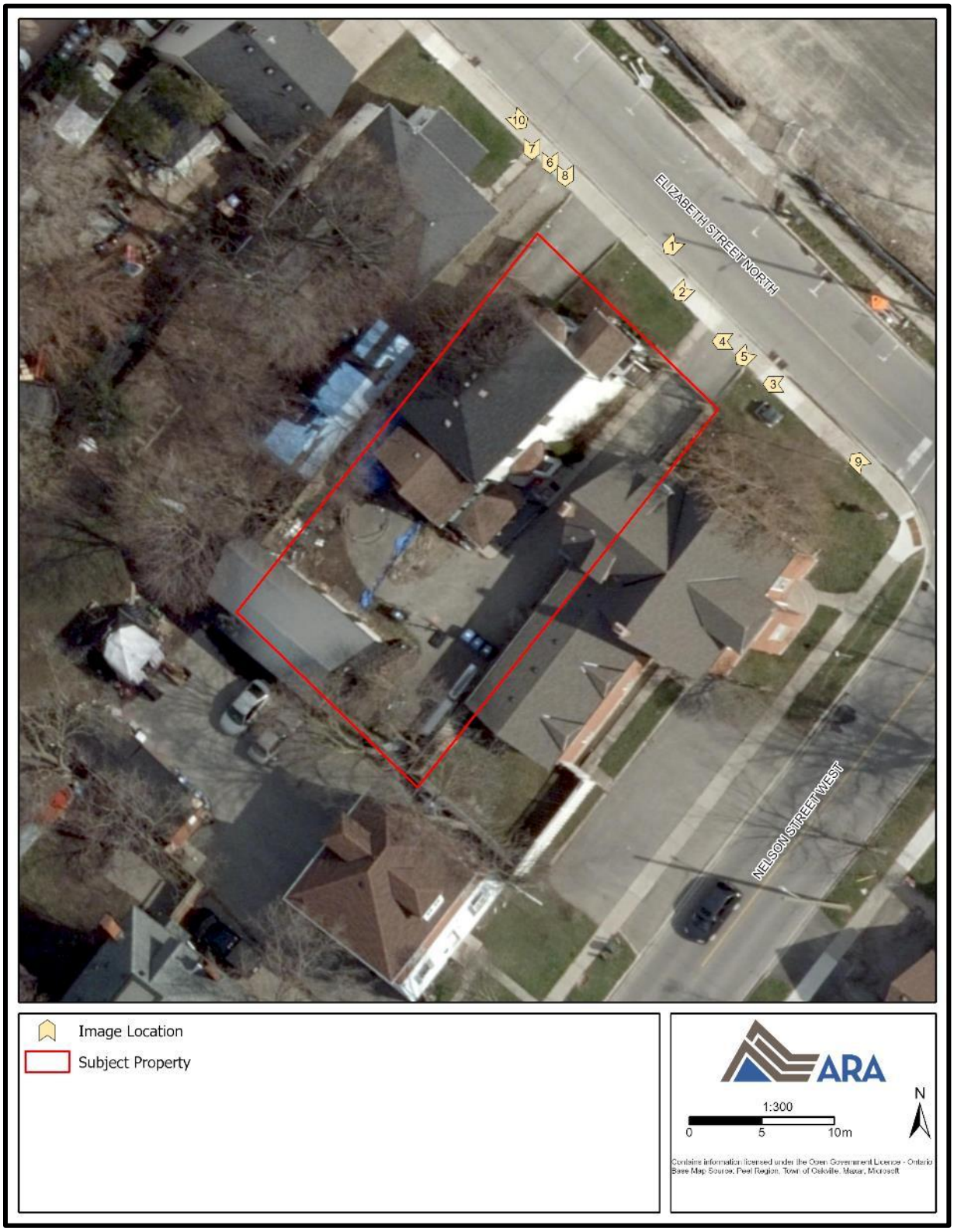
To objectively identify cultural heritage resources, *O. Reg. 9/06* made under the *OHA* sets out nine criteria for CHVI (MCM 2006b:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties 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 Image (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 2: Detail of Façade and Front Porch of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 3: Northeast Corner of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing West)



Image 4: Detail of Cornice and Window Openings of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing West)



Image 5: Detail of Bay Window and Rear Addition on East Elevation of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing Southwest)



Image 6: West Elevation of 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing South)



Image 7: Detail of West Elevation and Rear Addition of 35 Elizabeth Street North (Photo taken February 7, 2024; Facing South)



Image 8: Northwest Corner of 35 Elizabeth Street North (Photo taken February 7, 2024; Facing Southeast)



Image 9: Context View of Elizabeth Street North Looking Toward 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing Northwest)



Image 10: Context View of Elizabeth Street North Looking Toward 35 Elizabeth Street North
(Photo taken February 7, 2024; Facing Southeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003; Ricketts et al. 2011). While inspired by Classical architectural forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

> *For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident* (1990:58).

According to Ricketts et al., the style was "popular for nearly a century from the 1830s until 1920s" (2011:81) with a surge in popularity in the mid-to-late 19th century. In Ontario, Italianate designs can be seen throughout any community, regardless of size, and will include both residential and commercial application, from simple farmhouses to decorative mansions, and modest storefronts to elaborate commercial blocks.

The increase in popularity of Italianate architecture as a choice for residential architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the pattern book, *The Canada Farmer*, became a distinct Ontario vernacular. As outlined by Blumenson:

> *A vernacular version of the Italianate style…was introduced when the Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would now prefer something more classical in form…the house possesses the traditional Georgian balance and square shape, but when comparted to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style* (1990:58).

The flexibility of the plans outlined in these design books including the ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features that could be applied to commercial or residential buildings. The wide variation of design elements associated with the style tended to stylize and exaggerate building features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to the Italianate style, often referred to as the "bracketed" style (Fram 2003).

Features associated with the residential Italianate architectural style include:

> *Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style…These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof…Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside* (Ricketts et al. 2011:82).

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate residential architecture:

> *High-style examples are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at corners. Exaggerated window cornices based on the stilted segmental arch are also very popular* (1990:58).

A description of the architecture/design of 35 Elizabeth Street North is as follows:

- Two-storey brick building constructed to a rectangular plan with a balanced, asymmetrical two-bay façade and a two-storey rear addition (Image 1 and Image 3)
- Brick cladding, painted white, laid in a stretcher bond pattern (Image 1)
- Brick water gable course (Image 6)
- Stone foundation (Image 6)
- Shallow-pitched hip roof clad in asphalt shingles with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard (Image 1 and Image 4)
- Modern drainage system with gutters and downspouts (Image 4)
- The decorative main entrance is segmentally arched with a rectangular door opening, a sidelight, and a transom of frosted, leaded glass (Image 1 and Image 2)
    - The door and frosted leaded glass panes of the transom and sidelight appear to be modern replacements
- The entrance is covered by a pedimented porch with wide overhanging eaves finished with modillions, a band of dentils topping the thick plain frieze supported by round pillars with capitals atop a wooden base painted black (Image 1 and Image 2)
    - The pediment features a symmetrical, decorative design
    - The porch is accessed by a set of wooden stairs with metal railings, all painted black, in the east side of the porch (Image 3)
- A plaque reading “Elliott Haggert Home Circa 1889” is fastened on the front porch (Image 2)
- Two pairs of tall, narrow, multipaned round arched windows are located in the second-storey of the façade and are finished with brick voussoirs, and lug sills (Image 1 and Image 8)
- Windows in the side elevations are tall, multipaned, and segmentally arched with brick voussoirs, and lug sills (Image 5 and Image 7)

- A bay window is located on the façade and east elevation and both feature a truncated bell-cast metal roof, a bracketed cornice flanked by larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned windows (Image 2, Image 5, and Image 8)
    - The centre window opening of the bay window on the façade is segmentally arched and flanked by two rectangular window openings (Image 8)
    - The window openings of the bay window on the east elevation are rectangular (Image 5)
- A two-storey rear addition clad in black vinyl siding with a shallow-pitched gable roof with overhanging eaves projects from the south elevation (Image 3, Image 5, and Image 7)
    - The window openings are large and rectangular with simple modern casings and windows
    - A side entrance is located in the south elevation below a covered porch with a hip roof supported by wooden pillars painted black
- A large one-and-a-half storey frame driveshed clad in vinyl siding built to a rectangular plan with a side gable roof clad in steel is located at the rear of the subject property and appears to include two modern garage doors (Image 3 and Image 7; Figure 4 in Appendix A)
    - The driveshed was challenging to view from the public realm
    - It is believed the driveshed is the original stable associated with the subject property, present since at least 1917 (see Map 8)
- The subject residence has a moderate setback from Elizabeth Street North on a rectangular lot (Image 1 and Image 9)
- Asphalt driveways accessed from Elizabeth Street North run parallel to the east and west elevations of the subject residence and terminate at a parking lot in the rear of the lot (Image 1)
    - Metal gates block access to both driveways
- A wood fence separates the subject property from the neighbouring properties to the east and west (Image 3 and Image 6)
- The front of the property is grassed and a variety of shrubs and bushes are growing along the façade (Image 1)

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), and *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), 35 Elizabeth Street North exhibits most of the characteristics of the Italianate design and can be considered a representative example of the style (see Table 1).

Table 1: Characteristics of Italianate Residential Architecture
(Adapted from Fram 2003; Blumenson 1990; Ricketts et. al. 2011)

Characteristics of Italianate Residential Architecture	Characteristics of 35 Elizabeth Street North
Two to two-and-a-half storeys (rarely one-storey)	Yes – Two
Square, rectangular or L-shaped plan	Yes – Rectangular
Rhythmic and/or balanced façade	Yes
Wide overhanging eaves	Yes
Decorative cornice (often classical detailing)	Yes
Bracketing	No
Tall narrow windows (often paired)	Yes
Stylized detailing around window and door openings	Yes

Characteristics of Italianate Residential Architecture	Characteristics of 35 Elizabeth Street North
Brick or stone construction	Yes – Brick
Dichromatic detailing	Unconfirmed (brick has been painted)
Formal and detailed entryway	Yes
Quoins	No
Cupolas or belvederes (less common)	No

6.2 History

6.2.1 City of Brampton History

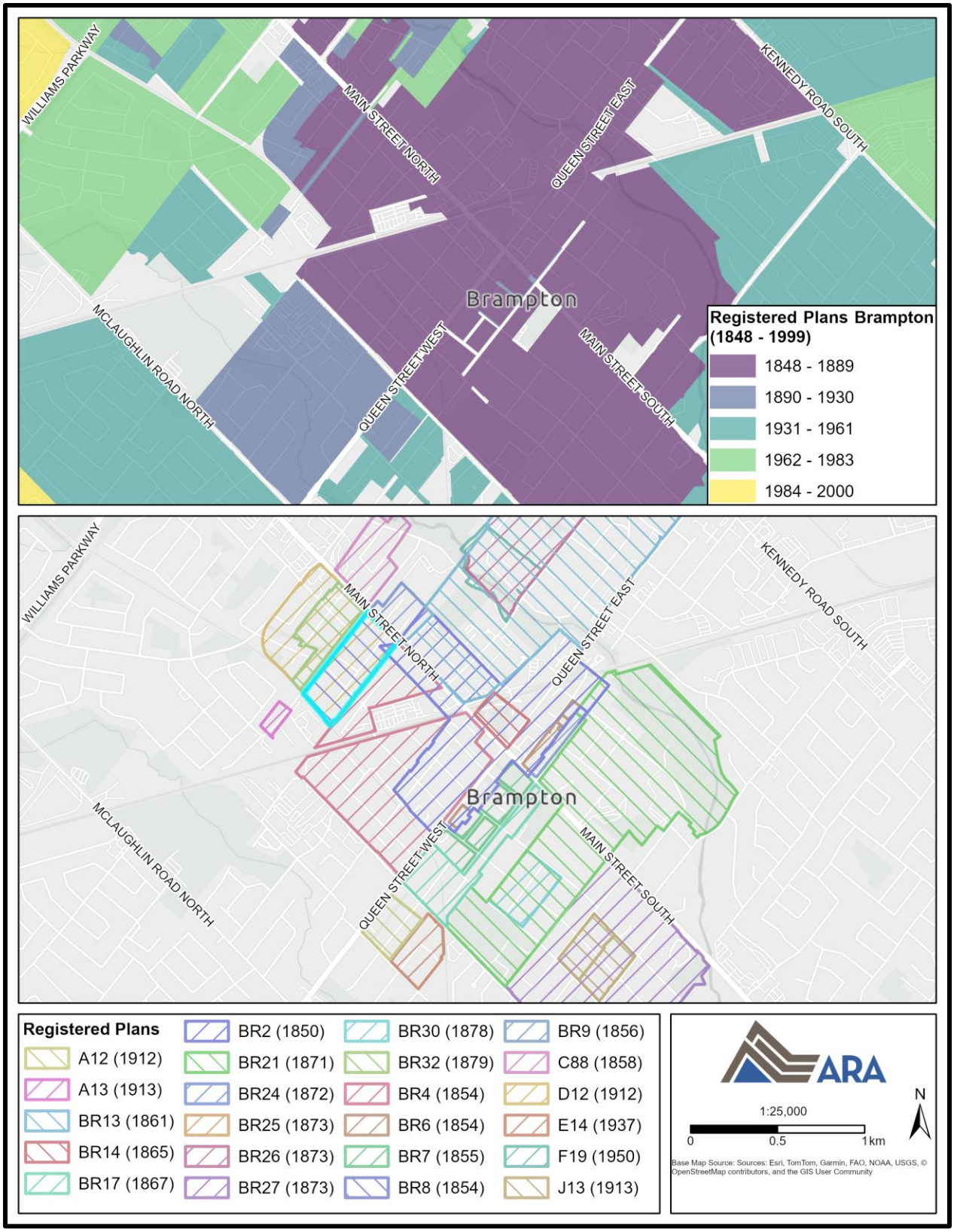
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 35 Elizabeth Street North was constructed circa 1889 as a residence. Below is a history of the property from 1822 until the present day.

- The Crown Patent for the east half of Lot 6, Concession 1 WHS (100 acres) went to William Wood in March 1822 (see Table 2)
- An 1859 historic map indicates the subject property was located within the west side of the core of Brampton on Elizabeth Street North and was southeast of the Grand Trunk Railway alignment (see Map 5)
- An 1877 historic map shows the subject property located west of the core of Brampton on Elizabeth Street North in proximity to the Grand Trunk Railway and now the Canadian Pacific Railway (see Map 6)
- The land containing the subject property changed hands many times between 1822 and 1888 when the subject property was sold to Mary E. Elliott (nee Haggert) in December 1888
    - The subject building was constructed circa 1889 for the Elliott family (CoB 2004)
    - The 1891 Census Return notes that Mary lived at the subject property, a two-storey brick house with 10 rooms, with her husband William K. Elliott and their four children Eva, Alice, Mary and Kenneth as well as a domestic servant named Elizabeth (LAC 1891; CoB 2004)
    - William K. Elliott was listed in the 1901 census records as a music dealer and his store was located on Queen Street West (LAC 1901; CoB 2004)
        - William, born in 1861, was the son of John and Mary Elliott, founders of the Town of Brampton (CoB 2004)
- A 1909 topographic map indicates the subject property was located within the core of Brampton in an area that was developed with a mix of brick and frame buildings (see Map 7)
- By 1911, Mary Elliott was still living at the property with her husband William and their children Kenneth and Mary (LAC 1911)
    - William K. Elliott was still working as a music dealer at this time
- A 1917 fire insurance plan shows the subject property contained a two-storey brick residence with bay windows on the façade and east elevations and a one-and-a-half storey frame addition on the south elevation of the building that had a one-storey shed built onto the rear (see Map 8)
    - A two-storey stable with a one-storey addition was located at the rear of the subject property
- In May 1921, the subject property was sold to Louis Cavner and in December 1921 Annie Dowling purchased the property
- A 1924 fire insurance plan indicates there were no changes to the subject property or residence with the exception of the addition of a veranda on the façade (see Map 8)
- Dowling granted the subject property to George W. Wilson in October 1925
- In July 1927, the subject property was sold to Edwin Chapman
    - In the 1931 Census, Chapman is listed as living on Elizabeth Street in a home with eight rooms worth an estimated $5,500.00 (LAC 1931)
- A Fire Insurance Plan from 1931 indicates little change to the subject property and residence since 1924 with the exception of the stable's conversion to a driveshed (see Figure 4 in Appendix A; Map 9)
- After the death of Edwin Chapman in September 1940 the subject property and other lands went to Ada E. Chapman

- A Fire Insurance Plan from 1940 indicates no change to the subject property (see Map 9)
- A 1954 aerial photograph of Brampton shows the subject property located on Elizabeth Street North in the increasingly developed core of Brampton (see Map 10)
- Ada Chapman died in December 1966 and the subject property was sold to Edgar and Anna Reinburg
- In November 1984, the subject property was sold to Murray R. and Lorrie E. Graham, then to Iris S. MacLean in November 1988
- In October 2015, the subject property was sold to Aleksandra Pavkovic
    - Aleksandra Pavkovic applied to change their name on the ownership of the subject property to Aleksandra Marz in September 2020
- Undated, late 20th century images of the subject building indicate it has not undergone any visible changes since the photos were taken (see Figure 1, Figure 2, and Figure 3 in Appendix A)

Table 2: Summary of Property Ownership at 35 Elizabeth Street North (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	22 Mar 1822	Crown	William Wood	East half Lot 6, Concession 1 WHS, 100 acres
4181	Bargain and sale	23 Apr 1822	William Wood	Alpheus Hemphill	East half Lot 6, Concession 1 WHS, 100 acres
7145	Bargain and sale	1 Feb 1830	Alpheus Hemphill	Benjamin Manger	East half Lot 6, Concession 1 WHS, 100 acres
8234	Bargain and sale	26 Sep 1831	Benjamin Manger	John Bagwell	East half Lot 6, Concession 1 WHS, 100 acres
9258	Bargain and sale	27 Oct 1832	John Bagwell	Benjamin Manger	East half Lot 6, Concession 1 WHS, 100 acres
11210	Bargain and sale	6 Nov 1834	Benjamin Manger and wife	Joseph Wright	East half Lot 6, Concession 1 WHS, 100 acres
14932	Bargain and sale	11 Jan 1841	Joseph Wright and wife	William Faid	Part of East half Lot 6, Concession 1 WHS, 1 acre
20312	Bargain and sale	9 Nov 1842	William Faid and wife	William Gardiner	Part of East half Lot 6, Concession 1 WHS, 131 sq perches
29800	Grant	18 Aug 1847	William Gardiner and wife	Thomas Calvin	Part of east half Lot 6, Concession 1 WHS, 24 ½ perches
29801	Grant	18 Aug 1847	Thomas Calvin	George Wright	Part of east half Lot 6, Concession 1 WHS, 24 ½ perches
8149	Bargain and sale	24 Apr 1860	George Wright and wife	William McLelland	Part of Lot 6, Concession 1 WHS, 1 acre

Instrument #	Instrument	Date	Grantor	Grantee	Comments
8219	Mortgage	26 May 1860	William McLelland and wife	Hugh Clark	Part of Lot 6, Concession 1 WHS, 1 acre
194	Assignment of mortgage	29 Jul 1869	John Clark and others	John Haggart and others	Lots 74 and 92, Block 10, Plan BR4
513	Bargain and sale	24 Apr 1871	John Haggart and others	Roderick Cochrane	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
648	Bargain and sale	10 Nov 1871	Roderick Cochrane and wife	Sarah A. McClelland	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
2803	Mortgage	19 Feb 1881	Sarah A. McClelland	David Heggie	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
3798	Quit Claim	28 Oct 1885	Sarah A. McClelland	David Heggie	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
4554	Bargain and sale	3 Dec 1888	David Heggie and wife	Mary E. Elliott	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
4555	Bargain and sale	3 Dec 1888	Susan Haggart and others	Mary E. Elliott	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
14016	Bargain and sale	17 May 1921	Mary Elliott and others	Louis Cavner	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
14192	Bargain and sale	21 Dec 1921	Louis Cavner	Annie Dowling	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
15708	Grant	1 Oct 1925	Annie Dowling	George W. Wilson	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
16267	Grant	4 Jul 1927	George W. Wilson	Edwin Chapman	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4
19905	Grant	6 Sep 1940	Executors of Edwin Chapman	Ada E. Chapman	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4 and other land
57400	Grant	3 Dec 1966	Executors of Ada E. Chapman	Edgar and Anna Reinburg	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4 and other land
669875	Grant	17 Nov 1984	Anna Reinburg	Murray R. and Lorrie E. Graham	Part of Lot 74 and part of Lot 92, Block 10, Plan

Instrument #	Instrument	Date	Grantor	Grantee	Comments
					BR4 and other land
762346	Grant	1 Nov 1988	Murray R. and Lorrie E. Graham	Iris S. MacLean	Part of Lot 74 and part of Lot 92, Block 10, Plan BR4 and other land
2813462	Transfer	30 Oct 2015	Iris S. MacLean	Aleksandra Pavkovic	Subject property
3704356	Application to change name of owner	21 Sep 2020	Aleksandra Pavkovic	Aleksandra Marz	Subject property

6.3 Context

- Located at 35 Elizabeth Street North in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - Elizabeth Street North runs roughly northwest to southeast, between Railroad Street and Queen Street West
- 35 Elizabeth Street North is situated on the south side of Elizabeth Street North between Railroad Street and Nelson Street West on the edge of the dense commercial core undergoing developmental transition in the form of infill
- The property contributes to the Nelson Street West Neighbourhood, an area 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 described the area as: "a diverse collection of single-detached houses and the occasional semi-detached house from the mid-and late-nineteenth century and early twentieth century, ranging in size from cottages to mansions. Christ Anglican Church on Queen Street West is the neighbourhood's institutional landmark. The neighbourhood extends north to the Grand Trunk (Canadian National) Railway, south to Queen Street West, east to the east side of Elizabeth Street North and west to the west side of Mill Street North and in places to Park Street" (GRA et al. 2009:17-18)
    - George Robb Architect et al.'s identification of the character of the Nelson Street West Neighbourhood supports the contextual assessment detailed in this section
- It has a moderate setback from Elizabeth Street North on a rectangular lot of a size consistent with other properties along the streetscape
- Asphalt driveways accessed from Elizabeth Street North run parallel to the east and west elevations of the subject residence and terminate at a parking lot in the rear of the lot
    - Metal gates block access to both driveways
- The property is grassed with shrubs and bushes planted along the façade
- The Elizabeth Street North streetscape character can be described as follows:
    - For the purposes of this report, geographically, the Elizabeth Street North streetscape includes Elizabeth Street North from approximately Railroad Street to Queen Street West (see Map 5, Map 6, Map 7, and Map 10)
    - Comprised of predominantly one to two-storey residential buildings on narrow, rectangular lots with the north side of the block between Railroad Street and Nelson Street West occupied by a large parking lot for the Brampton GO station, and the landmark Christ Anglican Church located at the eastern terminus of the streetscape
    - Primarily brick construction (most are red brick, some painted or covered with siding)
    - Narrow, consistent setbacks
    - Many of the buildings found along the Elizabeth Street North streetscape date from the late-19th century and include a variety of architectural styles like Georgian, Italianate, Second Empire, Edwardian, and Ontario Cottages

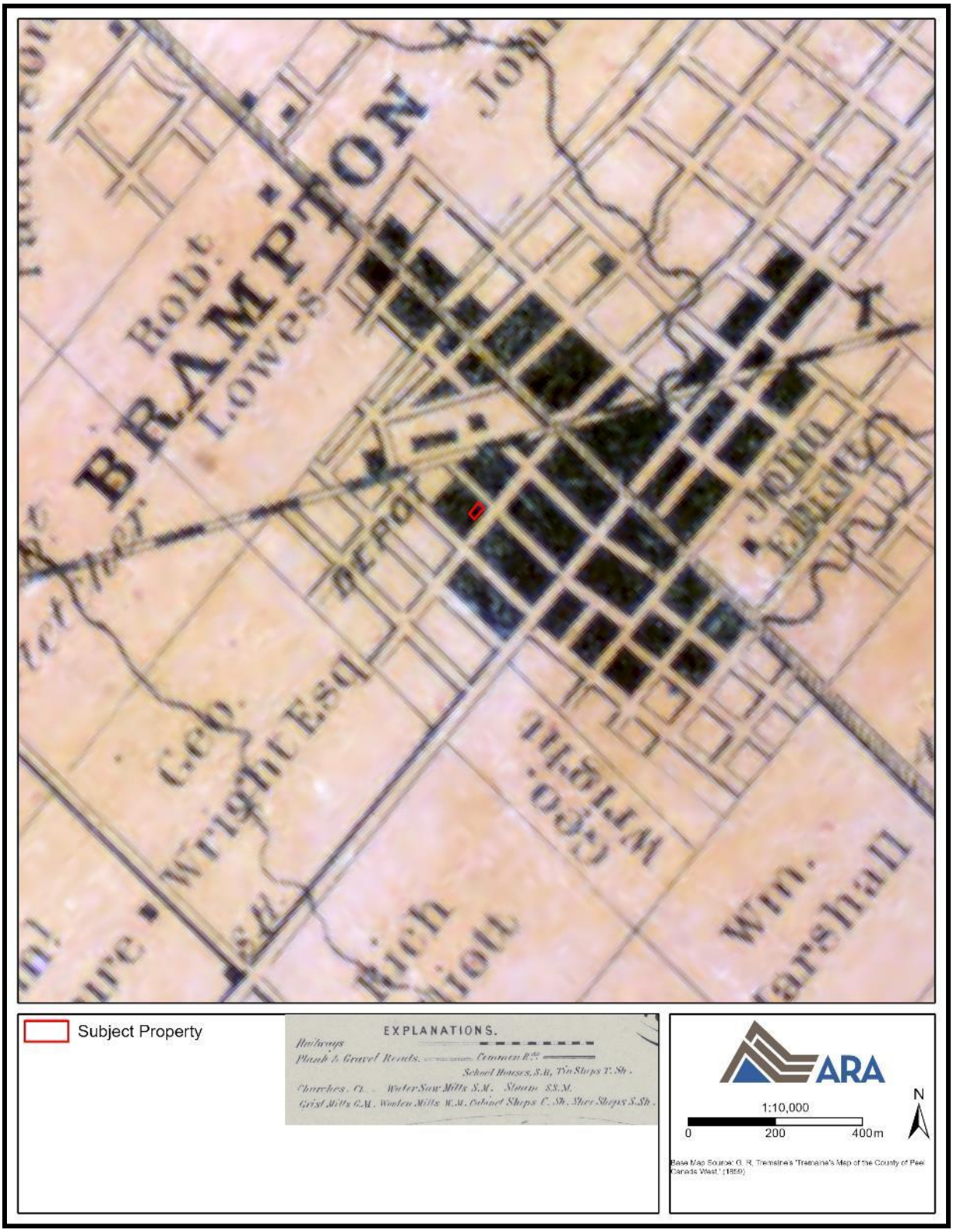
    - Many buildings share similar features including hip and front gable roofs, centre gable peaks, and bay windows
    - Elizabeth Street North includes a sidewalk with a grassed boulevard on both sides and some street trees
- Several residential side streets extend from Main Street and Queen Street that 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: Nelson Street West, Mill Street North, and to a lesser extent Railroad Street and George Street North
    - The character of the residential side streets is generally in keeping with the character of the Elizabeth Street North streetscape
    - Comprised of predominantly one to two-and-a-half storey residential buildings
    - Primarily brick construction (majority are red brick, many covered with siding or painted)
    - Variety of architectural styles including Italianate, Gothic Revival, Queen Anne, and a range of vernacular Ontario Cottages and front gable Edwardian structures
    - Variety of setbacks, though a majority have narrow to modest setbacks
    - Streetscapes include sidewalks on both sides with a grassed boulevard, often planted with street trees
    - Many buildings on the residential side streets share similar features including dichromatic brickwork or detailing, front and side gable roofs, and front porches
    - Many of the buildings along the residential side streets date from the late 19th to mid-20th 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 Elizabeth Street North and the residential side streets

Table 3: Selection of Late 19th to Early 20th Century Buildings Along Elizabeth Street North in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
59 Elizabeth Street North (former Arlington Hotel)	Residence, two-storey red brick Georgian building with a symmetrical three-bay façade, hip roof, rectangular window openings, and a central entrance	1880s-1900s	
51 Elizabeth Street North (Beatty/Fleming House)	Residence, two-storey dichromatic red and buff brick Italianate with a shallow pitched hip roof with wide overhanging eaves, modillions on the cornice with decorative fascia, balanced façade, quoins, and a porch on the façade	1870	
47 Elizabeth Street North	Residence, two-and-a-half storey brick Queen Anne with a front gable roof, projecting façade, bay window, segmentally arched window opening, paired windows, and wood trim on the corners	1885	
43 Elizabeth Street North	Residence, two-storey Italianate with vinyl cladding, first and second-storey bay windows, a bracketed cornice, a shallow-pitched hip roof, and vergeboard trim	1870s	
28 Elizabeth Street North (Haggertlea)	Residence, three-storey brick Second Empire with a concave mansard roof, bracketed cornice, decorative window frames, voussoirs, and multiple two and three-storey bay windows Designated under Part IV of the *OHA* and constructed by Jesse Perry	1870	

Address	Brief Description	Est. Year Constructed	Photo
11 Elizabeth Street North	Residence, two-storey Gothic Revival Ontario Cottage with a side gable roof with a central gable peak, rectangular window openings, and a covered front porch	1880s-1900s	
4 Elizabeth Street North (Christ Church)	Church, two-storey dichromatic red and buff brick Gothic Revival place of worship with a square bell tower topped with a polygonal spire, buttresses, lancet arch window openings, and a central entrance	1875	
98 Queen Street West	Residence (now commercial), one-and-a-half storey red brick Gothic Revival with a cross-gable roof with multiple gable peaks, segmentally arched window openings, and a bay window	1890s-1910s	

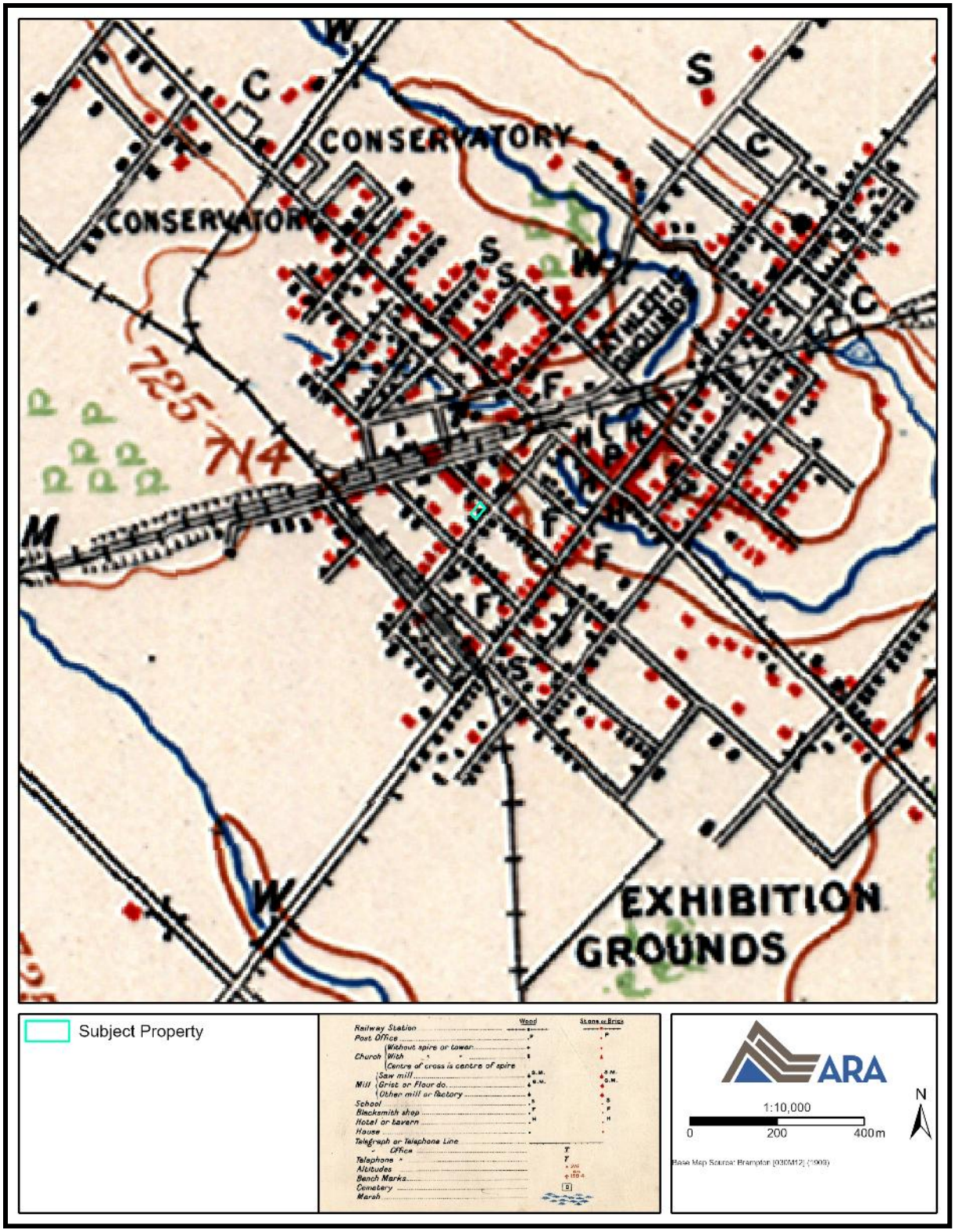
7.0 MAPS



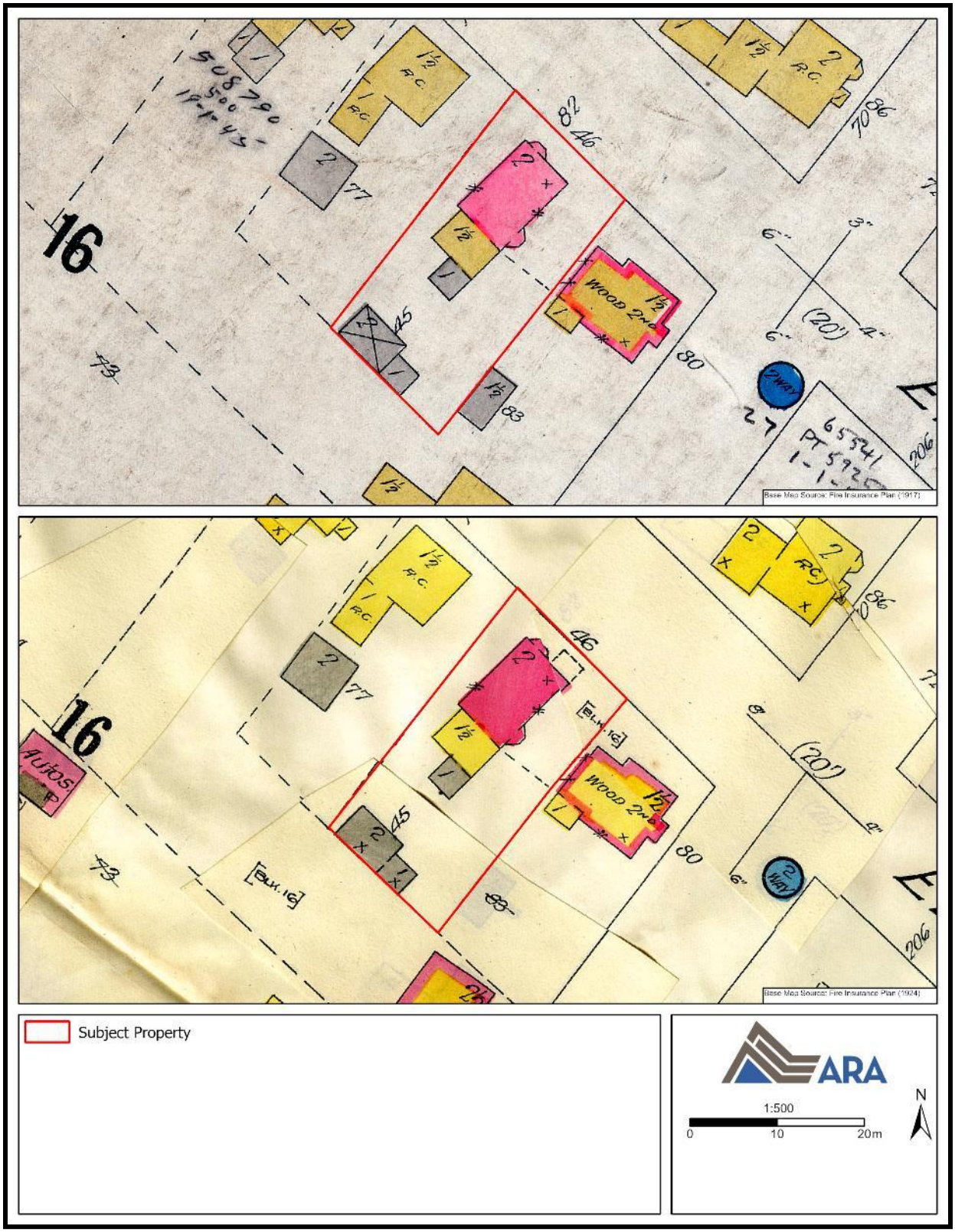
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



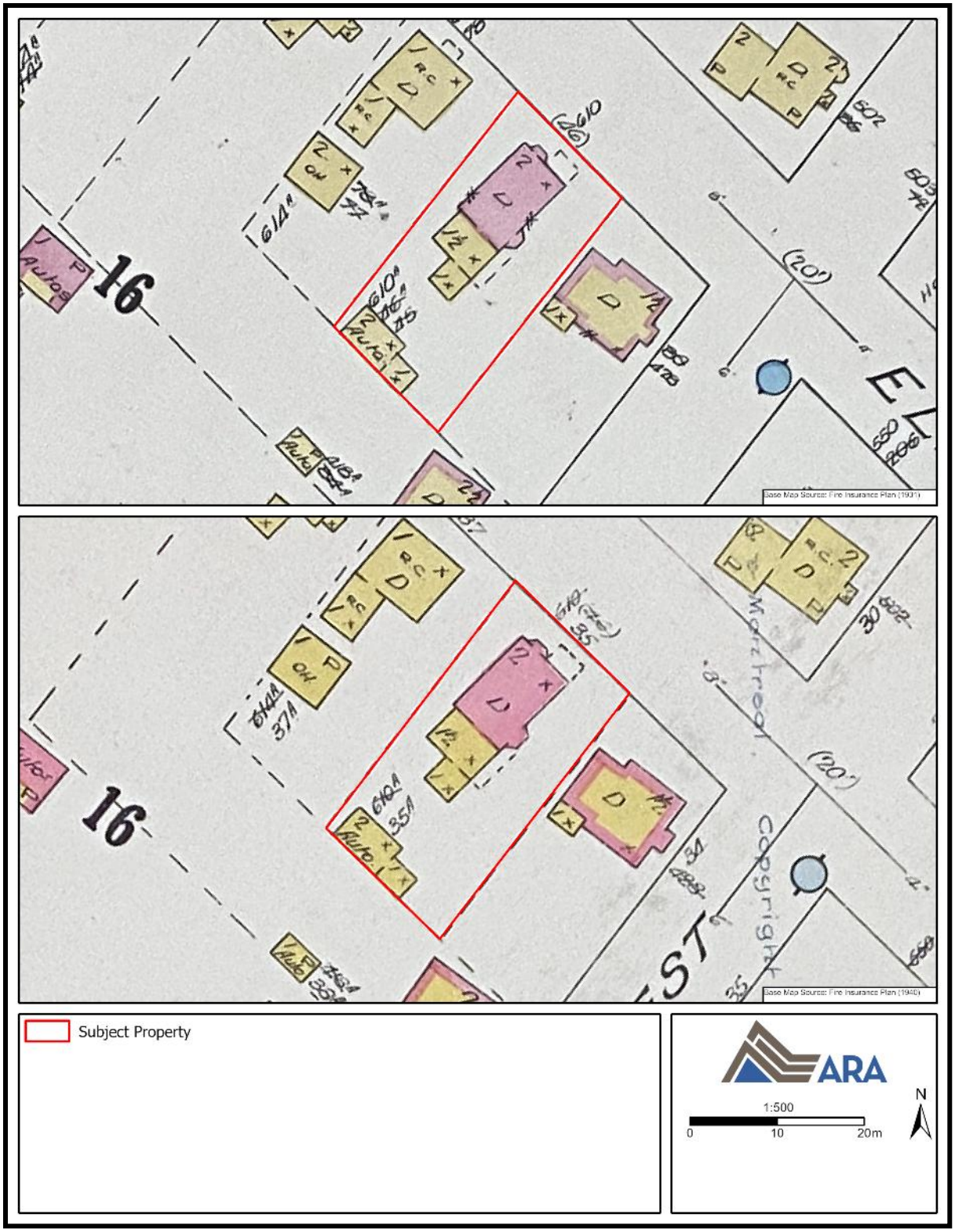
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on 1917 and 1924 Fire Insurance Plans
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1930 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 35 Elizabeth 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 35 Elizabeth 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	35 Elizabeth Street North is a representative example of the residential Italianate architectural style. The two-storey brick building follows the hallmark features of the style including a rectangular plan, balanced façade, shallow hipped roof with overhanging eaves, and a decorative frieze. Also, typical of the style, 35 Elizabeth Street North exhibits stylized detailing around the tall, round arched and segmentally arched window openings with brick voussoirs and lug sills. Ornate bay windows adorn the façade and east elevation and both include a truncated bell-cast metal roof, a bracketed cornice flanked by larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned windows. Unique to the subject property, the decorative, segmentally arched main entrance with a sidelight and transom is situated beneath a pedimented porch with wide overhanging eaves finished with modillions, and a band of dentils topping the thick plain frieze supported by round pillars with capitals.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	35 Elizabeth Street North displays a high degree craftsmanship and artistic merit. Although featuring a relatively simple rectangular plan configuration, the building design and decorative elements are of a higher than normal intensity and craftsmanship for a building of its modest footprint. The facade is noted for its large, pedimented front porch featuring classical elements like modillions, dentils, and a frieze supported by round pillars with capitals; paired round arched windows; and decorative vergeboard at the roof's corners and frieze of scalloped vergeboard. The ornate detailing and brackets on the two bell-cast bay windows contribute to the overall artistic merit of the building.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	35 Elizabeth 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	No	35 Elizabeth Street North does not have direct associations with a theme, event, belief, person, activity, organization, or institution significant to a community. Research suggests the property was constructed circa 1889 for Mary E. Elliott (nee Haggert), William K. Elliott, and their family, who owned the property for 33 years, from 1888 to 1921. William Elliott was the son of John and Mary Elliott, founders of the Town of Brampton, and was a music dealer with a local store on Queen Street West in Brampton. Although William's parents were instrumental in Brampton's settlement, this association is not directly linked to the subject property or it's residents, Mary and William Elliott.
The property has historical value or associative value because it yields or has the potential to yield information	No	While 35 Elizabeth 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

Description	Criteria Met Yes/No	Value
that contributes to the understanding of a community or culture		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	35 Elizabeth Street North does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. Research indicates that 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	35 Elizabeth Street North is important in supporting the late 19th to early 20th century character of the Nelson Street West Neighbourhood located on the edge of the commercial core of Queen Street West. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-storey residences, primarily of brick construction with gable roofs and narrow, uniform setbacks along the streetscape and some mature trees. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape with architectural styles largely reflective of Georgian, Italianate, Second Empire, Edwardian, and Ontario Cottage styles. 35 Elizabeth Street North exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	35 Elizabeth Street North is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 35 Elizabeth Street North is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 35 Elizabeth Street North is not visually linked to its surroundings. Although the streetscape is a late 19th to early 20th century streetscape, it is not a significant visual link that would warrant consideration under this criterion. 35 Elizabeth Street North is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	35 Elizabeth Street North does not occupy prominent open space. Its 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
35 Elizabeth Street North is a representative example of the residential Italianate architectural style	• Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade • Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard

Cultural Heritage Value or Interest	Heritage Attribute
	• Segmentally arched main entrance with rectangular door, sidelight, and transom openings • Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals • Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills • Tall, multipaned, and segmentally arched windows in the side elevations with brick voussoirs, and lug sills • Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)
35 Elizabeth Street North displays a high degree craftsmanship and artistic merit	• Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade • Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard • Segmentally arched main entrance with rectangular door, sidelight, and transom openings • Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals • Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills • Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)
35 Elizabeth Street North is important in supporting the late 19th to early 20th century character of the Nelson Street West Neighbourhood	• Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade • Contribution to the Nelson Street West Neighbourhood through the overall massing, setback, and decorative details

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

35 Elizabeth Street North is located in the historic core of the City of Brampton on the south side of Elizabeth Street North between Railroad Street and Nelson Street West. It consists of a two-storey brick Italianate residence constructed circa 1889.

Statement of Cultural Heritage Value or Interest

35 Elizabeth Street North is a representative example of the residential Italianate architectural style. The two-storey brick building follows the hallmark features of the style including a rectangular plan, balanced façade, shallow hipped roof with overhanging eaves, and a decorative frieze. Also, typical of the style, 35 Elizabeth Street North exhibits stylized detailing around the tall, round arched and segmentally arched window openings with brick voussoirs and lug sills. Ornate bay windows adorn the façade and east elevation and both include a truncated bell-cast metal roof, a bracketed cornice flanked by larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned windows. Unique to the subject property, the decorative, segmentally arched main entrance with a sidelight and transom is situated beneath a pedimented porch with wide overhanging eaves finished with modillions, and a band of dentils topping the thick plain frieze supported by round pillars with capitals.

35 Elizabeth Street North displays a high degree craftsmanship and artistic merit. Although featuring a relatively simple rectangular plan configuration, the building design and decorative elements are of a higher than normal intensity and craftsmanship for a building of its modest footprint. The facade is noted for its large, pedimented front porch featuring classical elements like modillions, dentils, and a frieze supported by round pillars with capitals; paired round arched windows; and decorative vergeboard at the roof's corners and frieze of scalloped vergeboard. The ornate detailing and brackets on the two bell-cast bay windows contribute to the overall artistic merit of the building.

35 Elizabeth Street North is important in supporting the late 19th to early 20th century character of the Nelson Street West Neighbourhood located on the edge of the commercial core of Queen Street West. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-storey residences, primarily of brick construction with gable roofs and narrow, uniform setbacks along the streetscape and some mature trees. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape with architectural styles largely reflective of Georgian, Italianate, Second Empire, Edwardian, and Ontario Cottage styles. 35 Elizabeth Street North exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

35 Elizabeth Street North is a representative example of the residential Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade
- Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard
- Segmentally arched main entrance with rectangular door, sidelight, and transom openings

- Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals
- Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills
- Tall, multipaned, and segmentally arched windows in the side elevations with brick voussoirs, and lug sills
- Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)

35 Elizabeth Street North displays a high degree craftsmanship and artistic merit. The property contains the following heritage attributes that reflect this value:

- Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade
- Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard
- Segmentally arched main entrance with rectangular door, sidelight, and transom openings
- Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals
- Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills
- Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)

35 Elizabeth Street North is important in supporting the late 19th to early 20th century character of the Nelson Street West Neighbourhood. The property contains the following heritage attributes that reflect this value:

- Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade
- Contribution to the Nelson Street West Neighbourhood through the overall massing, setback, and decorative details

Elements of the property that are not heritage attributes include:

- One-and-a-half storey frame driveshed

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 35 Elizabeth Street North



Map 12: Map of Heritage Attributes of 35 Elizabeth 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. 35 Elizabeth Street North meets three 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: Image of 35 Elizabeth Street North (Date Unknown) (CoB n.d.a)



Figure 2: Image 35 Elizabeth Street North (Date Unknown) (CoB n.d.a)



Figure 3: Image of 35 Elizabeth Street North (Date Unknown) (CoB n.d.a)



Figure 4: Image of Driveshed in Rear of Property at 35 Elizabeth Street North (Date Unknown) (CoB n.d.a)

35 Elizabeth Street North







1



Façade



Northeast Corner

Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade

Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard

Segmentally arched main entrance with rectangular door, sidelight, and transom openings

Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals

Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills

Tall, multipaned, and segmentally arched windows in the side elevations with brick voussoirs, and lug sills

Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)

Table 1: Characteristics of Italianate Residential Architecture
(Adapted from Fram 2003; Blumenson 1990; Ricketts et. al. 2011)

Characteristics of Italianate Residential Architecture	Characteristics of 35 Elizabeth Street North
Two to two-and-a-half storeys (rarely one-storey)	Yes – Two
Square, rectangular or L-shaped plan	Yes – Rectangular
Rhythmic and/or balanced façade	Yes
Wide overhanging eaves	Yes
Decorative cornice (often classical detailing)	Yes
Bracketing	No
Tall narrow windows (often paired)	Yes
Stylized detailing around window and door openings	Yes
Brick or stone construction	Yes – Brick
Dichromatic detailing	Unconfirmed (brick has been painted)
Formal and detailed entryway	Yes
Quoins	No
Cupolas or belvederes (less common)	No

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 41 Chapel Street – Ward 3**

From Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-306

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 41 Chapel Street – Ward 3**, be received;

2. That designation of the property municipally known as 41 Chapel Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 41 Chapel Street in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 41 Chapel Street under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 41 Chapel Street possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

The property at 41 Chapel Street is located in Ward 3, on the south side of Chapel Street at the terminus of Peel Avenue, within the historic core of the City of Brampton. The property contains a one-and-a-half storey multitone clinker brick Dutch Colonial Revival residential building constructed circa 1915.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 41 Chapel Street meets three criteria under Ontario Regulation 9/06, relating to design/physical value and contextual value.

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding.

The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation

The building follows a rectangular plan and exhibits the hallmark elements of the style including:

- Multitone clinker brick cladding.
- Three dormer windows projecting from the façade's roof.
- Centrally placed entrance with a segmentally arched opening and brick voussoirs.
- Pedimented porch with overhanging eaves.
- Shallow, square bay windows flanking the entrance with four tall and narrow window openings.

A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.

Design/Physical Value (Criteria 2)

41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations.

The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.

Contextual Value (Criteria 7)

41 Chapel Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton.

Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19th to early 20th century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees.

41 Chapel Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes
- Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening
- Multitone clinker brick chimney with a smooth stone cap
- Centrally placed entrance with a segmentally arched opening and brick voussoirs
- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill
- Contribution to the Neighbourhood Near the Courthouse through the overall massing, setback, and decorative details

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 41 Chapel Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 41 Chapel Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Dutch Colonial Revival building is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 41 Chapel Street According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 41 Chapel Street Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

DRAFT

Evaluation of 41 Chapel Street According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP, M. McKay, BA, PGD
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 41 Chapel Street 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 Neighbourhood Near the Courthouse, an area 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 medium 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.

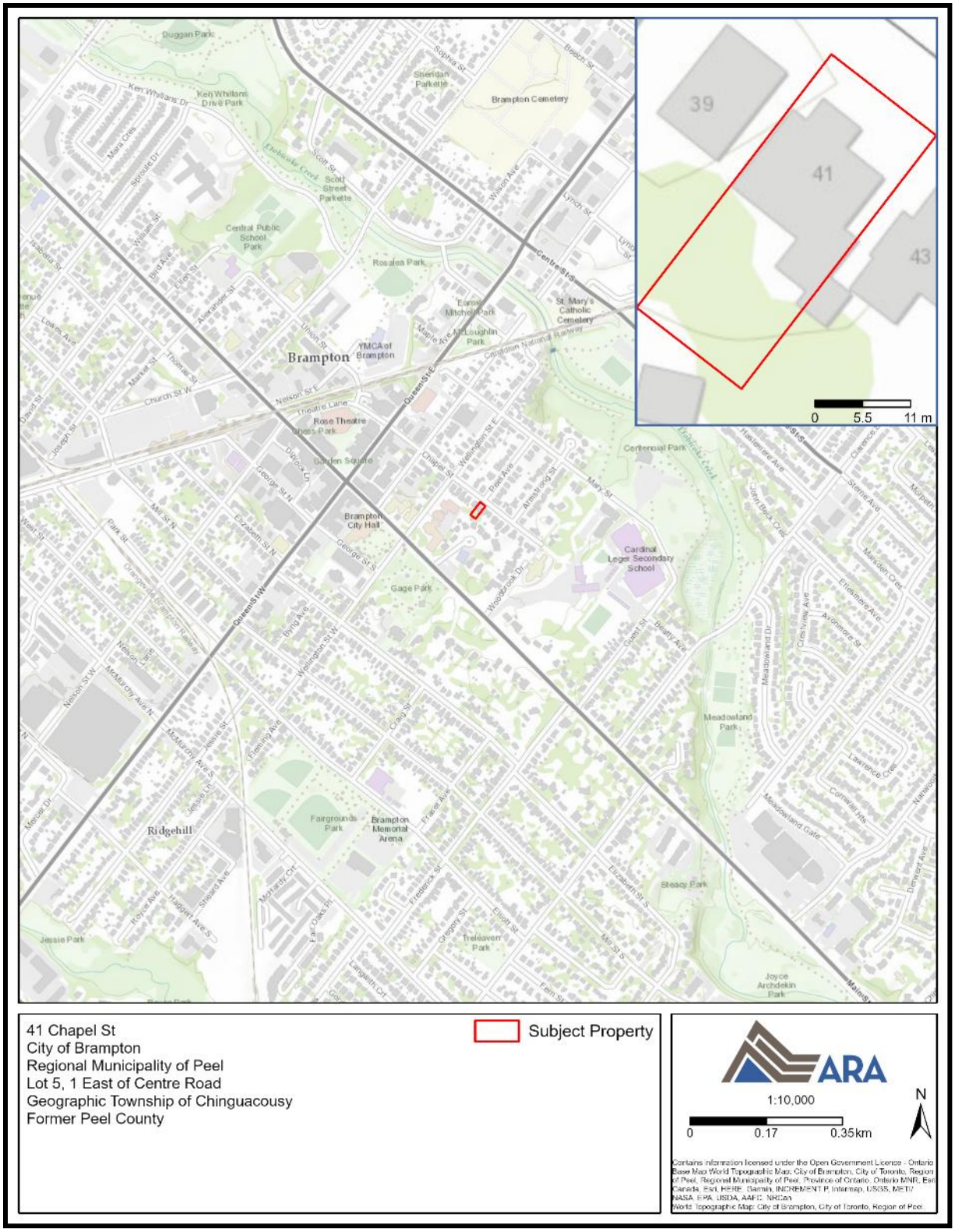
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 41 Chapel Street 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: 41 Chapel Street, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: LT 6, BLK 4, PL BR36

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 Ac*t 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 Ac*t, 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
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade of 41 Chapel Street
(Photo taken February 7, 2024; Facing Southwest)



Image 2: Detail of Entranceway and Plaque on Façade of 41 Chapel Street
(Photo taken February 7, 2024; Facing Southwest)



Image 3: Northeast Corner of 41 Chapel Street
(Photo taken February 7, 2024; Facing Southwest)

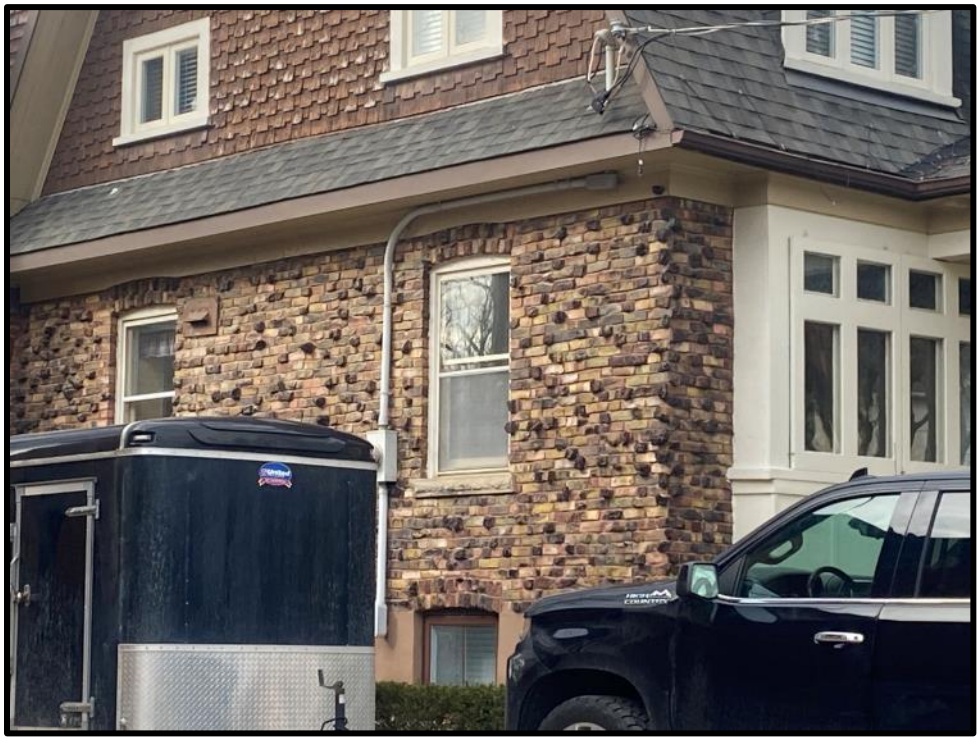


Image 4: Detail of East Elevation of 41 Chapel Street
(Photo taken February 7, 2024; Facing West)



Image 5: Northwest Corner of 41 Chapel Street
(Photo taken February 7, 2024; Facing South)



Image 6: Context View of Chapel Street Streetscape Looking Toward 41 Chapel Street
(Photo taken February 7, 2024; Facing Southeast)



Image 7: Context View of Chapel Street Streetscape Looking From 41 Chapel Street (Photo taken February 7, 2024; Facing Southeast)



Image 8: Context View of Chapel Street Streetscape Looking Toward 41 Chapel Street (Photo taken February 7, 2024; Facing Northwest)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Dutch Colonial Revival architectural style found in Ontario originated in early 18th century Dutch and Huguenot settlements in Pennsylvania, northern New Jersey, western Long Island, and New York's Hudson River Valley (VHF 2024). While Period Revivals reflect Ontario's European heritage, Colonial Revivals recall North America's colonial heritage (Blumenson 1990). The Dutch Colonial Revival, primarily a residential style, is a subtype of the Colonial Revival style. Unlike more academic revivals, the informal Dutch Colonial Revival is reminiscent of farmhouses and barns (OHJ 2021).

When noted architects like Aymar Embury II and Wilson Eyre incorporated gambrel roofs into their large but informal "cottages" for wealthy clients, the Dutch Colonial Revival style is said to have begun, with the term "Dutch Colonial" appearing sometime between 1920 and 1925 (OHJ 2021). The style shares similarities with the Georgian Revival popular in the same period, with symmetrical bays of windows and a centred front door. Like other Colonial Revival styles, the Dutch Colonial Revival first reappeared after the American Centennial in 1876 (VHF 2024). It became more common in the interwar period (between WWI and WWII) as kit patterns in mail-order catalogues made the style more accessible. It was one of the most popular designs through to the 1930s (VHF 2024). The gambrel roof, which allowed a full second storey of space, made the Dutch Colonial Revival house a practical choice for families.

Characteristics of the Dutch Colonial Revival style include the high gambrel ("barn") roof with wide eaves pierced with either separate dormers or a continuous shed dormer and a small entrance porch or stoop with an arched or projecting roof over the door (Blumenson 1990; Kyles 2016). A gambrel roof is formed when the plane of the roof on both sides of the central ridge is broken roughly halfway down, with the lower half of each side falling at a steeper pitch toward the eave. Early Dutch Colonial Revival buildings dating to the early 1900s are characterized by a front gambrel roof, while structures built in the 1920s and 1930s tend to have side gambrel roofs. Dutch Colonial Revival buildings are symmetrical and often one-and-a-half to two-storeys (VHF 2024). The front door is usually centred, windows are commonly double-hung with shutters and often set in pairs or triples, and chimneys are set on the side wall (VHF 2024). The structures are clad in stucco, wood shingles, clapboard, and/or brick, and the dormers are often finished in wood shingles of a different tone than the asphalt shingles of the main roof (Kyles 2016).

A rare design feature more often seen on Arts and Crafts style structures, but observed on the subject property, is the use of clinker brick cladding. In Canada in the 19th century, bricks were stacked in layers and fired in kilns with the quality of a finished brick often varying depending on where it was located in the kiln (Musselwhite 1990). Bricks closest to the fire could reach temperatures higher than that required for proper hardening and they would begin to melt and bubble. These bricks were termed 'clinkers' because they resembled the fused ash of burned coal and most were discarded due to their distorted shape (Musselwhite 1990). However, by the late 19th century, the dark, glassy colours of clinkers began to intrigue builders and architects and it became fashionable to mix clinkers with ordinary bricks to create a rustic appearance for homes (Musselwhite 1990). As technology improved, kilns in the 1920s became tunnel shaped and bricks were fed through at a constant rate and temperature to create uniform bricks, preventing clinkers from forming (Musselwhite 1990). As clinker bricks were "accidents of an evolving technology, the homes displaying such bricks are few" (Musselwhite 1990).

A description of the architecture/design of 41 Chapel Street is as follows:

- One-and-a-half storey brick building constructed to a rectangular plan with a symmetrical three-bay façade (Image 1)
    - One-and-a-half storey rear addition and one-storey single-car garage projecting from the east side of the south elevation (Image 3)
    - Small, one-storey addition projecting from the west elevation (Image 5)
- First storey is clad in multitone clinker brick laid in a Flemish bond pattern with uneven courses (Image 1 and Image 4)
    - Use of clinker brick is relatively rare with few examples in the City of Brampton
- Side gambrel roof with a steep double pitch clad in asphalt shingles with wide overhanging eaves and plain fascia (Image 1 and Image 3)
    - Side gambrel peaks feature bell-cast eaves and cladding of fish scale shakes stained brown (Image 3 to Image 5)
    - Three dormer windows project from the façade's roof (Image 1)
        - The east and west dormer windows feature a flat roof and a group of three four-over-one narrow, rectangular windows set in wood casings
        - The centre dormer window is smaller and features a shed roof and rectangular windows divided into four lites
- Modern drainage system with gutters and downspouts (Image 4)
- Multitone clinker brick chimney with a smooth stone cap projecting from the interior of the rear elevation, offset to the east (Image 1 and Image 3)
- The foundation is parged in concrete (Image 4)
- The main entrance is centrally placed on the façade and features a segmentally arched opening finished with brick voussoirs (Image 1 and Image 2)
    - A wood panel door is located in the entrance behind a wood storm door with a large glass pane
- A plaque that reads "Craftsman Style Circa 1910" is affixed beside the entrance (Image 2)
- The entrance on the façade is covered by a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, and cedar shakes painted brown in the pedimented peak (Image 1 and Image 5)
    - The porch is supported by a cluster of three square wood posts at each corner painted white atop a multitone clinker brick base with a smooth stone cap
    - Panelled solid wood railings painted white enclose the porch, which is accessed by a set of wood steps with clinker brick knee walls topped with smooth stone caps
- The symmetrical façade features shallow, square bay windows flanking the entrance each with four tall, narrow windows with smaller lites at the top set in simple wood casings painted white (Image 1 and Image 3 to Image 5)
- Window openings on the first-storey and in the foundation of the side elevations are segmentally arched with multitone clinker brick voussoirs and rock-faced stone lug sills with margins (Image 4)
    - These windows appear to be modern replacements
- The window openings in the gambrel peaks (two in the upper storey and one in the peak) are rectangular with simple, thick casings, lug sills and what appear to be replacement windows (Image 3 and Image 5)
- A small, one-storey, single-bay multitone clinker brick addition constructed to an irregular plan projects from the west elevation and features a flat roof with overhanging eaves, a simple cornice, and rectangular window openings with replacement windows (Image 1 and Image 5)

    - This addition is not shown on Fire Insurance Plans from 1917 to 1940 (see Map 8 and Map 9) and is challenging to view from aerial imagery and the public realm
- A one-and-a-half storey rear wing constructed to a square plan projects from the east side of the south elevation and features a sloped roof with overhanging eaves (Image 3)
    - The first storey is clad in multitone clinker brick and the upper storey is clad in cedar shakes stained brown
    - The first storey window opening is segmentally arched with a radiating brick lintel, stone lug sill, and replacement window
    - Rectangular window openings in the upper storey have simple, thick casings and four-over-one windows
    - Given this wing dates to prior to 1917 (see Map 8), which is contemporary with the subject building's construction date, it is not assumed to be an addition
- A one-storey attached single-car garage projects from the rear wing and is clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a contemporary paneled garage door painted brown, and a rock-faced stone lintel (Image 3)
    - The garage was added between 1917 and 1924 (see Map 8)
    - East elevation features a segmentally arched window opening with a stone lug sill
- The property is accessed from Chapel Street via an asphalt driveway that travels along the east elevation of the residence and terminates at the attached brick garage (Image 3)
- The property is slightly sloped from north to south and grassed and landscaped with shrubs along the façade and side elevations and a mature street tree is growing in the front lawn (Image 1 and Image 3)
- A concrete path leads from the sidewalk to the porch and from the porch to the driveway (Image 1)

When examined against the typical characteristics of Dutch Colonial Revival architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), *Old House Journal* (2021), and the *Vancouver Heritage Foundation* (2024), 41 Chapel Street exhibits most of the characteristics of the Dutch Colonial Revival design and can therefore be considered a representative example of the style (see Table 1).

Table 1: Characteristics of Dutch Colonial Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; OHJ 2021; VHF 2024)

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 41 Chapel Street
Gambrel roof	Yes
Symmetrical façade	Yes
Clad in stucco, wood shingles, clapboard, and/or brick	Yes – Brick
One-storey with steeply pitched gambrel making a full second-storey	Yes
Separate dormers or continuous shed dormers typically finished in wood shingles of a different tone than roof shingles	Yes
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	No
Windows set in pairs or triplets with shutters	Yes
Chimney on a side elevation	No – Rear

6.2 History

6.2.1 City of Brampton History

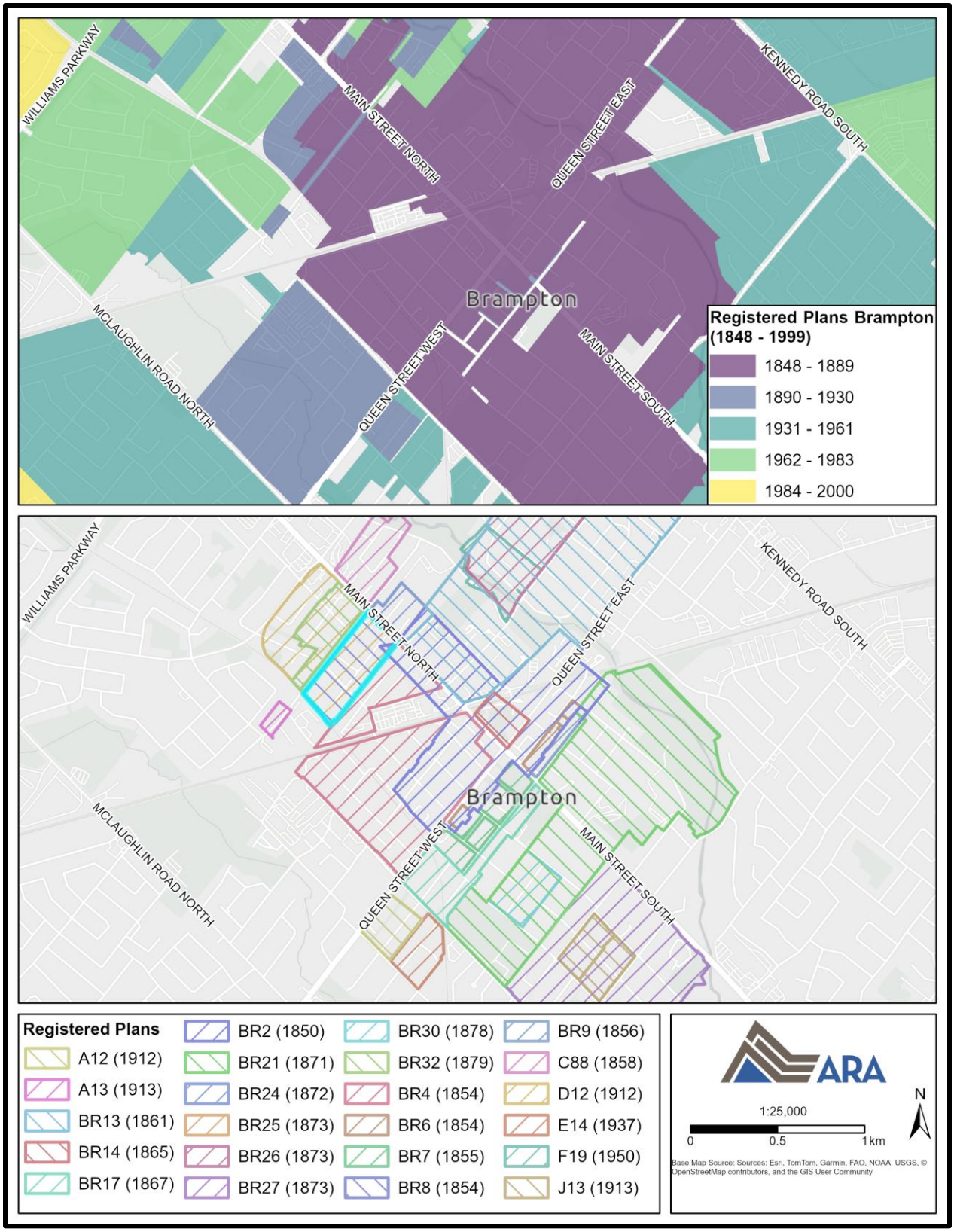
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 41 Chapel Street was constructed circa 1915 as a residence. Below is a history of the property from 1821 until the present day:

- The Crown patent for west half of Lot 5, Concession 1 EHS (100 acres) went to Samuel Henny in November 1821
- In December 1821, the west half of Lot 5, Concession 1 EHS (100 acres) was sold to John Elliott (LAC 1851)
    - John Elliott was one of the first settlers of the area and named it Brampton after his hometown in England (PA 2015)
- Part of Lot 5, Concession 1 EHS was sold to the Trustees of the Primitive Methodists in July 1852
    - The Primitive Methodists were a religious group led by John Elliott and William Lawson when they moved to the Brampton area (CoB n.d.a)
- In March 1857, part of Lot 5, Concession 1 EHS was sold to Robert C. Smith
- Lot 6, Block 4, Plan BR36 was mortgaged to the Trustees of the Primitive Methodists in March 1857 by the executors of Joseph Kee
    - In January 1858, the mortgage on Lot 6, Block 4, Plan BR36 was discharged, and the land went back to Robert C. Smith
- In December 1858, Lot 6, Block 4, Plan BR36 was mortgaged to farmer John A. Smith (LAC 1861)
- An 1859 historic map indicates the subject property was located east of Brampton's core on land owned by John Elliott (see Map 5)
- An 1877 historic map shows the subject property located east of the core of Brampton on undeveloped lands in proximity to the Etobicoke Creek (see Map 6)
- The subject property was located on the Old Fair Grounds and a plan of subdivision for these lands was executed by Joseph A. Carbert, P.L.S., for John Smith and George Armstrong in 1884 (CoB n.d.b)
    - A stone gate is reported to be located in the rear yard of the subject property that may have been part of an entrance to the Old Fair Grounds that once backed on to 41 Chapel Street and may pre-date construction of the subject property, however the presence of the gate could not be viewed/confirmed from the public realm and will not be further addressed in this report
- The subject property changed hands a number of times between 1906 and March 1912 when it was sold to Joseph Kee
- A 1909 historic topographic map shows the subject property situated within the downtown core of Brampton along Chapel Street, which had been partially laid by this time, however the subject building had not yet been constructed (see Map 7)
- The subject building was constructed circa 1915 (CoB 2006b)
    - The neighbouring property at 39 Chapel Street was built within months of the subject property and shares the same history of ownership from 1906 to about 1937, as well as the same building plan, however the exterior treatments have resulted in the buildings appearing very different with no obvious ties to their shared history (CoB 2006c)
- A 1917 Fire Insurance Plan illustrates the subject building as a one-and-a-half storey brick structure with a small, square, two-storey wing on the east side of the rear (south) elevation (see Map 8)

- A Fire Insurance Plan from 1924 indicates a one-storey addition was constructed to the east side of the two-storey rear wing illustrated on the 1917 Fire Insurance Plan (see Map 8)
    - This one-storey addition is likely the extant brick single-car garage
- The subject property was sold to Lily M. Chantler in July 1937
- Fire Insurance Plans From 1931 and 1940 indicate no change to the one-and-a-half storey subject building, which was still of brick construction with a rear wing and single-car garage (see Map 9)
- An aerial photograph from 1954 shows the subject property situated within the increasingly developed core of Brampton along Chapel Street (see Map 10)
- Between December 1967 and May 1998, the subject property changed hands a number of times before it was sold to Kenneth and Margaret Johnston
- A photograph of the subject building from 2006 indicates the façade has remained unchanged since that time (see Figure 1)

Table 2: Summary of Property Ownership at 41 Chapel Street (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Nov 1821	Crown	Samuel Henny	West half of Lot 5, Concession 1 EHS, 100 acres
4596	Bargain and Sale	29 Dec 1821	Samuel Henny	John Elliott	Lot 5, Concession 1 EHS
45319	Bargain and Sale	29 Jul 1852	John Elliott and wife	Trustees P. Methodists	Lot 6, Block 4, Plan BR36
3717	Indenture	20 Mar 1857	Trustees P. Methodists	Robert C. Smith	Lot 6, Block 4, Plan BR36
3718	Mortgage	20 Mar 1857	Robert C. Smith	Trustees P. Methodists	Lot 6, Block 4, Plan BR36
4594	Discharge of mortgage	4 Jan 1858	Trustees P. Methodists	Robert C. Smith	Lot 6, Block 4, Plan BR36
6192	Mortgage	29 Dec 1858	Robert C. Smith	John A. Smith	Lot 6, Block 4, Plan BR36
7438	Bargain and Sale	22 Oct 1906	John Smith and George Armstrong and wives	Alexander P. Scott	Lot 6, Block 4, Plan BR36
10039	Bargain and Sale	28 Mar 1912	Alex P. Scott and wife	Blanche Chantler	Lot 6, Block 4, Plan BR36
10040	Bargain and Sale	28 Mar 1912	Blanche Chantler	Joseph Kee	Lot 6, Block 4, Plan BR36
19200	Grant	16 Jul 1937	Executors of Joseph Kee	Lily M. Chantler	Lot 6. Block 4, Plan BR36
59567	Grant	Dec 1967	Executors of Lily M. Chantler	Harold and Karen Taylor	Lot 6, Block 4, Plan BR36
77328vs	Grant	2 Jul 1968	Harold and Karen Taylor	Ernst Jensen	Lot 6, Block 4, Plan BR36
438523	Grant	14 Jul 1977	Ernst Jensen	Brian B. and Marie A. Dufour	Lot 6, Block 4, Plan BR36
584268	Grant	3 Jul 1981	Brian B. and Marie A. Dufour	Malcom J. and Dorthy Carry	Lot 6, Block 4, Plan BR36
RO1169513	Transfer	1 May 1998	Malcom J. and Dorthy Carry	Kenneth W. and Margaret A. Johnston	Lot 6, Block 4, Plan BR36

6.3 Context

- Located at 41 Chapel Street in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - Chapel Street runs roughly northwest to southeast from Queen Street East to approximately Woodbrook Drive
- The building is situated on the south side of Chapel Street at the terminus of Peel Avenue within a residential neighbourhood
- The property contributes to the Neighbourhood Near the Courthouse, 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
    - Of the seven areas identified, the feasibility study recommended the Neighbourhood Near the Courthouse should be prioritized as the first area to be studied as an HCD in the core of Brampton (GRA et al. 2009)
    - "The residential neighbourhood abuts the Peel County Courthouse complex of civic landmarks on Wellington Street East" (GRA et al. 2009:23)
    - The study describes this area's distinct character as: "Substantial nineteenth-century and early twentieth-century single-detached houses, many built of brick…The neighbourhood's houses are in different architectural styles, but their consistent height, size, materials and quality detailing create a harmonious character" (GRA et al. 2009:19)
    - George Robb Architect et al.'s identification of the character of the Neighbourhood Near the Courthouse supports the contextual assessment detailed in this section
- The subject property has a modest setback from Chapel Street on a narrow, rectangular lot
- The property is accessed from Chapel Street via an asphalt driveway that travels along the east elevation of the residence and terminates at the attached brick garage
- The property is slightly sloped from north to south and grassed and landscaped with shrubs along the façade and side elevations and a mature street tree is growing in the front lawn
- The Chapel Street streetscape character can be described as follows:
    - For the purposes of this report, geographically, the Chapel Street streetscape includes Chapel Street from approximately John Street to Armstrong Street (see Map 5 to Map 7, and Map 10)
    - Comprised of one-and-a-half to two-and-a-half storey residences on rectangular lots
    - Primarily brick construction (many are smooth red brick, some are painted or clad with siding)
    - Many buildings are Queen Anne or Edwardian and share similar features including front and side gable roofs, front porches, and dormer windows
    - The streetscape exhibits relatively modest and consistent setbacks
    - Chapel Street includes a sidewalk on both sides with mature trees growing along the streetscape, creating a canopy cover in areas
- Several residential side streets extend from Main Street and Queen Street 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 the historic mapping (see Map 5 to Map 7, and Map 10) include: John Street, Wellington Street East, Peel Avenue, and Mary Street
  - The character of the residential side streets is generally in keeping with the character of the Chapel Street streetscape
  - Comprised of predominantly one to two-and-a-half storey residential buildings
  - Primarily brick construction (majority are red or multitone brick, some covered with siding)
  - Variety of architectural styles including Gothic Revival, Tudor Revival, Queen Anne and a range of vernacular Ontario Cottages and front gable Edwardian structures
  - Setbacks are relatively narrow and consistent
  - Streetscapes include sidewalks on both sides, often planted with street trees
  - Many buildings on the residential side streets share similar features including brick cladding, front and side gable roofs, fish scale shingles or cedar shakes, and front porches
  - Many of the buildings along Chapel Street, and the residential side streets date from the late 19th to early 20th century, with older buildings generally located closer to Brampton's historic four corners at Queen Street and Main Street
- 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 Chapel Street and the residential side streets

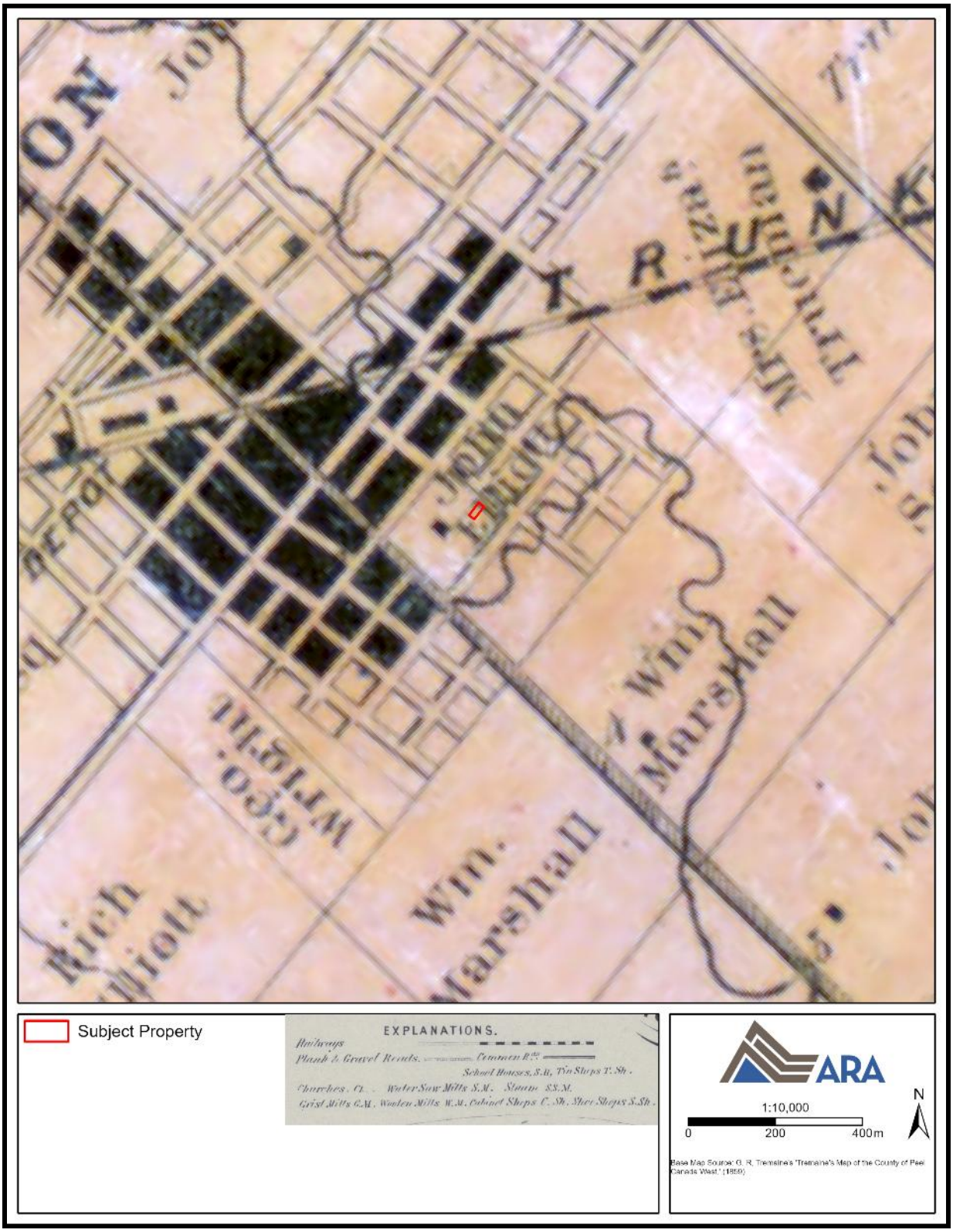
Table 3: Selection of Late 19th to Early 20th Century Buildings Along Chapel Street in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
17 Chapel Street (Armstrong House)	Residence, two-and-a-half storey red brick Queen Anne with a corner turret, wooden brackets, segmentally arched window openings, a covered porch, and decorative vergeboard	1870	
20 Wellington Street East	Residence, two-storey dichromatic red and buff brick Gothic Revival with a covered porch with dentils, decorative wood vergeboard, quoining, and rectangular window openings	1870	
28 Chapel Street	Residence, two-storey frame Gothic Revival clad with vinyl siding, side gable roof, decorative bay window, segmentally arched windows set within pointed arch casings, and a covered porch	Circa 1890s	
19 Wellington Street East	Residence, two-storey red brick Queen Anne with a two-storey projecting bay, truncated hip roof, projecting eaves with a bracketed cornice, a covered porch supported by pillars, and decorative sunburst panelling within the gable peaks Designated under Part IV of the *Ontario Heritage Act* in 2022	Circa 1870s	
23 Wellington Street East	Residence, two-and-a-half storey smooth red brick Queen Anne with fish scale detail within the gable, a turret, a complex hipped roof, and a wraparound verandah	Circa 1890s	

Address	Brief Description	Est. Year Constructed	Photo
33 Chapel Street	Residence, two-storey dichromatic red and buff brick Gothic Revival with a covered and pedimented front porch, segmentally arched windows with buff brick voussoirs, buff brick quoins, and a bay window	1890	
36 Chapel Street (Jessie Perry House)	Residence, two-storey painted brick Queen Anne with multiple gable peaks with decorative vergeboard, two-storey projecting bays, a covered front porch, and segmentally arched window openings with brick voussoirs	1890	
37 Chapel Street (Packham House)	Residence, two-storey red brick Edwardian with a cross-gable roof clad in fish scale shingles, a recessed entryway with a second-storey balcony, a wood bracketed cornice, and segmentally arched window openings with faux shutters	1879	
38 Chapel Street	Residence, two-storey red brick Queen Anne with a steeply pitched cross gable roof with decorative vergeboard, brick banding along the façade and elevations, a covered front entrance supported by turned wood posts, and a stained glass transom over the entrance	1887	
39 Chapel Street	Residence, one-and-a-half storey red brick Arts and Crafts building with a symmetrical façade, side gable roof with gable peaks clad in cedar shakes, shed roof dormer with a band of windows, and an enclosed front porch	1914	
43 Chapel Street (Mara House)	Residence, two-storey dichromatic red and buff brick Italianate with quoins, a shallow pitched hip roof, central dormer, segmentally and round arched window openings with buff brick voussoirs, and first-storey bay windows	Circa 1880s	

Address	Brief Description	Est. Year Constructed	Photo
49 Chapel Street	Residence, two-and-a-half storey red brick Queen Anne with a complex roofline, overhanging eaves, decorative vergeboard in the gable peaks, front entrance with a stained-glass transom, and a large, two-storey projecting bay Designated under Part IV of the *Ontario Heritage Act* in 2021	1880s	
50 Chapel Street	Residence, two-storey stucco and rock-faced Arts and Crafts with a complex roofline, including a sloped roof, overhanging eaves with brackets, round arched and rectangular window openings with rock-faced stone lug sills, a recessed entrance, and sidelights	1920	
51 Chapel Street	Residence, two-storey red brick Italianate with a shallow hip roof with overhanging eaves, wood soffits, a scalloped frieze, segmentally arched window openings with buff-brick voussoirs, bay windows, and a covered entrance Designated under Part IV of the *Ontario Heritage Act* in *2016*	1896	
55 Chapel Street	Residence, two-storey dichromatic red and buff brick Gothic Revival with Italianate influences, quoins, decorative vergeboard within the gable peak, bay window, segmentally arched window openings with buff-brick voussoirs, and a covered front porch	1870	
58 Chapel Street	Residence, one-and-a-half storey red brick Arts and Crafts with a steeply pitched side gable roof, an elongated shed dormer, a red brick chimney, two-storey bay window, fish-scale shingles, and an enclosed verandah	Circa 1900s	

7.0 MAPS



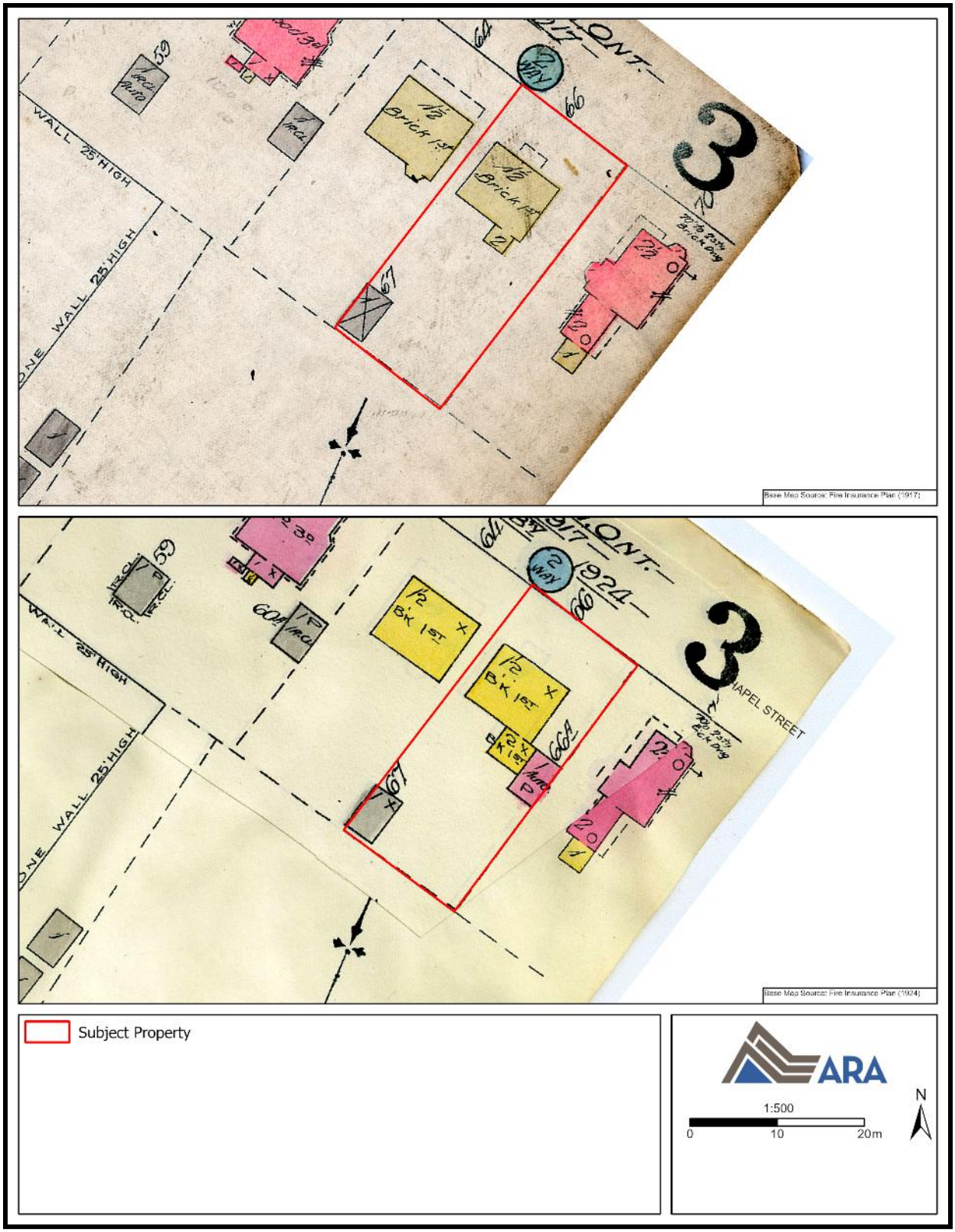
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



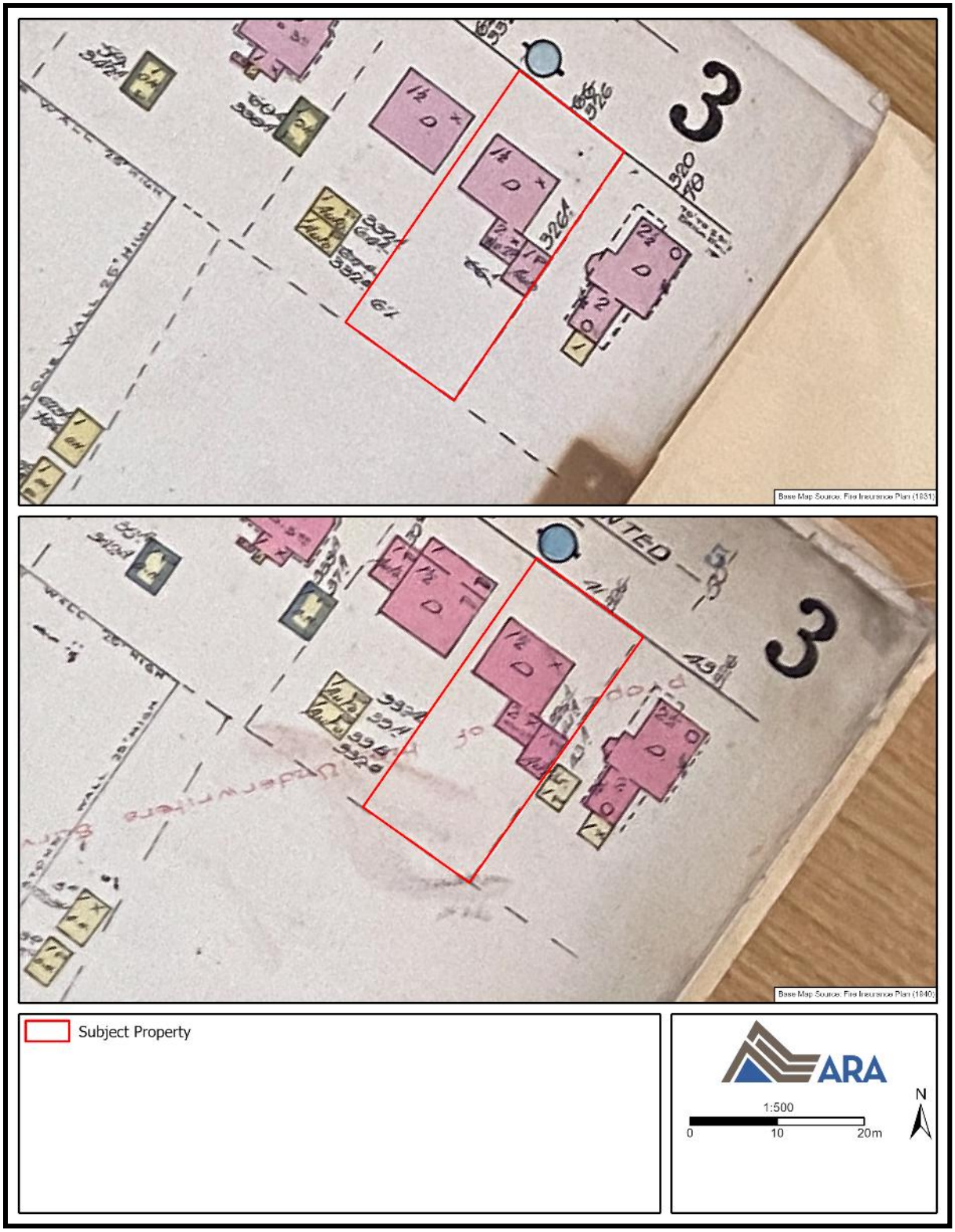
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



Map 9: Subject Property Shown on a 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931, 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 41 Chapel Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 41 Chapel Street 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	41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding. The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The segmentally arched front door opening is centred in the façade within a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, and cedar shakes in the peak. Square bay windows flank the entrance, each with four tall, narrow windows topped with smaller lites. Characteristic of the style, three dormer windows project from the façade's roof. The side elevations feature segmentally arched window openings on the first-storey and in the foundation with multitone clinker brick voussoirs and rock-faced stone lug sills with margins. Window openings in the gambrel peaks are rectangular with simple, thick casings, and lug sills. A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations. The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	41 Chapel Street 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,	No	41 Chapel Street does not have a direct association with a theme, event, belief, person, activity, organization, or institution significant to a community within the City of Brampton. Research indicated the subject property was the residence of a

Description	Criteria Met Yes/No	Value
organization, or institution that is significant to a community		number of families, however none were identified as being significant to the community.
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 41 Chapel Street 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	41 Chapel Street does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. Research indicates that 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	41 Chapel Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19th to early 20th century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees. 41 Chapel Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	41 Chapel Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 41 Chapel Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 41 Chapel Street is not visually linked to its surroundings. Although this portion of Chapel Street is a late 19th to early 20th century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 41 Chapel Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	41 Chapel Street 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
41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks	• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade • First storey clad in multitone clinker brick • Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes • Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening • Multitone clinker brick chimney with a smooth stone cap • Centrally placed entrance with a segmentally arched opening and brick voussoirs • Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps • Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top • Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins • Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills • One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings • One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill

Cultural Heritage Value or Interest	Heritage Attribute
41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding	• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade • First storey clad in multitone clinker brick • Multitone clinker brick chimney with a smooth stone cap • Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps • Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins • One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings • One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill
41 Chapel Street is important in supporting the late 19th to early 20th century character of the Neighbourhood Near the Courthouse	• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade • Contribution to the Neighbourhood Near the Courthouse through the overall massing, setback, and decorative details

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

41 Chapel Street is located in the City of Brampton's historic core on the south side of Chapel Street at the terminus of Peel Avenue. It consists of a one-and-a-half storey multitone clinker brick Dutch Colonial Revival residential building constructed circa 1915.

Statement of Cultural Heritage Value or Interest

41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of

buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding. The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The segmentally arched front door opening is centred in the façade within a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, and cedar shakes in the peak. Square bay windows flank the entrance, each with four tall, narrow windows topped with smaller lites. Characteristic of the style, three dormer windows project from the façade's roof. The side elevations feature segmentally arched window openings on the first-storey and in the foundation with multitone clinker brick voussoirs and rock-faced stone lug sills with margins. Window openings in the gambrel peaks are rectangular with simple, thick casings, and lug sills. A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.

41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations. The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.

41 Chapel Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19th to early 20th century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees. 41 Chapel Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes
- Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening
- Multitone clinker brick chimney with a smooth stone cap
- Centrally placed entrance with a segmentally arched opening and brick voussoirs

- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill

41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Multitone clinker brick chimney with a smooth stone cap
- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill

41 Chapel Street is important in supporting the late 19th to early 20th 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 Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- Contribution to the Neighbourhood Near the Courthouse through the overall massing, setback, and decorative details

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 41 Chapel Street

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. 41 Chapel Street meets three 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: Photograph of 41 Chapel Street (2006) (CoB 2006b)

41 Chapel Street

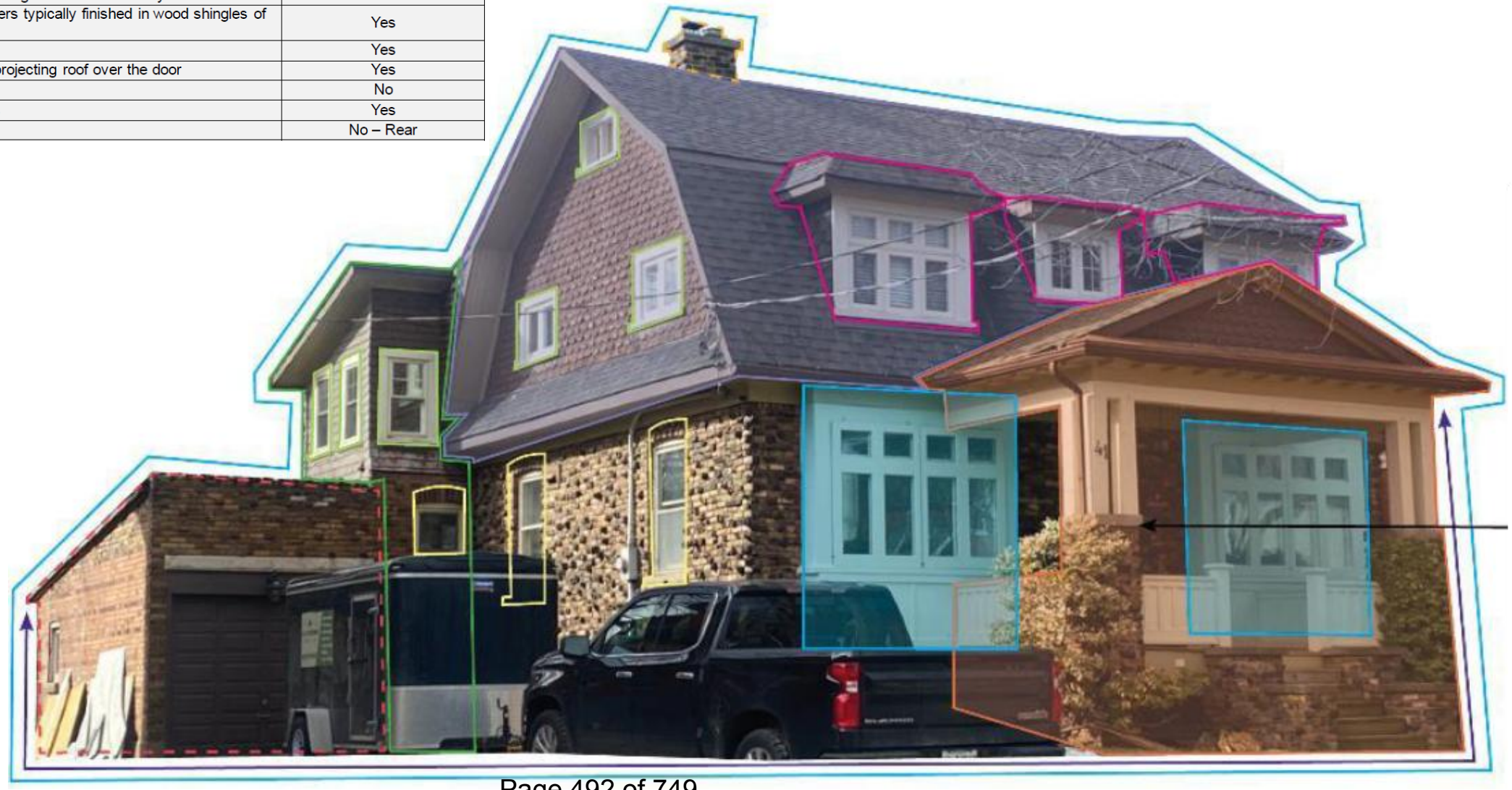






Table 1: Characteristics of Dutch Colonial Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; OHJ 2021; VHF 2024)

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 41 Chapel Street
Gambrel roof	Yes
Symmetrical façade	Yes
Clad in stucco, wood shingles, clapboard, and/or brick	Yes – Brick
One-storey with steeply pitched gambrel making a full second-storey	Yes
Separate dormers or continuous shed dormers typically finished in wood shingles of a different tone than roof shingles	Yes
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	No
Windows set in pairs or triplets with shutters	Yes
Chimney on a side elevation	No – Rear



June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 41 Elliot Street – Ward 3**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-307

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 41 Elliot Street – Ward 3**, be received;

2. That designation of the property municipally known as 41 Elliot Street under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 41 Elliot Street in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 41 Elliot Street under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 41 Elliot Street possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

41 Elliott Street is located in Ward 3, on the south side of Elliott Street, east of Fleming Avenue, and directly north of Old Fairgrounds Park, within the Elliott Lands Neighbourhood. The property contains a one-and-a-half storey Gothic Revival-inspired Ontario Cottage building constructed circa 1873.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 35 Elizabeth Street North meets five criteria under Ontario Regulation 9/06, relating to design/physical value, historical/associative value, and contextual value

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak.

The building exhibits the hallmark elements of the style including:

- Simple and single window openings
- Central gable with decorative vergeboard
- Segmentally arched window and door openings with simple brick voussoir and smooth concrete lug sills
- Single red brick chimney projecting from the west elevation

Historical/Associative Value (Criteria 4)

41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets.

In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes.

Historical/Associative Value (Criteria 6)

41 Elliott Street reflects the work of William McConnell who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.

Contextual Value (Criteria 7)

41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood.

Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century.

Located off of the core's main streets – Queen Street and Main Street – the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19th century land use character along the Elliott Street streetscape.

41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Contextual Value (Criteria 8)

41 Elliott Street is physically and historically linked to its surroundings. It is located directly adjacent to Old Fairgrounds Park. William McConnell, who owned and is

believed to have built the subject property, also owned the former fairground lands. William McConnell is also believed to have constructed the cottages at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.

Cultural Heritage Attributes

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

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Decorative vergeboard in the central gable peak
- Single segmentally arched window opening in the central gable peak
- Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills
- Segmentally arched door openings
- Single red brick chimney
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell
- Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow lot

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 41 Elliot Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 41 Elliot Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Gothic Revival Cottage is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 41 Elliot Street According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 41 Elliot Street Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 41 Elliott Street According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2024

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: L. Benjamin
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, BA, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 41 Elliott Street 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 Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. Further, 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.

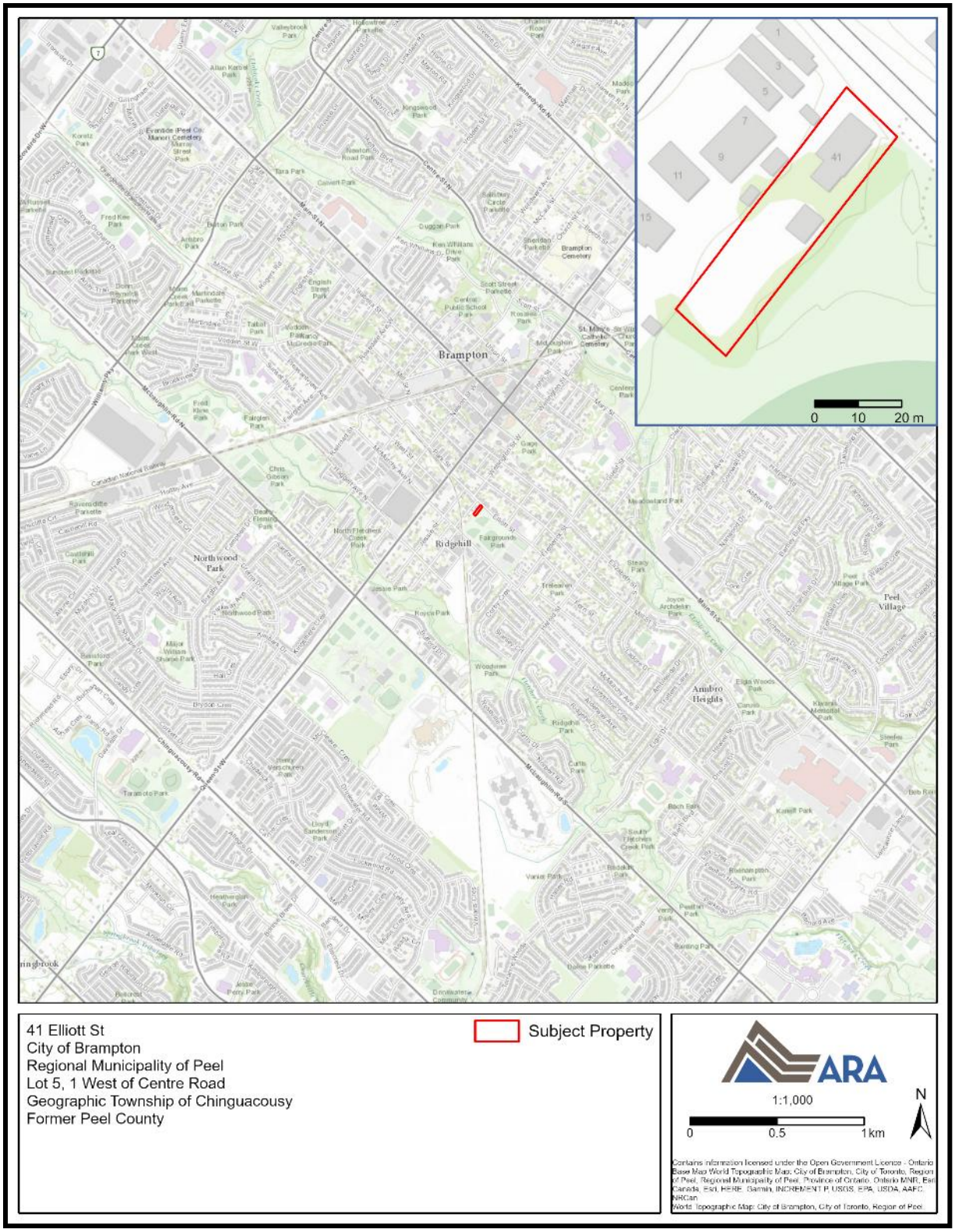
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 41 Elliott Street 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: 41 Elliott Street, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: PLAN BR 21 PT LOTS 6 AND 7

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 Ac*t 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 Ac*t, 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: North Façade of 41 Elliott Street
(Photo taken February 7, 2024; Facing South)



Image 2: Detail of Gable Peak on Façade of 41 Elliott Street
(Photo taken February 7, 2024; Facing South)

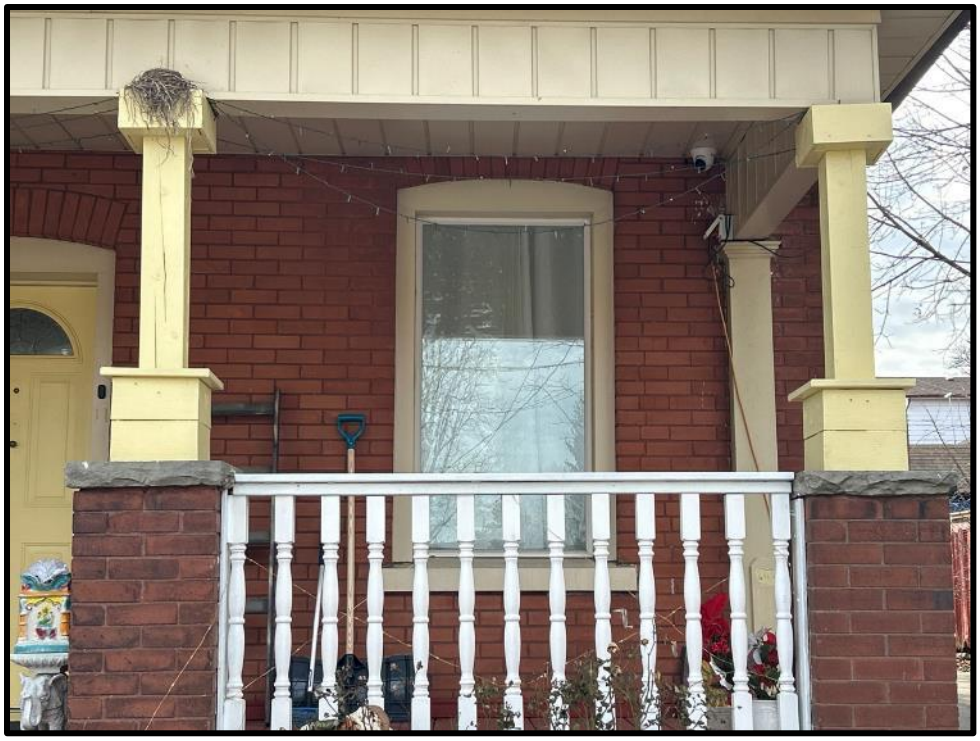


Image 3: Detail of First Storey Window Opening on Façade of 41 Elliott Street (Photo taken February 7, 2024; Facing South)



Image 4: Northeast Corner of 41 Elliott Street (Photo taken February 7, 2024; Facing West)



Image 5: Rear Detached Garage at 41 Elliott Street
(Photo taken February 7, 2024; Facing Southwest)

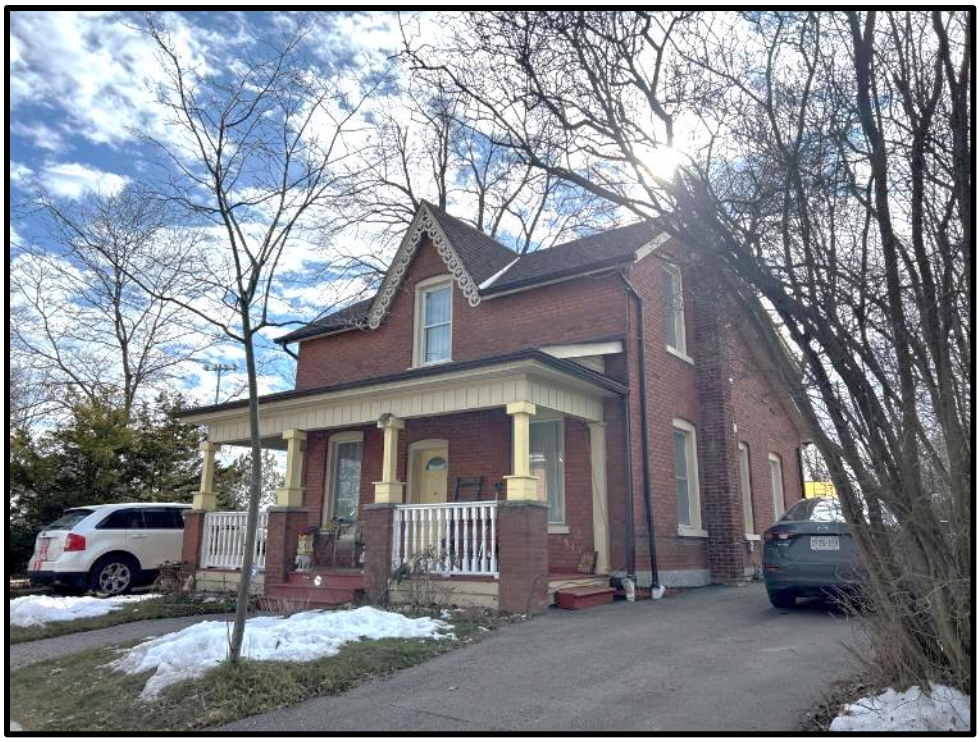


Image 6: Northwest Corner of 41 Elliott Street
(Photo taken February 7, 2024; Facing South)



Image 7: Detail of Foundation of 41 Elliott Street
(Photo taken February 7, 2024; Facing South)



Image 8: Context View of Elliott Street from 41 Elliott Street
(Photo taken February 7, 2024; Facing Northwest)



Image 9: Context View of Elliott Street From Fleming Avenue
(Photo taken February 7, 2024; Facing Southeast)



Image 10: Context View of Elliott Street From Old Fairgrounds Park
(Photo taken February 7, 2024; Facing Northwest)



Image 11: Context View of Old Fairgrounds Park Immediately Southeast of 41 Elliott Street
(Photo taken February 7, 2024; Facing Southeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Gothic Revival architectural style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole "began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows" (1984:200). Over the following century, the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they became commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing "in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)" popularized the style (McAlester 1984:200). With many early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture "first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings" (Ricketts et al. 2011: 55). As one of the most enduring of the revival styles, the variation of the style's application from residences to churches is evident throughout Ontario.

According to Ricketts et al., "the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects" without losing the quintessential features that distinguish the style (2011:73). As a result, subcategories of the style emerge in Canada including the Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of the 19th century) (Ricketts et al. 2011). Not all Gothic Revival architecture is designed on such a grand scale, as the style's application for smaller, more modest residences is also widespread. In Ontario specifically, the Gothic Cottage, also known as the "Ontario Cottage," became one of "the most pervasive Ontario residential styles prior to 1950" (Kyles 2016).

There are three types of Ontario Cottages outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a-half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016). McKendry also notes the central gable in the Ontario Cottage steepened over time and took on the proportions of the Gothic Revival style (2016). The prevalence of these styles in Ontario's countryside is related to the pattern's promotion in publications, specifically the design found in *The Canada Farmer* (1864) for, "A Cheap Farm House" (Vol. 1, No. 22). The article provides a set of design guidelines for the construction of a house to accommodate large families. The article notes these buildings "… can be built with brick walls…the appearance of the house shown in the…engraving might be considerably improved by the addition of a verandah" (Brown 1864:340; see Figure 1).

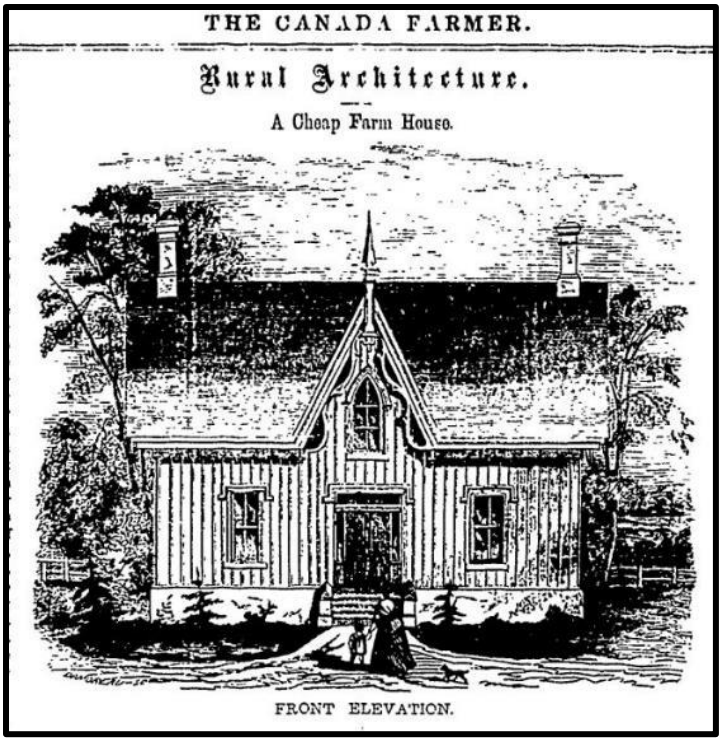


Figure 1: "A Cheap Farm House" *The Canada Farmer* (Brown 1864:340)

A description of the architecture/design of 41 Elliott Street is as follows:

- One-and-a-half storey frame building constructed to a rectangular plan with a symmetrical façade (Image 1)
- Red brick cladding laid in a stretcher bond pattern (Image 7)
- Parged foundation (likely rubblestone) (Image 7)
- Side gable roof with a steeply pitched centre gable peak over a single window opening (Image 1 and Image 4)
    - Centre gable peak features decorative wood vergeboard painted white (Image 2)
    - Roof is clad in asphalt shingles with projecting eaves and plain modern soffits
    - Modern drainage system with gutters and downspouts
    - Shed roof clad in vinyl siding extends from the rear (south) elevation over a one-and-a-half storey addition (Image 4Image 6)
- An Edwardian Classical-inspired porch has been added to the façade with wooden columns (recent replacements painted yellow) atop square red brick piers with rock-faced stone caps (Image 1)
    - Covered with a shed roof clad in asphalt shingles and modern soffits
    - Turned wood balusters painted white (replacements) (Image 3)
    - Wood steps painted red lead to the central entrance and both sides of the porch (Image 7)
    - Porch base is clad in horizontal wood planks painted cream (Image 1)
- Varied fenestration on the side elevations (Image 4 and Image 6)
- Entrance is located in the centre on the façade's first storey (Image 1)
    - The door appears to be a modern replacement panel door with a semi-circular window

- All window and door openings on the north façade and east and west elevations are segmentally arched with brick voussoir and smooth concrete lug sills (Image 2, Image 3, Image 4, and Image 6)
    - All windows appear to be single hung or single pane modern replacement units with white casings
- A single red brick chimney projects from the exterior of the west elevation (Image 6 and Image 7)
- One-and-a-half storey rear addition constructed at some point in the early 20th century, and built upon again in the mid-20th century, is clad in red brick and extends the side gable roof to the first storey (CoB 2019) (Image 4 to Image 6)
    - An additional one-storey addition clad in vinyl siding with a flat roof appears to project to the south from the rear brick addition
- One-storey, detached, single-car garage located southeast of the rear of the residence (Image 5)
    - Clad in cream-coloured vinyl siding with a tall front gable roof clad in asphalt shingles and a shingled roof skirt
    - Single garage door on the left (east) side of the façade
    - Single modern door painted yellow on the right (west) side of the façade

When examined against the typical characteristics of the Gothic Revival-inspired Ontario Cottage as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online (*Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984), 41 Elliott Street exhibits most of the characteristics of the style and can therefore be considered a representative example of an Ontario Cottage (see Table 1).

Table 1: Characteristics of Ontario Cottage Architecture
(Adapted from Fram 2003; Blumenson 1990; Kyles 2016; McAlester 1984)

Characteristics of Ontario Cottage Architecture	Characteristics of 41 Elliott Street
One-and-a-half storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes – Rectangular
Symmetrical or balanced façade	Yes
Ornate doorways (often with sidelights and transom)	No
Hip roof or gable roof with central gable	Yes
Window in central gable (half moon or lancet window is common, however regional variation is often expressed)	Yes – Segmentally Arched
Roof can have a dormer, a belvedere or two chimneys often symmetrically placed	Partial – One chimney
Decorative woodwork (expressed in finials, trim, verge boards, verandahs, or entrances)	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	No
Partial or full porch (often with split post and shallow roof)	Yes

6.2 History

6.2.1 City of Brampton History

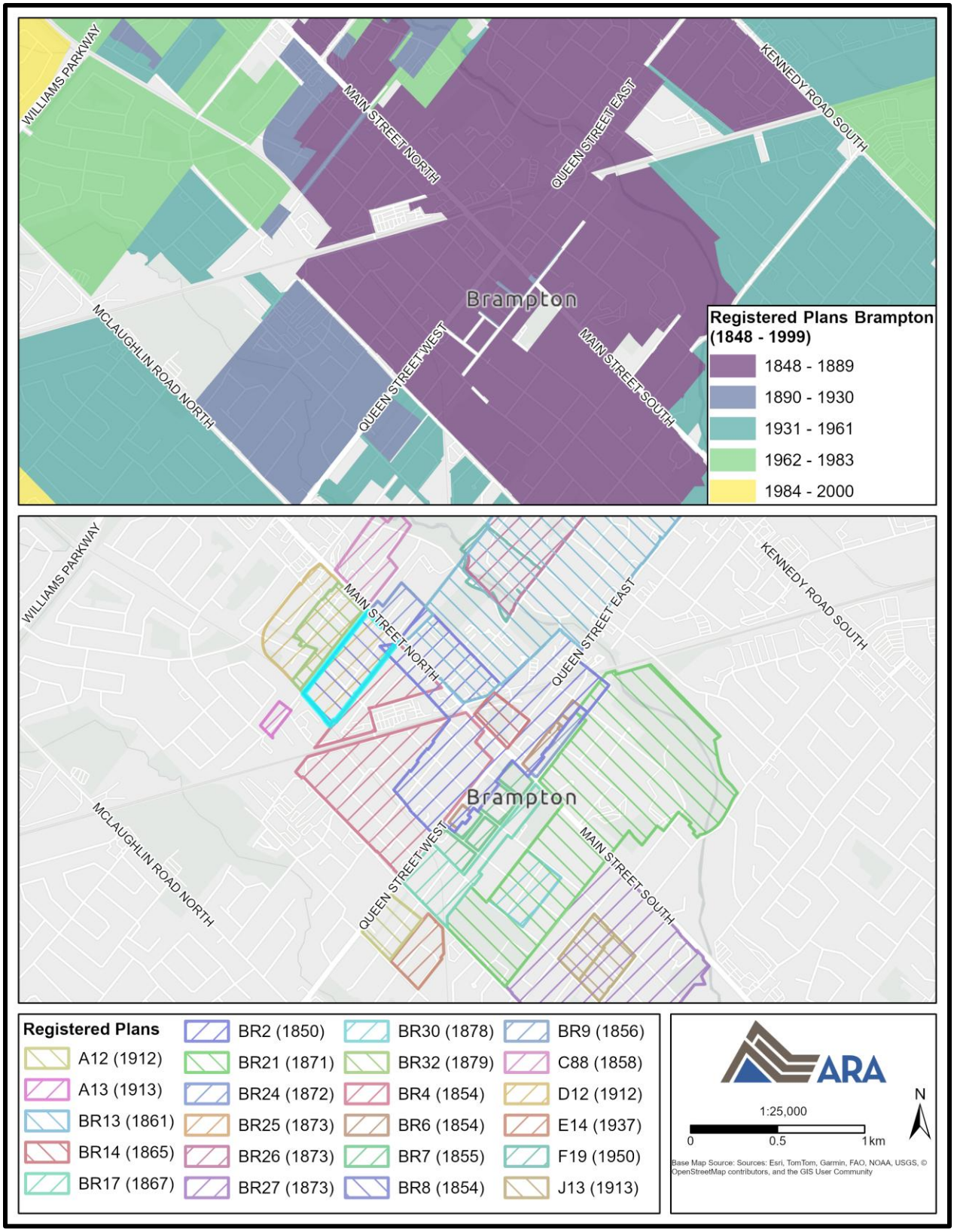
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 41 Elliott Street was built circa 1873 as a residence for William McConnell. Below is a history of the property from 1841 until the present day:

- The Crown Patent for Lot 5, Concession 1 WHS (200 acres) went to John Elliott in July 1841 (see Table 2)
    - John Elliott is credited with naming the Town of Brampton in 1834 (CoB 2024)
    - Tremaine's map of 1859 indicates the subject property was situated within the lands of George Wright at that time (see Map 5)
    - Elliott Street was not laid at this time according to the 1859 map
    - No structures are indicated within the subject property
- In November 1867, A.B. Scott registered Plan BR17 as a subdivision of part of the east half of Lot 5, Concession 1 WHS
- Jane Elliott and the executors of John Elliott sold multiple lots, including Lots 6 and 7 of Plan BR17, to Charles Dawson in August 1871
- Charles Dawson and his wife released Lots 6 and 7, Plan BR17 and other lands to William McConnell and his wife Ann in March 1872
    - William McConnell was born at the McConnell homestead on Lot 5, Concession 5 East in the Township of Chinguacousy, Peel County in 1834 (PB n.d.a)
    - The subject building was constructed by William McConnell after 1873 (CoB 2019)
    - In 1881, William McConnell was a 47 year old Gentleman living with his wife Ann (age 48) and their children Minnie (age 19), Charlotte (age 17), Jessie (age 15), Wilhelmina (age 11) and Annie (age 9) (LAC 1881)
    - William McConnell is considered a significant Brampton resident who was integral to the development of the Brampton Fairgrounds (present day Old Fairgrounds Park located immediately southeast of the subject property) (CoB 2019:4)
    - McConnell is credited with constructing several residences in the Town of Brampton (PB n.d.b; *Brampton Conservator* 1910)
        - It is possible that McConnell is responsible for building the residences at 36 Elliott Street and 32 Elliott Street, also red brick one-and-a-half storey Ontario Cottages (CoB 2019)
    - McConnell worked with James Hamilton as an Undertaker in Brampton (PB n.d.b)
    - William McConnell was a caretaker at the Court House in Brampton for a period of time (*Brampton Conservator* 1910)
    - William McConnell died June 6, 1910 at the age of 76 (*Brampton Conservator* 1910)
- An 1877 map indicates Elliott Street had been laid by this time and the surrounding lands were under development (see Map 6)
    - This map shows a developed area within the Town of Brampton but does not depict the subject property specifically
- McConnell sold the subject property to R.H. Hodgson in April 1883
- Hodgson and his wife sold the subject property to Richard Watson one month later in May 1883
    - Research could not confirm if Watson resided at the property

- William McConnell sold the remainder of his property (excepting the subject property sold to Hodgson) to the County of Peel for the County Agricultural Society in November 1884 (see Figure 2 to Figure 4 in Appendix A)
    - McConnell established the track on the fairgrounds, which was used as a driving park (PB n.d.b; *Brampton Conservator* 1910)
    - Athletic competitions were also held at the fairgrounds (PB n.d.b)
- In June 1904, Richard Watson sold the subject property to Mary Sweeney
- Land Registry Records indicate a significant increase in property value between 1904 and 1918, which is likely when the first rear addition was constructed (CoB 2019)
    - A rear second storey addition clad in vinyl appears to have been constructed sometime in the mid-20th century (CoB 2019)
- A topographic map from 1909 indicates the subject building was of frame construction at the time (see Map 7)
    - The Exhibition Grounds, also known as the fairgrounds, are indicated to the southeast of the subject property
- Sweeney sold the subject property to Mary Nelson in June 1918
- The 1917 Fire Insurance Plan does not have coverage for the subject property; however the 1924 Fire Insurance Plan indicates the subject building was a two storey brick building with a one-and-a-half storey garage and one storey outbuilding on the property (see Map 8)
    - Although the 1924 plan indicates the subject building is of brick construction, the 1909 topographic map and subsequent Fire Insurance Plans suggest the building was actually clad with a brick veneer by this time rather than being of brick construction
    - The municipal address of the subject property was 178 Elliott Street in 1924
- Fire Insurance Plans from 1931 and 1940 depict the same subject property layout as shown on the 1924 plan, however the 1931 and 1940 plans indicate the subject building is of frame construction clad in brick (see Map 9)
    - A comparison of the 1909 topographic map and the 1931 and 1940 Fire Insurance Plans suggests the subject building was originally frame and was clad with brick by 1924
    - The municipal address of the subject property was 356 Elliott Street in 1931 and 41 Elliott Street by 1940
- Mary Nelson retained the property until March 1943 when she sold it to Herbert and Eleanor Copeland
- The Copelands sold the subject property to George and Emma Allan in April 1946
- An aerial image from 1954 indicates the location of the subject property and depicts the adjacent fairgrounds with the driving park track (see Map 10)
- Emma Allan's executors sold the subject property to Diane Schulz in 1976
- The subject property was sold various times between 1976 and 2020 when it came under the ownership of Jagvinder Banwayat, Kulvinder, and Daljeet Saini

Table 2: Summary of Property Ownership at 41 Elliott Street (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	14 Jul 1841	Crown	John Elliott	All Lot 5, Concession 1 WHS, 200 acres
17	Plan	27 Nov 1867	John Elliott	A.B. Scott	Subdivision of part of the east half of Lot 5, Concession 1 WHS
21	Plan	May 1871	Plan of Part of the Estate of the Late John Elliott, Esq.	------	------
593	Bargain and Sale	22 Aug 1871	Jane Elliott et al.	Charles Dawson	$1,540.00, all and other lands
726	Release	22 Mar 1872	Charles Dawson and wife	William McConnell et al.	Lot 6, Plan BR17 and other lands
3224	Bargain and Sale	5 Apr 1883	William McConnell et al.	R.H. Hodgson et al.	41 Elliott Street
3261	Bargain and Sale	4 May 1883	R.H. Hodgson and wife	Richard Watson	41 Elliott Street; $900.00
3604	Bargain and Sale	29 Nov 1884	William McConnell	County Agricultural Society, County of Peel	$3,900.00
972	Quit Claim	11 Mar 1893	Jane Elliott et al.	William McConnell	Part
6929	Bargain and Sale	29 Sep 1904	Richard Watson	Mary Sweeney	41 Elliott Street; $500.00
12797	Bargain and Sale	25 Jun 1918	Mary Sweeney	Mary Nelson	41 Elliott Street; $2,500.00
20846	Grant	31 Mar 1943	Mary Nelson	Herbert and Eleanor Copeland	41 Elliott Street; $1,250.00
21778	Grant	15 Apr 1946	Herbert and Eleanor Copeland	George and Emma Allan	41 Elliott Street; $3,600.00
382911VS	Grant	19 May 1976	Executors of Emma M. Allan	Diane Schulz	41 Elliott Street
596726	Grant	30 Nov 1981	Diane and Thomas Schulz	Ivan and Denise Gaizuskas	41 Elliott Street #385911VS, excepting part
712600	Grant	30 Apr 1985	Ivan and Denise Gaizuskas	Hugh and Karan Van Patter	41 Elliott Street re: #385911VS
RO854070	Transfer	12 Jul 1988	Hugh and Karan Van Patter	Ann O'Reilly	41 Elliott Street
PR1033331	Transfer	23 Mar 2006	Ann O'Reilly	Ann O'Reilly and Peter Bailey	41 Elliott Street
PR3189995	Transfer	24 Aug 2017	Peter Bailey and Ann O'Reilly	Bhupinder Nizzer	41 Elliott Street
PR3756962	Transfer	23 Dec 2020	Bhupinder Nizzer	Kulvinder and Daljeet Saini, Jagvinder Banwayat	41 Elliott Street

6.3 Context

- Located at 41 Elliott Street in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th-century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - Elliott Street runs roughly northwest to southeast from Queen Street West to Harold Street and parallel to Main Street South, three blocks to the west
- The building is situated on the south side of Elliott Street, east of Fleming Avenue, and directly north of the Old Fairgrounds Park, within a dense residential neighbourhood
    - Old Fairgrounds Park is the former site of the Brampton Fairgrounds also noted as the 'Exhibition Grounds' on historic mapping (see Map 7)
    - This land (directly adjacent to the subject property) was originally used as a driving park in the 1870s and later sold by the owner of 41 Elliott Street to become the new site of the Brampton Fairgrounds in 1884 (CoB 2019)
    - The Brampton Fairgrounds were sold to the City of Brampton in 1992 and the adjacent land is now known as Old Fairgrounds Park (CoB 2019)
    - 41 Elliott Street "maintains its contextual connection with the adjacent land, which continues to be used by the community for recreational uses" (CoB 2019:4)
- The property contributes to the Elliott Lands 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 area's distinct character as follows: "The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century" (CoB 2019:4)
    - George Robb Architect et al.'s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- It has a moderate setback from Elliott Street on a deep and narrow lot
- An asphalt driveway accessed from Elliott Street runs along the east side of the residence and terminates at the single-car garage, and another asphalt driveway accessed from Elliott Street runs along the west side of the residence and curves behind the building in the rear yard
- The front yard of the flat property is grassed and landscaped with an interlocking brick walkway leading to the central entrance, and foundation plantings along the façade of bushes and shrubs
- One young tree is growing in the front yard and a number of mature trees, providing canopy cover, appear to be growing in the rear yard and along the west property line
- The Elliott Street streetscape character can be described as follows:
    - For the purposes of this report, geographically, the Elliott Street streetscape includes Elliott Street from approximately Queen Street West to Frederick Street (see Map 6, Map 7 and Map 10)
    - Comprised of predominantly one to two-and-a-half storey residences on narrow lots with the Old Fairgrounds Park and McHugh Public School comprising open park space and a significant portion of the streetscape
    - Primarily brick construction (majority are red, brown or multitone brick)

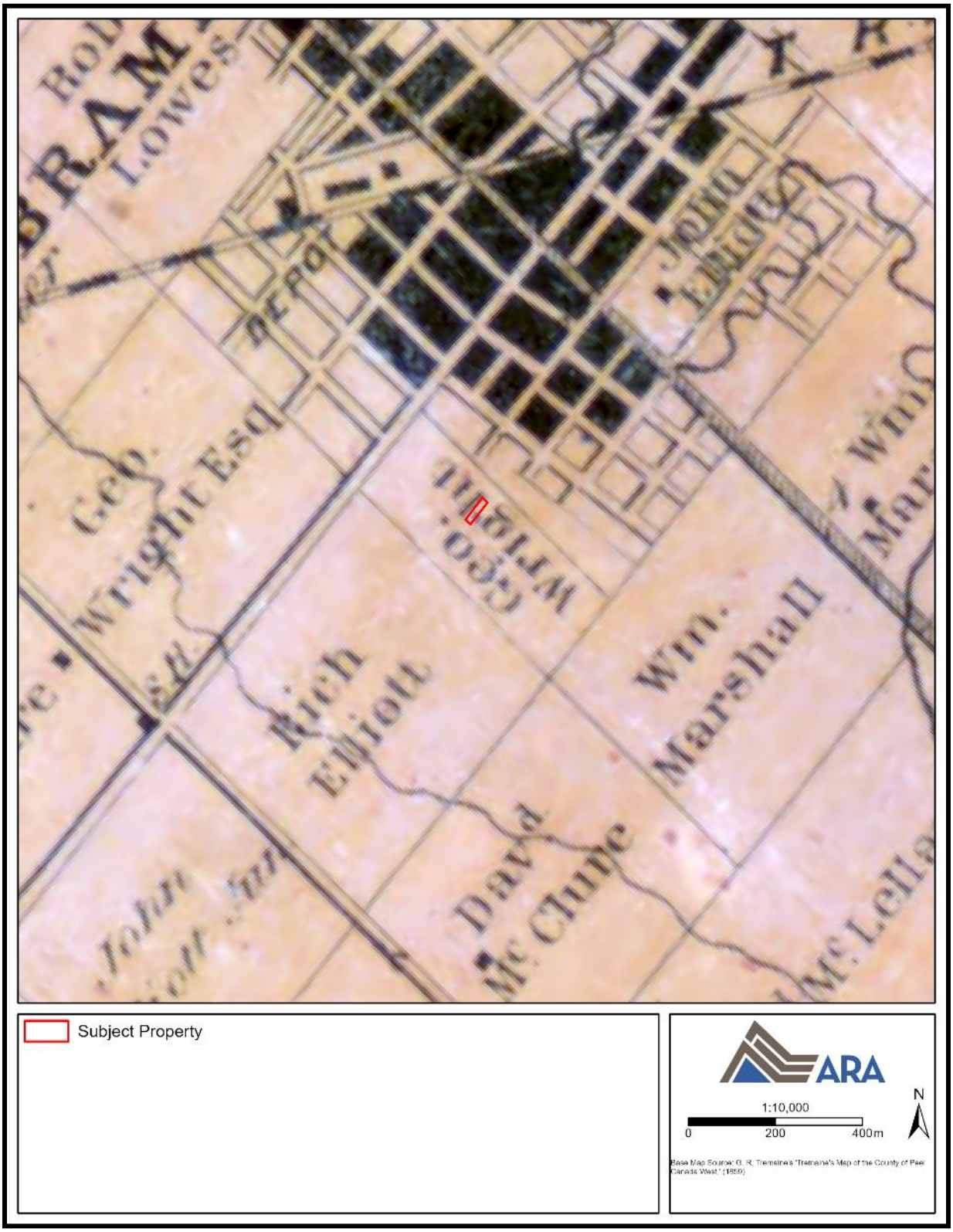
    - Many buildings share similar features including front and side gable roofs, front porches, and detached single-car garages set back slightly from the residences
    - Streetscape exhibits relatively narrow and consistent setbacks
    - Elliott Street includes a sidewalk on both sides with a grassed boulevard planted with mature street trees (a grassed boulevard is not present on the block containing the subject property)
- Several residential side streets extend from Queen Street West and Mill Street South 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 the historic mapping (see Map 6, Map 7 and Map 10) include: Flemming Avenue, Wellington Street West, Craig Street, Mill Street South, and Elizabeth Street South
    - The character of the residential side streets is generally in keeping with the character of the Elliott Street streetscape
    - Comprised of predominantly one to two-and-a-half storey residential buildings
    - Primarily brick construction (majority are red, brown or multitone brick, many covered with siding)
    - Variety of architectural styles including Tudor, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian structures
    - Setbacks are relatively narrow and consistent
    - Streetscapes include 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 Elliott Street and the residential side streets date from the late 19th to mid-20th 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 Elliott Street and the residential side streets

Table 3: Selection of 19th Century Buildings Along Elliott Street in City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
23 Elliott Street (Bert Large House)	Residence, Gothic Revival, two-storey cross gable, lancet window opening within the gable peak Designated under Part IV of the OHA	Circa 1878	
32 Elliott Street	Residence, two-storey Gothic Revival Ontario Cottage, red brick with an enclosed porch and a lancet window opening within the gable peak May have been built by the same individual that constructed the subject property, William McConnell	Circa 1925	
33 Elliott Street	Residence, two-storey clad in vinyl siding, front gable roof, decorative vergeboard detailing, and an open porch	1870	
36 Elliott Street	Residence, one-and-a-half storey red brick Gothic Revival Ontario Cottage with a side gable roof and a centre gable with a lancet window, and a covered porch spanning the façade May have been built by the same individual that constructed the subject property, William McConnell	Circa 1880	
40 Elliott Street	Residence, one-storey vernacular structure clad in red brick with a covered porch supported by half brick columns	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
42 Elliott Street	Residence, one-storey, Tudor with multitone brick cladding with an arched entryway with soldier course trim and a tall brick chimney	Unknown	
44 Elliott Street	Residence, two-and-a-half storey red brick Edwardian construction with a covered front porch and a hip roof with two side dormer windows	Unknown	
46 Elliott Street	Residence, two-storey red brick vernacular construction with two gable dormers and a one-storey addition to the side	Unknown	
48 Elliott Street	Residence, one-and-a-half storey Tudor-inspired structure with multitone brick cladding and an asymmetrical façade with an entablature surrounding the doorway	Unknown	

7.0 MAPS



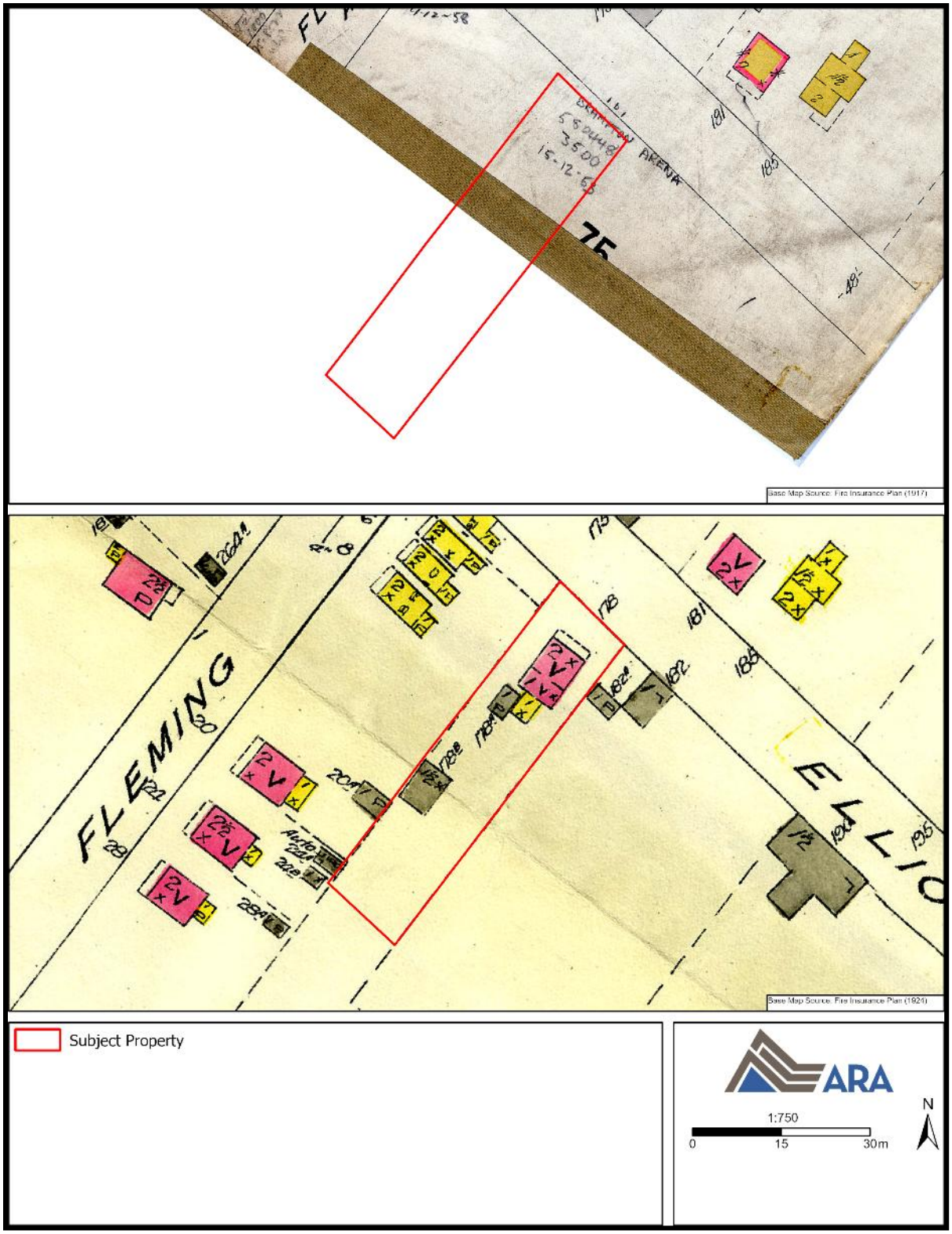
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



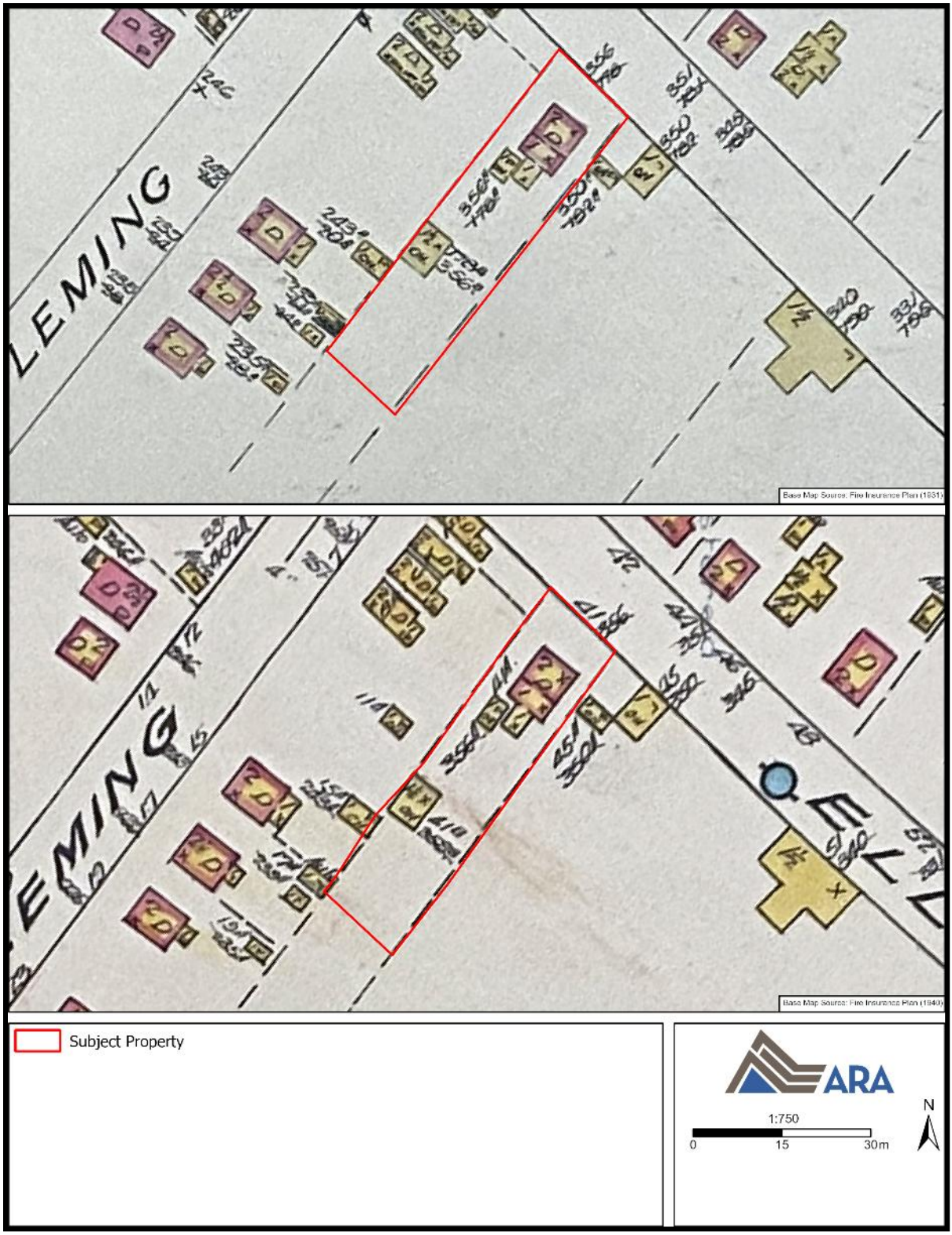
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1917, 1924)



Map 9: Subject Property Shown on A 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931, 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 41 Elliott Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 41 Elliott Street 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	41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak over a single window opening are the hallmarks of this style and all are exemplified in the design of 41 Elliott Street. The central gable features decorative vergeboard, characteristic of Ontario Cottages influenced by the Gothic Revival style. The window and door openings are segmentally arched with simple brick voussoir and smooth concrete lug sills, and a single red brick chimney projects from the exterior of the west elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	41 Elliott Street 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	41 Elliott Street 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	41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets. In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes. An article written about William McConnell's death in 1910 stated he worked in partnership with James Hamilton as an undertaker and that he built several houses in Brampton. Two Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street, similar in design to the subject property, where

Description	Criteria Met Yes/No	Value
		constructed around the same time and may have also been built by William McConnell.
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 41 Elliott Street 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	Yes	41 Elliott Street reflects the work of William McConnell who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19th century land use character along the Elliott Street streetscape. 41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	41 Elliott Street is physically and historically linked to its surroundings. It is located directly adjacent to Old Fairgrounds Park, the site of the former Brampton Fairgrounds. William McConnell, who owned and is believed to have built the subject property, also owned the former fairground lands, using the 13-acre site as a driving park for horse races and athletic meets before selling the property to the County of Peel Agricultural Society in 1884 to host the annual Fall Fair. William McConnell is also believed to have constructed two similar red brick Ontario Cottages nearby at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.
The property has contextual value because it is a landmark	No	41 Elliott Street 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
41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style	• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade • Red brick cladding laid in a stretcher bond pattern • Medium pitched side gable roof with a steeply pitched central gable peak • Decorative vergeboard in the central gable peak • Single segmentally arched window opening in the central gable peak • Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills • Segmentally arched door openings • Single red brick chimney
41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds	• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade • Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property • Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell
41 Elliott Street reflects the work of William McConnell	• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade • Red brick cladding laid in a stretcher bond pattern • Medium pitched side gable roof with a steeply pitched central gable peak • Single segmentally arched window opening in the central gable peak • Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell
41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton	• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade • Red brick cladding laid in a stretcher bond pattern • Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow lot • Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property

Cultural Heritage Value or Interest	Heritage Attribute
41 Elliott Street is physically and historically linked to its surroundings	• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade • Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property • Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

41 Elliott Street is located in the City of Brampton's historic core on the south side of Elliott Street, east of Fleming Avenue, and directly north of the Old Fairgrounds Park. It consists of a one-and-a-half storey Gothic Revival-inspired Ontario Cottage building constructed circa 1873.

Statement of Cultural Heritage Value or Interest

41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak over a single window opening are the hallmarks of this style and all are exemplified in the design of 41 Elliott Street. The central gable features decorative vergeboard, characteristic of Ontario Cottages influenced by the Gothic Revival style. The window and door openings are segmentally arched with simple brick voussoir and smooth concrete lug sills, and a single red brick chimney projects from the exterior of the west elevation.

41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets. In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes.

An article written about William McConnell's death in 1910 stated he worked in partnership with James Hamilton as an undertaker and that he built several houses in Brampton. Two Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street, similar in design to the subject property, where constructed around the same time and may have also been built by William McConnell.

41 Elliott Street reflects the work of William McConnell who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.

41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19th century land use character along the Elliott Street streetscape. 41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

41 Elliott Street is physically and historically linked to its surroundings. It is located directly adjacent to Old Fairgrounds Park, the site of the former Brampton Fairgrounds. William McConnell, who owned and is believed to have built the subject property, also owned the former fairground lands, using the 13-acre site as a driving park for horse races and athletic meets before selling the property to the County of Peel Agricultural Society in 1884 to host the annual Fall Fair.

William McConnell is also believed to have constructed two similar red brick Ontario Cottages nearby at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.

Cultural Heritage Attributes

41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Decorative vergeboard in the central gable peak
- Single segmentally arched window opening in the central gable peak
- Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills
- Segmentally arched door openings
- Single red brick chimney

41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade

- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

41 Elliott Street reflects the work of William McConnell. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Single segmentally arched window opening in the central gable peak
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. The property contains the following heritage attributes that reflect this value:

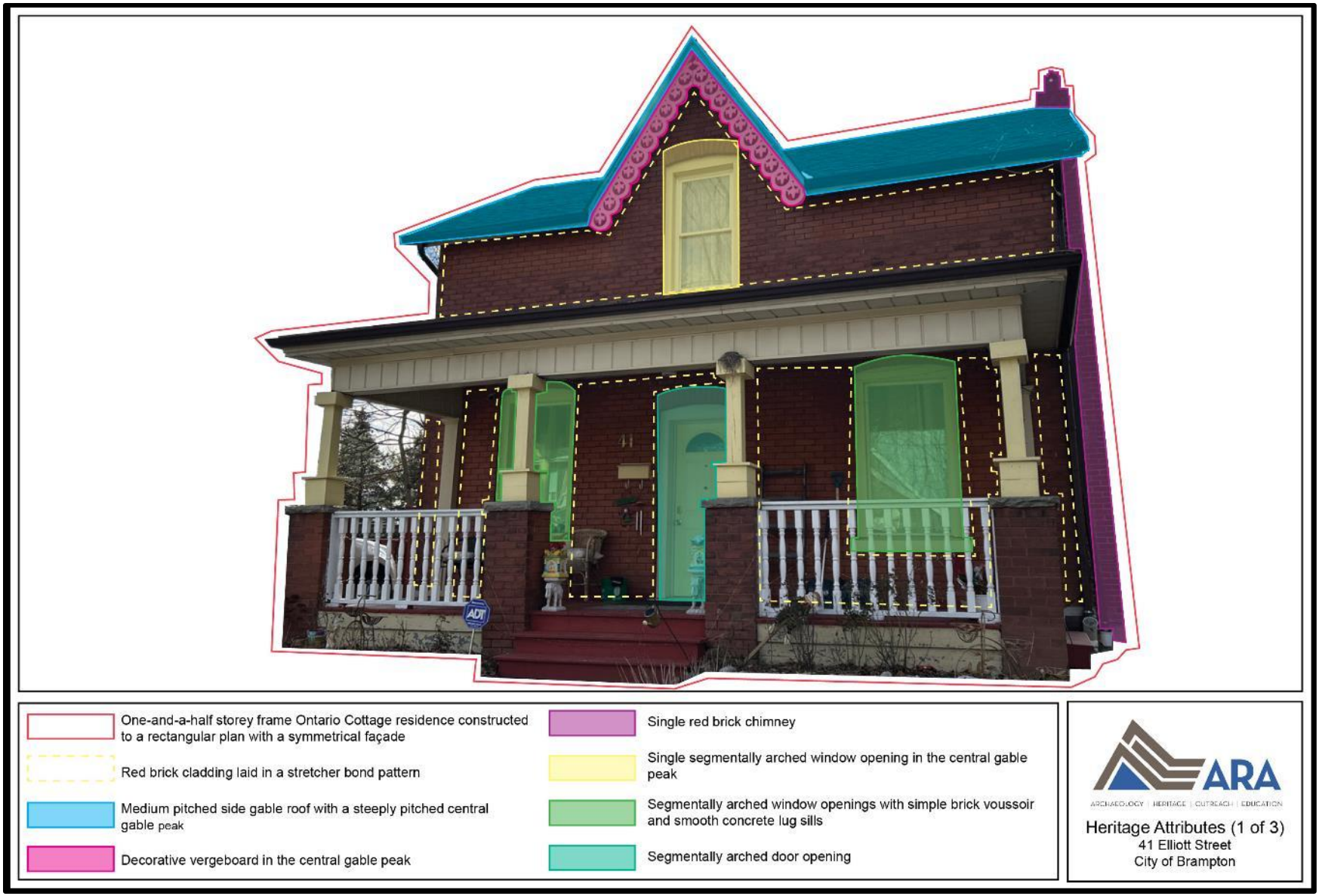
- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow lot
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property

41 Elliott Street is physically and historically linked to its surroundings. The property contains the following heritage attributes that reflect this value:

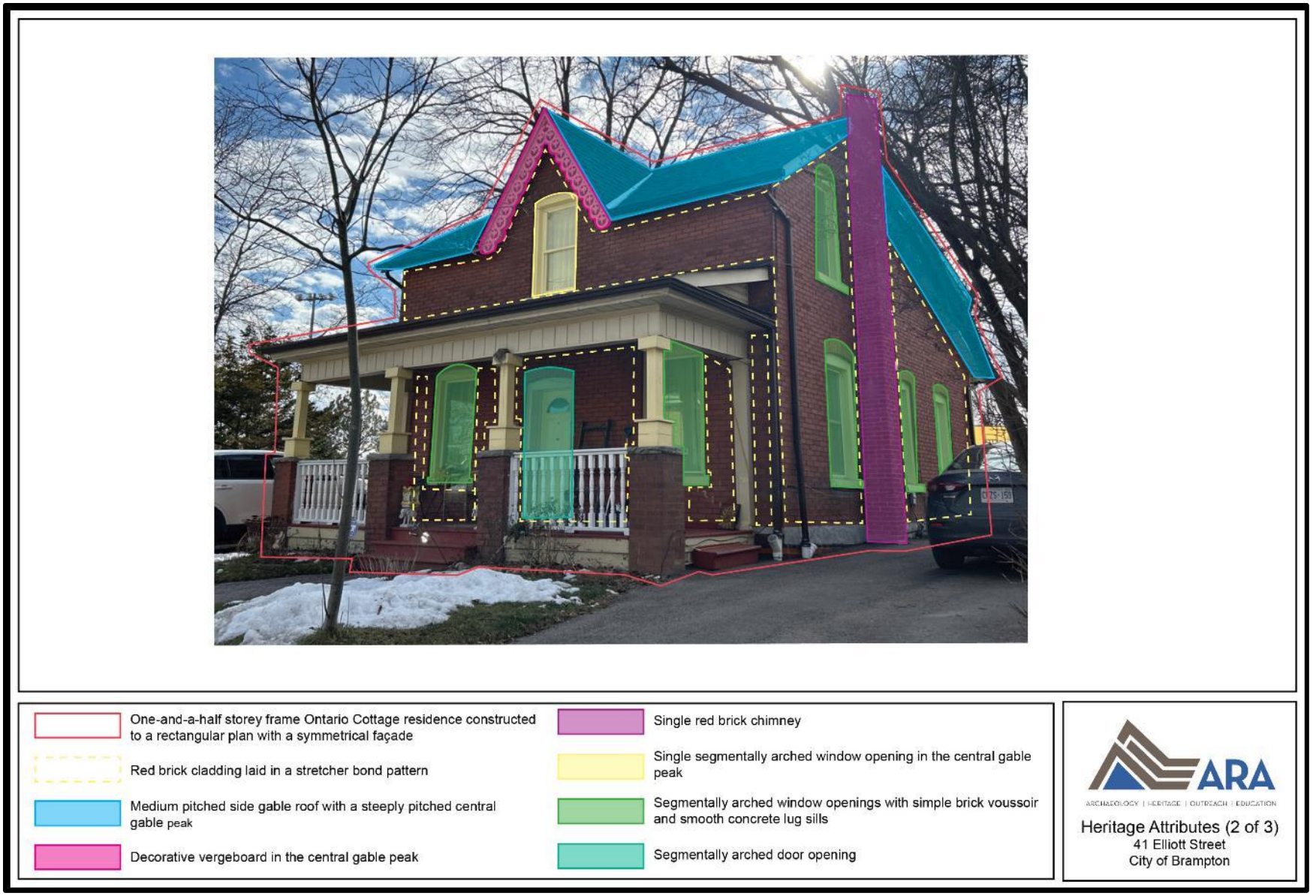
- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

11.0 MAP OF HERITAGE ATTRIBUTES

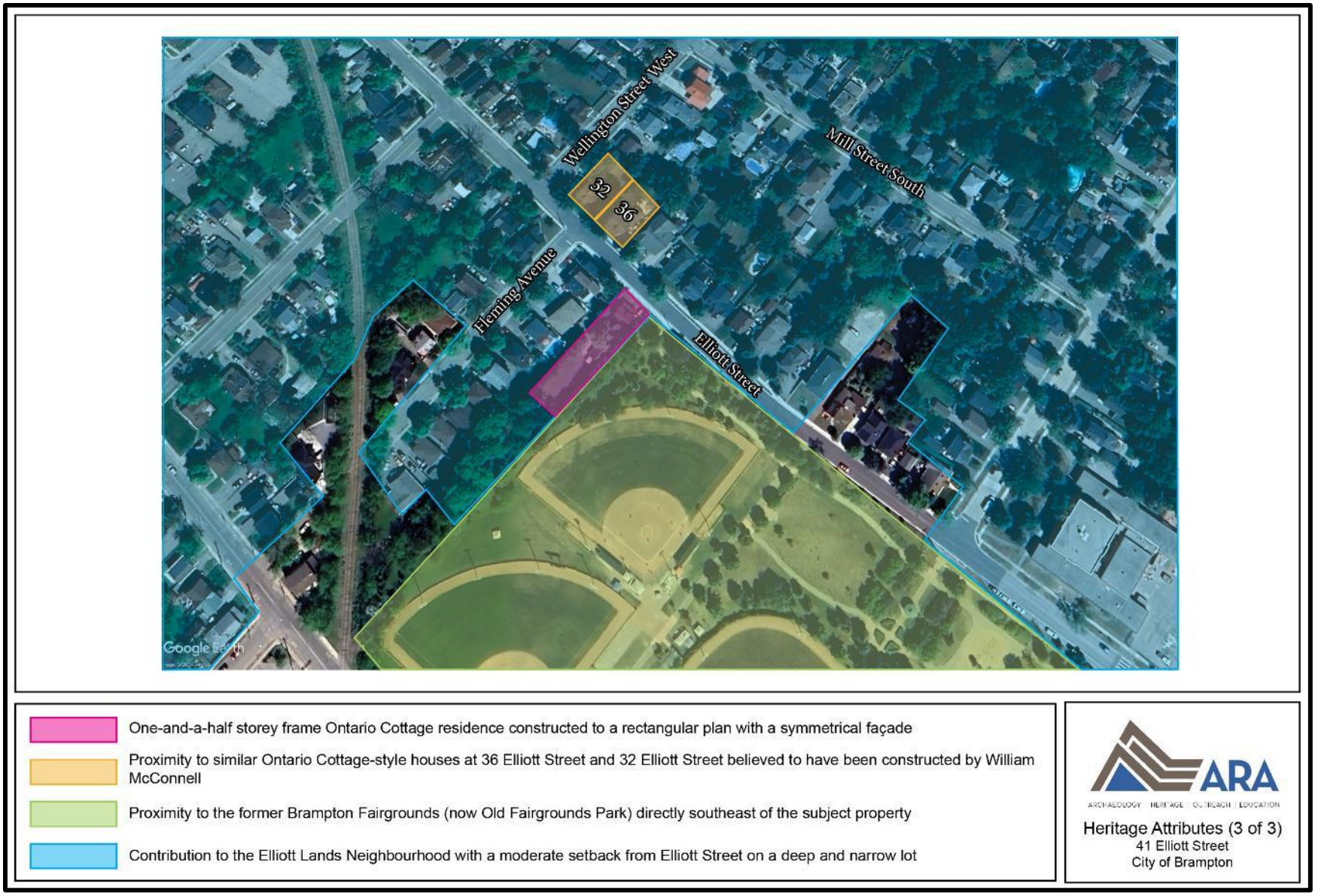
The following figures display the heritage attributes as outlined above (see Section 9.0).



Map 11: Map of Heritage Attributes of 41 Elliott Street



Map 12: Map of Heritage Attributes of 41 Elliott Street



Map 13: Map of Heritage Attributes of 41 Elliott Street

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. 41 Elliott Street meets five 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 2: Image of Stone Gate at Old Fairgrounds Park (Elliott Street Entrance) with Plaques Commemorating County of Peel Agricultural Society (ARA 2023)

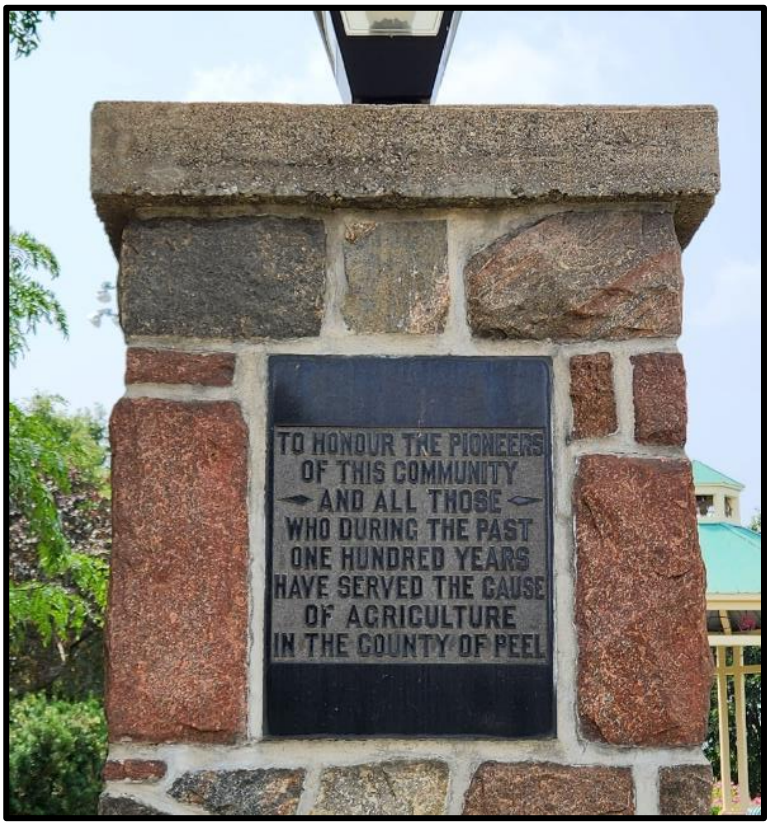


Figure 3: Detail of Plaque on Stone Gate at Old Fairgrounds Park Commemorating County of Peel Agricultural Society (ARA 2023)

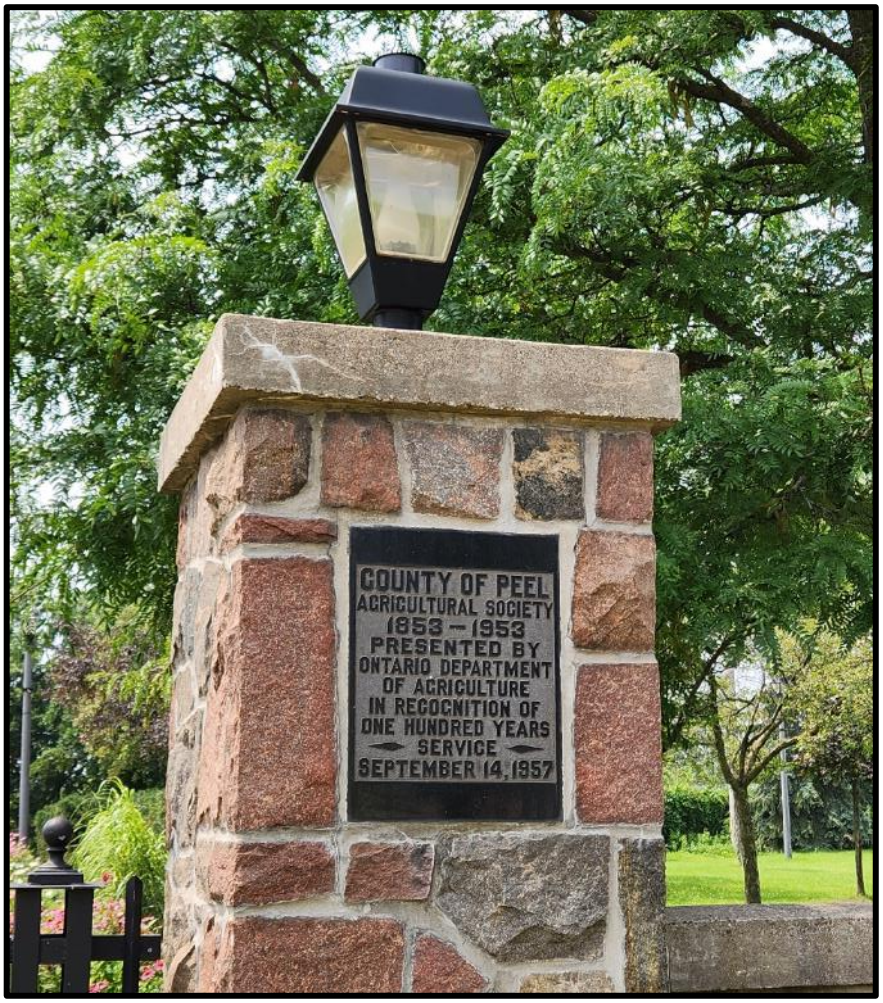


Figure 4: Detail of Plaque on Stone Gate at Old Fairgrounds Park Commemorating County of Peel Agricultural Society (ARA 2023)

41 Elliot Street







Table 1: Characteristics of Ontario Cottage Architecture
(Adapted from Fram 2003; Blumenson 1990; Kyles 2016; McAlester 1984)

Characteristics of Ontario Cottage Architecture	Characteristics of 41 Elliott Street
One-and-a-half storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes – Rectangular
Symmetrical or balanced façade	Yes
Ornate doorways (often with sidelights and transom)	No
Hip roof or gable roof with central gable	Yes
Window in central gable (half moon or lancet window is common, however regional variation is often expressed)	Yes – Segmentally Arched
Roof can have a dormer, a belvedere or two chimneys often symmetrically placed	Partial – One chimney
Decorative woodwork (expressed in finials, trim, verge boards, verandahs, or entrances)	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	No
Partial or full porch (often with split post and shallow roof)	Yes





June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 51 David Street – Ward 1**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-313

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 51 David Street – Ward 1**, be received;

2. That designation of the property municipally known as 51 David Street under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 51 David Street in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 51 David Street under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 51 David Street possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

51 David Street is located in Ward 1, on the east side of David Street between the former alignment of the Canadian Pacific Railway and Main Street North, within the Washington Block and Area Neighbourhood. The property contains a two-storey Tudor Revival residential building constructed between 1936 and 1940.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 51 David Street meets two criteria under Ontario Regulation 9/06, relating to design/physical value and contextual value.

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statement of Cultural Heritage Value or Interest

<u>Design/Physical Value (Criteria 1)</u>

51 David Street is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s, partially influenced by the works of local builder, Harry Hergaarden.

Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

The building exhibits many hallmark elements of the style, including:

- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Patterned stonework of quoins
- Brick chimney with a corbelled detail
- Bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof

- A formal entrance with an octagonal leaded window
- A dormer window clad in cedar shakes and a projecting bay
- Segmentally arched window openings on the north and south elevations
- Gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail

The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.

Contextual Value (Criteria 7)

51 David Street is important in maintaining the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. The residential side streets in the Washington Block were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton.

Located off the core's main streets – Queen Street and Main Street – the David Street streetscape is comprised of 19th to mid-20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian.

51 David Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Rock-faced stone half-quoining
- Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail
- Dormer window clad in cedar shakes with two rectangular window openings
- Projecting multitone brick chimney with corbelling
- Decorative fascia designed in a geometric pattern
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill

- Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof
- Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills
- Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)
- Fixed, three-paned, leaded glass window (south elevation)
- Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course
- Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone
- Large wooden bracket supported on a stone base
- One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof
- Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David Street on a narrow, rectangular lot

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 51 David Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 51 David Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Tudor Revival building is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 51 David Street According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 51 David Street Presentation.
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 51 David Street According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 51 David Street 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 of Brampton 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.

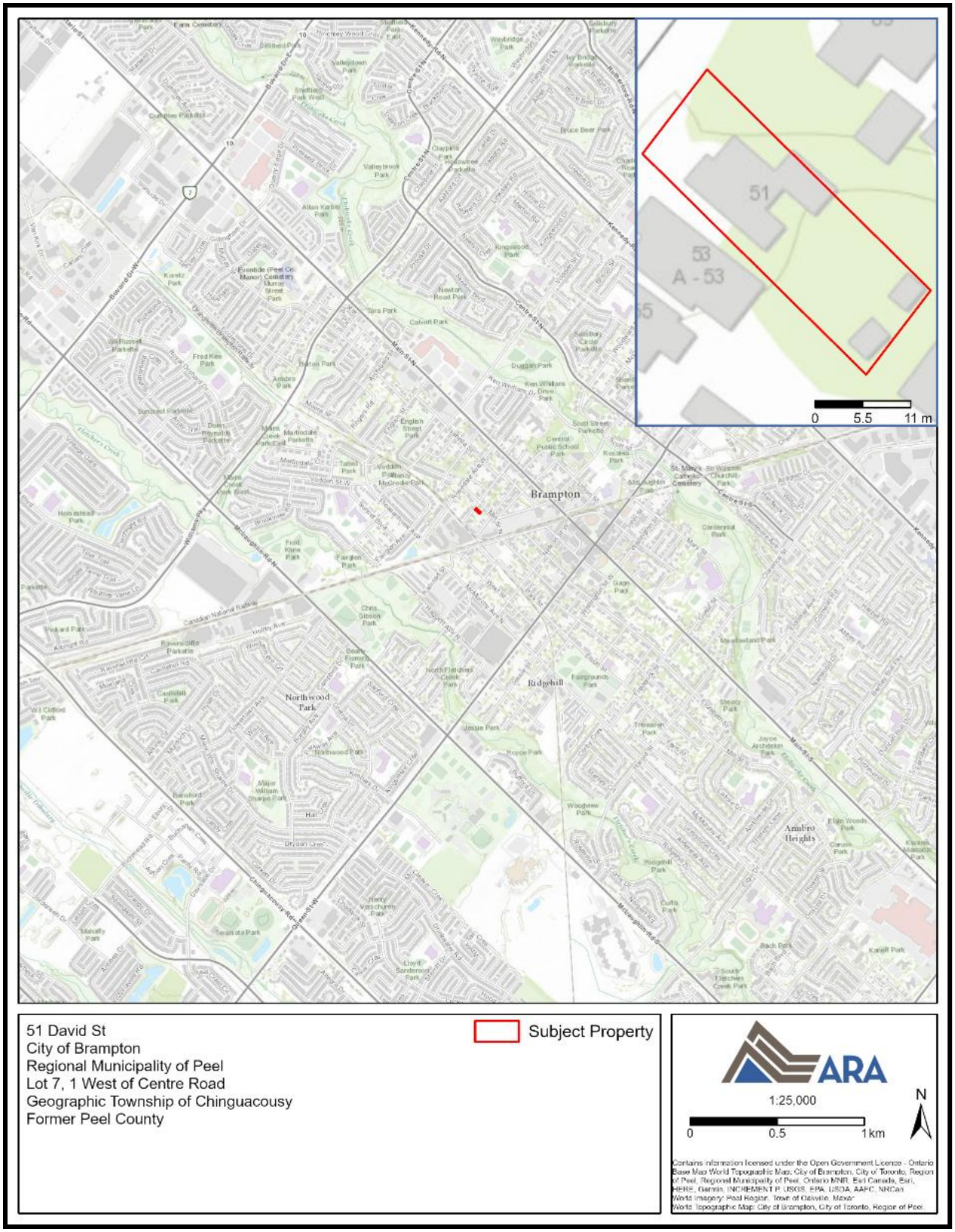
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 51 David Street 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: 51 David Street, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: PLAN BR 32 PT LOT 28

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 Ac*t 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 Ac*t, 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: Façade of 51 David Street
(Photo taken February 7, 2024; Facing Southeast)



Image 2: Detail of Gable Peak of 51 David Street
(Photo taken February 7, 2024; Facing Southeast)



Image 3: Detail of Bay Window of 51 David Street
(Photo taken February 7, 2024; Facing Southeast)



Image 4: Detail of Entryway of 51 David Street
(Photo taken February 7, 2024; Facing Southeast)



Image 5: North Elevation of 51 David Street
(Photo taken February 7, 2024; Facing South)



Image 6: Southwest Corner of 51 David Street
(Photo taken February 7, 2024; Facing East)



Image 7: Context View of 51 David Street From the North Side of David Street (Photo taken February 7, 2024; Facing South)

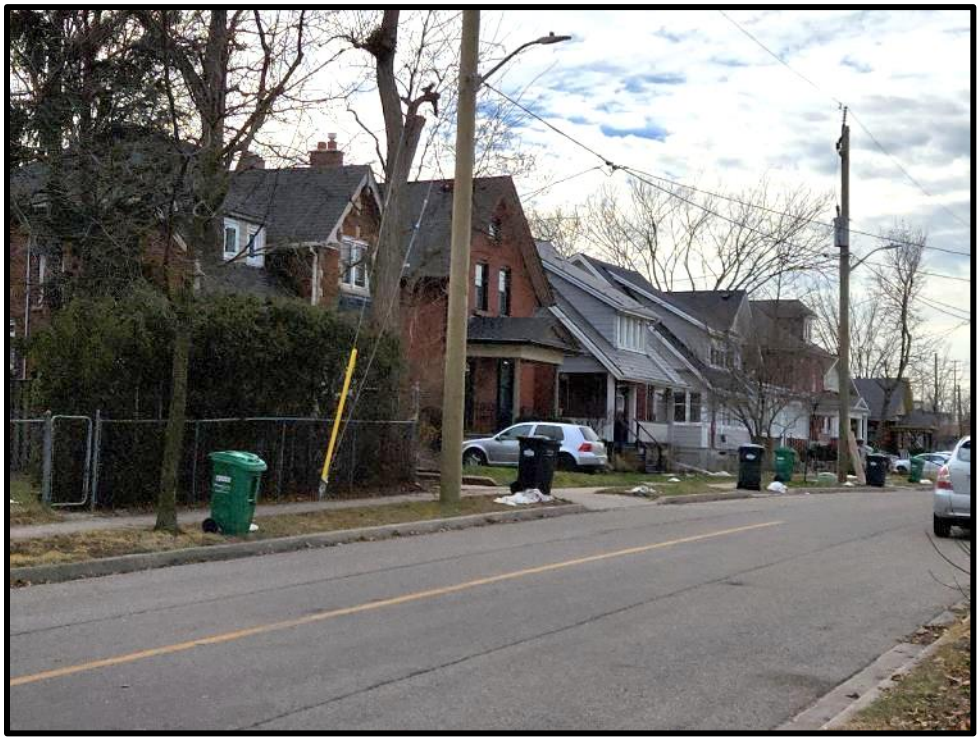


Image 8: Context View of 51 David Street From the North Side of David Street (Photo taken February 7, 2024; Facing South)



Image 9: Context View of David Street From Near Isabella Street (Photo taken February 7, 2024; Facing Southwest)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

While the name of the Tudor Revival architectural style suggests it is primarily influenced by the Tudor period in the early 16th century, the Tudor Revival style is best described as "loosely based on a variety of late Medieval English prototypes, ranging from thatch-roof folk cottages to grand manor houses" (McAlester 1984:358). The Tudor Revival style that arrived in North America in the late 19th century and gained popularity in the 20th century also incorporates influences from both the Elizabethan era (Elizabeth I reign) and Jacobean eras (James I reign). As explained by McAlestar in *The Field Guide to American Houses,* "[a]rchitectural historians have proposed the contracted term "Jacobethan" style for these early Tudor landmarks" (McAlester 1984:358). Similarly, in *Ontario Architecture,* author Blumensen uses the broader term 'period revivals' to capture this architectural era, noting:

> *… period revival designs may be marked by a striking combination of Medieval forms with classical elements, reflecting the Elizabethan and Jacobean periods, when Renaissance features began to 'modernize' the Gothic … the inclusive term 'Period Revival' refers to those 20th century designs that reflect in one way or another this transitional era from the late Gothic or Tudor to the Jacobean periods* (Blumenson 1990:156).

Unlike the early Tudor, or the elaborate 'Jacobethan' grand landmarks, a "less formal, more picturesque early English model dominated architecture fashion" after World War I and was often applied to residential structures (McAlester 1984:356).

In Ontario, the style is commonly found in residential suburbs with the height of its popularity peaking in 1920 and again in 1940, though elements of the style remain in common use today (Fram 2003:30). Tudor Revival designs regularly applied multiple materials as according to Ricketts et al.:

> *The style is most readily recognized by the use of mock half-timbering, that is, exposed wooden beams infilled with stucco. Other typical motifs include drop moulding, leaded glass, bay windows, twisted chimneypots, prominent gables, steeply pitched and irregular rooflines, and a generally picturesque, asymmetrical massing* (2003:153).

Fram also notes that Tudor Revival architecture is "boxy, though often contrived to appear L shaped and roofs were typically shingled in slate or wood, occasionally curved to resemble thatch" while the windows were generally "tall, narrow, or small paned, often grouped" (2003:30). Tudor Revival designs often include recessed entrances and wrought iron ornamentation or hardware (Fram 2003). In Ontario, there is a great variety of interpretations of the Tudor Revival periods expressed in decorative features, overall forms, and building elements that can be simultaneously applied to one building.

During the 1930s and 1940s, there was a wave of construction in the Tudor Revival style in Brampton partially influenced by the works of local builder, Harry Hergaarden (CoB 2025a). There are 11 examples included on the City's Municipal Register of Cultural Heritage Resources, forming a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

A description of the architecture/design of 51 David Street is as follows:

- Two-storey building constructed to a rectangular plan with a three-bay asymmetrical façade, although the footprint appears L-shaped due to the projecting bay and recessed entrance (Image 1)
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern with rock-faced stone half-quoining on the façade and surrounding the entrance and second-storey window (Image 1 to Image 4)
- Hip roof clad in asphalt shingles with a projecting gabled bay (south side of the façade) and a dormer window in the north side of the façade (Image 1, Image 2, and Image 6)
    - Roofline of the north two bays extend to the top of the first storey and overhangs the entrance
    - Dormer window has a hip roof, is clad with cedar shakes, and includes two rectangular window openings and thick casings (Image 2)
    - Gable peak of the projecting bay is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail (Image 2)
    - Decorative fascia designed in a geometric pattern along the north two bays and the bay window in the south bay is a replacement element (replaced due to rot)
- A multitone brick chimney (restored) projects from the south elevation and includes corbelling at the base of the second storey (Image 6)
- Modern drainage system with downspouts and gutters (Image 1)
- Rock-faced ashlar stone foundation (Image 3)
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins along the sides, finished with a rock-faced stone lug sill (Image 2)
- The bay window includes five tall, narrow, rectangular, leaded glass panes with wood casings with a rock-faced stone lug sill above a multitone brick base (Image 3)
    - A steeply pitched bell-cast roof above the bay window is clad in asphalt shingles
- Varied fenestration of the north and south side elevations (Image 5 and Image 6)
- Window openings on the north and south elevations are segmentally arched with wood casings and finished with brick rowlock headers and rock-faced stone lug sills (Image 5 and Image 6)
    - The north elevation includes a casement window with a triple paned transom, as well as a fixed, segmentally arched window opening with a leaded glass casement window
    - The south elevation includes only one segmentally arched window opening with three, fixed, leaded glass panes (Image 6)
    - Segmentally arched window openings in the basement include triple rowlock headers, stone sills, and modern windows
- The recessed, rectangular entryway in the façade's centre bay is surrounded by rock-faced stone quoins and a lintel with a keystone (Image 4)
    - The entrance includes a wood storm door in front of a wood door with lites
- One large wood bracket supported on a stone base is located on the left (north) side of the recessed entrance (Image 4)
- A narrow, octagonal window opening with a thick, moulded wood casing and a leaded glass pane surrounded by a brick header course is located to the left (north) side of the entryway (Image 4)
- The entrance is accessed by a replacement porch with a concrete landing, turned wood posts and railings, and wood stairs (Image 4)

- A plaque beside the entrance reads, “English Cottage Revival Style Circa 1930” (Image 4)
- A side entrance in the north elevation has a segmentally arched opening with rowlock headers, a concrete sill, and a wood panel door with lites (Image 5)
    - A wood milk box is located to the west of the side door
- A one-storey, attached, single-car garage, contemporary to the residence, projects from the northeast corner of the residence (Image 1, Image 4, and Image 5)
    - The garage is built to a rectangular plan and is clad in multitone brick laid in a stretcher bond pattern with a hip roof clad in asphalt shingles and a single, paneled, wood garage door
    - A segmentally arched window opening with a brick rowlock header, stone sill, and multi-paned wood windows is located in the garage’s north elevation
- A single-width asphalt driveway accessed from David Street runs along the north side of the property and terminates at the garage (Image 1)
- The front yard of the flat property is grassed and landscaped with a garden along the pathway to the front porch and a bush growing along the remainder of the façade (Image 1 and Image 6)

When examined against the typical characteristics of Tudor Revival architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), *Well-Preserved* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *A Field Guide to American Houses* (McAlester 1984), 51 David Street exhibits most of the characteristics of the Tudor Revival design and can therefore be considered a locally representative example of the style (see Table 1). The property also retains high material integrity with repairs and restoration appearing to have been completed using sympathetic materials.

Table 1: Characteristics of Tudor Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; Fram 2003; Ricketts et al. 2011; McAlester 1984)

Characteristics of Tudor Revival Architecture	Characteristics of 51 David Street
One-and-a-half to two-and-a-half storeys	Yes – Two
Asymmetrical massing	Yes
Steeply pitched roof	Yes
Cross gable roof with dormers (sometimes clipped or jerkin head roofs)	Yes
Façade dominated by one or more prominent gable ends	Yes
Half-timbered decorative treatment (typically wood stain dark with stucco infill)	No
Large and elaborate chimneys	Yes
Tall narrow windows	Yes – Bay window
Bay windows	Yes
Leaded glass detailing	Yes
Windows usually grouped (in strings of three or more)	Partially – Bay window
Multi-pane glazing on windows	No
Formal front entrance recessed or detailed surrounds	Yes
Patterned brickwork or stonework	Yes
Wrought iron ornamentation or hardware	No

6.2 History

6.2.1 City of Brampton History

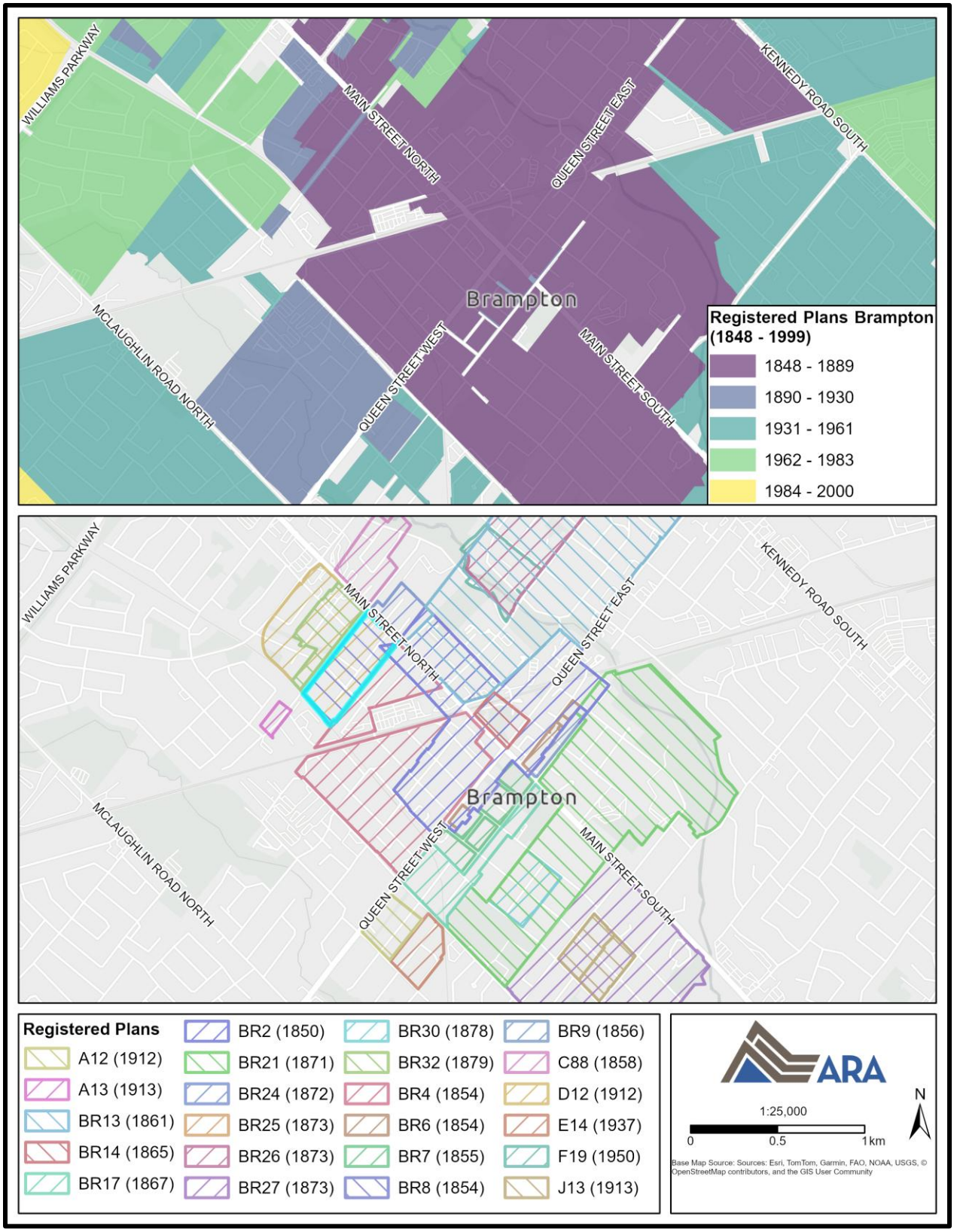
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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

6.2.2 Site Specific History

The building at 51 David Street was constructed between 1936 and 1940 as a residence. Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS (100 acres) went to Robert Lowes in February 1831 (see Table 2)
- An historic map from 1859 indicates the subject property remained part of the lands of Robert Lowes at the time and that David Street had not yet been extended to the west beyond the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (see Map 5)
- In March 1877, Robert Lowes and his wife sold half an acre of the east half of Lot 7, Concession 1 WHS, also known as Lots 27 and 28, Plan BR32 to Annie McClure
- An historic map from 1877 indicates the subject property was located at the west part of Brampton at the time and that David Street had still not been extended to the west beyond the Washington Block (see Map 6)
- In December 1880, Lot 28, Plan BR32 was transferred by Power of Attorney from Joseph McClure to James McClure and then Ann McClure et al. sold the lot to John Sanderson
- John Sanderson and his wife sold Lot 28, Plan BR32 and other lands to Peter Chisholm in March 1885
- A topographic map from 1909 indicates the subject building had not been constructed by this time as David Street, although now extending west beyond the Washington Block, had not yet reached the block containing the subject property (see Map 7)
- In September 1920, Amelia Chisholm et al. sold part of Lot 28, Plan BR32 and other lands to Matthew Robinson for $4,050.00
    - Although the high cost of the sale, it must be noted the sale included the subject property “and other lands”
        - The apparent increase in value of the property is actually a result of other lands being included with the sale of the subject property
- A Fire Insurance Plan from 1924 indicates a two-storey frame building with a narrow setback and a one-storey rear outbuilding had been constructed on the subject property
    - The building depicted on the 1924 Fire Insurance Plan is not the subject building, but an earlier frame structure
- A Fire Insurance Plan from 1931 depicts the same structure on the subject property that is shown on the 1924 Fire Insurance Plan
    - The one-storey outbuilding remained at the rear of the subject property at this time
- On July 17, 1936, the executors of Matthew Robinson sold part of Lot 28, Plan BR32 to Verna Baldock and Baldock then sold the same to Arthur Pearen for $300.00
    - The low value of the subject property at the time of the sale to Pearen suggests the previous building on the subject property had been demolished by the time of the sale and the subject property was vacant when purchased by the Pearens
    - A mortgage was not registered on the property by the Pearens, suggesting they may have financed the construction of the subject building with their own funds
        - Arthur Geraldy Pearen was a Brampton grocer on Queen Street beginning in 1916 (Unknown 2011)
        - Pearen sold groceries, provisions, flour, feed, seeds, boots and shoes and his store was considered one of the more complete grocery stores in Brampton (Unknown 2011)
        - Pearen was the sole agent for Empress Shoes (Unknown 2011)

  - The subject building was constructed while the subject property was under the ownership of Arthur and Helen Pearen between 1936 and 1940
  - Arthur Pearen died February 26, 1941, at which time he was living at 51 David Street (AO 1941)
- A Fire Insurance Plan from 1940 indicates the two-storey brick subject building and attached garage had been constructed by this time (see Map 8)
  - The subject building has a greater setback than the frame structure depicted on the 1924 and 1931 Fire Insurance Plans
  - The subject building has a different footprint than the frame structure shown on the earlier Fire Insurance Plans
  - Subject building is constructed of brick not of frame construction clad with brick
  - The subject property is representative of infill development in the Washington Block and Area Neighbourhood, constructed during a later wave of development in Brampton's core
- An aerial image from 1954 situates the subject property within the northwest part of Brampton, illustrating its continued development and expansion (see Map 9)
- Helen Pearen sold the subject property to Bernard and Veronica Opalais in June 1955
- In May 1962, Bernard and Veronica Opalais sold the subject property to Eric and Edna Longbottom
- The estate of Eric Longbottom sold the subject property to 681542 Ontario Ltd. in December 1988
- In March 1992, 681543 Ontario Ltd. sold the subject property to Paul and Helen McAuley, who retain ownership today

Table 2: Summary of Property Ownership at 51 David Street (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS, 100 acres
Illegible	Bargain and Sale	21 Mar 1877	Robert Lowes and wife	Annie McClure	Part of the east half of Lot 7, Concession 1 WHS/Lots 27 and 28, Plan BR32, half an acre
2755	Power of Attorney	2 Dec 1880	Joseph McClure	James McClure	Lot 28, Plan BR32 and other lands
2756	Bargain and Sale	2 Dec 1880	Ann McClure et al.	John Sanderson	Lot 28, Plan BR32 and other lands; $1,500.00
3653	Bargain and Sale	31 Mar 1885	John Sanderson and wife	Peter Chisholm	Lot 28, Plan BR32 and other lands; $1,950.00
13780	Bargain and Sale	1 Sep 1920	Amelia Chisholm et al.	Matthew Robinson	Part of Lot 28, Plan BR32 and other lands; $4,050.00
19092	Grant	17 Jul 1936	Executors of Matthew Robinson	Verna Baldock	Part of Lot 28, Plan BR32
19093	Grant	17 Jul 1936	Verna Baldock	Arthur Pearen	Part of Lot 28, Plan BR32; $300.00
30100	Grant	28 Jun 1955	Helen Pearen	Bernard and Veronica Opalais	Part of Lot 28, Plan BR32
44084	Grant	31 May 1962	Bernard and Veronica Opalais	Eric and Edna Longbottom	Part of Lot 28, Plan BR32 as in #30100
874381	Grant	2 Dec 1988	Estate of Eric Longbottom	681543 Ontario Ltd.	Part of Lot 28, Plan BR32 as in #874381 (#44084)
RO1001704	Transfer	31 Mar 1992	681543 Ontario Ltd.	Paul and Helen McAuley	Part of Lot 28, Plan BR32

6.3 Context

- Located at 51 David Street in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - David Street runs roughly northeast to southwest, between the former alignment of the Canadian Pacific Railway and Main Street North
- 51 David Street is situated on the east side of David Street between the former Canadian Pacific Railway alignment and Mill Street North, within a dense 19th to early 20th 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 19th and early 20th 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 supports the contextual assessment detailed in this section
- The subject property, once part of an early residential subdivision through registered plan BR32 in 1879, is an infill development in the Washington Block and Area Neighbourhood (see Map 4)
    - It was constructed during a later wave of development in Brampton's core in the mid-20th century and is characteristic of the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian
- It has a modest setback from David Street on a narrow, rectangular lot
- A single-width asphalt driveway accessed from David Street runs parallel between the north property line and the residence and terminates at an attached, single-car garage
- The flat property is grassed and landscaped with a garden of shrubs and bushes along the pathway to the front porch and the facade
- The David Street streetscape character can be described as follows:
    - For the purposes of this report, geographically, the David Street streetscape includes David Street from the former alignment of the Canadian Pacific Railway and Main Street North (see Map 5 to Map 7, and Map 9)
    - Comprised of one to two-and-a-half storey residences on narrow, rectangular lots
    - As David Street extends southwest from Main Street North, house styles become more contemporary, dating to the mid-20th century and later
    - Primarily brick construction (majority are red or multitone, some are covered with vinyl siding or painted)
    - Many buildings share similar features including front and side gable roofs, dormer windows, and front porches (some of which are enclosed)
    - The streetscape exhibits consistently moderate setbacks

    - David Street includes a sidewalk on both sides with a grassed boulevard planted with trees
- Several residential side streets 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 to Map 7, and Map 9) include: Rosedale Avenue West, Mill Street North, Joseph Street, and Isabella Street
    - The character of the residential side streets is generally in keeping with the character of the David Street streetscape
    - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
    - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding or painted)
    - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Queen Anne, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
    - Setbacks are consistently shallow to moderate
    - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
    - Many buildings on the residential side streets share similar features including brick cladding, rock-faced stone detailing, front and side gable roofs, decorative entrances, and front porches (many of which are enclosed)
    - Many buildings along David Street and the residential side streets date from the 19th to mid-20th 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 David Street and the residential side streets

Table 3: Selection of 19th to Mid-20th Century Buildings Along David Street in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
63 David Street	Residence, two-and-a-half storey red brick Edwardian, hip roof with a central dormer, rectangular window openings, and a covered front porch spanning the façade	Circa 1930s	
59 David Street	Residence, one-and-a-half storey red brick Edwardian with a front gable roof, rectangular window openings, and an enclosed porch	Circa 1930s	
58 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side-gable roof with a large shed dormer, an enclosed porch, and a rear, detached garage	Circa 1920s	
57 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side gable roof that extends to the first-storey of the façade and terminates at the second-storey rear with a large shed dormer and an enclosed porch	Circa 1920s	
55 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side gable roof that extends to the first-storey of the façade with a large shed dormer and a covered porch	Circa 1920s	

Address	Brief Description	Est. Year Constructed	Photo
53 David Street	Residence, two-and-a-half storey red brick vernacular with a front gable roof, segmentally arched window openings with brick hoodmoulds, a red brick chimney, and a covered porch	Prior to 1924	
44 David Street	Residence, two-and-a-half storey Arts and Crafts clad in multitone brick with a steeply pitched complex roof, rectangular window openings, and an entranceway in a stone and brick vestibule	Circa 1920s	
19 David Street (Franklin Cottage)	Residence, two-storey, red and buff dichromatic brick Italianate with an enclosed verandah, bay window, rectangular window openings and a hipped roof with brackets	1867	
1 Isabella Street (Pickard House)	Residence, one-and-a-half storey red and buff dichromatic brick Ontario Regency Cottage with a hipped roof with a steeply pitched front gable and a decorative entablature surrounding the central entrance Designated under Part IV of the *Ontario Heritage Act*	Mid-1850s	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	

Address	Brief Description	Est. Year Constructed	Photo
6 David Street	Residence, one-and-a-half storey brick (painted) Ontario Cottage with a symmetrical façade, a central gable peak, and covered porch	Circa 1900	
2 David Street	Residence, two-storey red brick Italianate, hip roof, tall red brick chimney, covered porch	1895	

7.0 MAPS



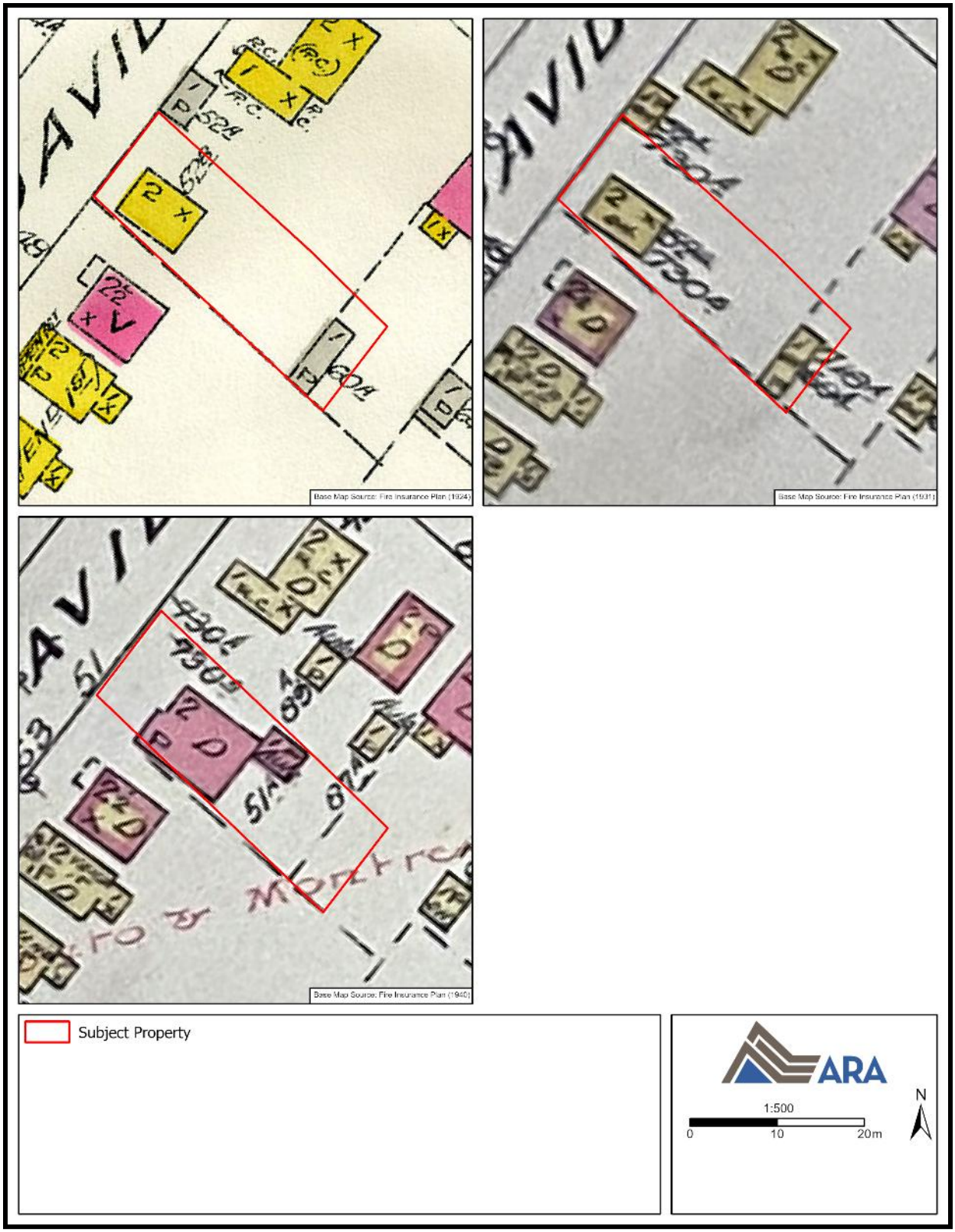
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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 a 1909 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on a 1924, 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924, 1931 and 1940)



Map 9: 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 51 David Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 51 David Street 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	51 David Street is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s that was partially influenced by the works of local builder, Harry Hergaarden. Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style. The two-storey building follows a rectangular plan with an asymmetrical façade, although the recessed entrance and projecting bay with a front gable peak give the impression the structure is L-shaped. The residence exhibits many hallmark elements of the style, including the multitone brick cladding, patterned stonework of quoins, keystones, and lintels, brick chimney with a corbelled detail, and bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof. Typical of Tudor Revival residences, the structure includes a formal entrance with an octagonal leaded window surrounded by a brick header course and a large wooden bracket supported on a stone base beneath the recessed entrance. Projecting from the hip roof, the façade includes a dormer window clad in cedar shakes and a projecting bay, both of which contribute to the appearance of an irregular roofline. The gable peak is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail. The paired rectangular window openings on the façade feature a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins. The window openings on the north and south elevations are segmentally arched and finished with brick rowlock headers and rock-faced stone lug sills, and some include decorative leaded glass panes and casement transom. The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	51 David Street 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	51 David Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has	No	51 David Street does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is

Description	Criteria Met Yes/No	Value
direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		significant to a community. Research suggests the property has been associated with many Brampton residents, such as Arthur Pearen, a local grocer and retailer, Bernard and Veronica Opalais, and Eric and Edna Longbottom, however none of these individuals were identified as being significant to the City of Brampton.
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	51 David Street does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose is 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	51 David Street does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. 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	51 David Street is important in maintaining the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. The residential side streets in the Washington Block were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the David Street streetscape is comprised of 19th to mid-20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian. 51 David Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	51 David Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 51 David Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 51 David Street is not visually linked to its surroundings. Although the streetscape is a 19th to mid-20th century streetscape it is not a significant visual link that would warrant consideration under this criterion. 51 David Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	51 David Street is consistent with the character of the area and thus, the building is part of the fabric of the streetscape 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

51 David Street is a locally representative example of the Tudor Revival architectural style	• Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
	• Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
	• Rock-faced stone half-quoining
	• Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail
	• Dormer window clad in cedar shakes with two rectangular window openings
	• Projecting multitone brick chimney with corbelling
	• Decorative fascia designed in a geometric pattern
	• Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill
	• Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof
	• Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills
	  ○ Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)
	  ○ Fixed, three-paned, leaded glass window (south elevation)
	• Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course
	• Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone
	• Large wooden bracket supported on a stone base
	• One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof

51 David Street is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton	• Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade • Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David Street on a narrow, rectangular lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

51 David Street is located in the City of Brampton's historic core on the east side of David Street between the former alignment of the Canadian Pacific Railway and Main Street North. It consists of a two-storey Tudor Revival residential building constructed between 1936 and 1940.

Statement of Cultural Heritage Value or Interest

51 David Street is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s that was partially influenced by the works of local builder, Harry Hergaarden. Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

The two-storey building follows a rectangular plan with an asymmetrical façade, although the recessed entrance and projecting bay with a front gable peak give the impression the structure is L-shaped. The residence exhibits many hallmark elements of the style, including the multitone brick cladding, patterned stonework of quoins, keystones, and lintels, brick chimney with a corbelled detail, and bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof. Typical of Tudor Revival residences, the structure includes a formal entrance with an octagonal leaded window surrounded by a brick header course and a large wooden bracket supported on a stone base beneath the recessed entrance. Projecting from the hip roof, the façade includes a dormer window clad in cedar shakes and a projecting bay, both of which contribute to the appearance of an irregular roofline. The gable peak is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail. The paired rectangular window openings on the façade feature a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins. The window openings on the north and south elevations are segmentally arched and finished with brick rowlock headers and rock-faced stone lug sills, and some include decorative leaded glass panes and casement transom. The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.

51 David Street is important in maintaining the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. The residential side streets in the Washington Block were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the David Street streetscape is comprised of 19th to mid-20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian. 51 David Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

51 David Street is a locally representative example of the Tudor Revival architectural style. The property contains the following heritage attributes that reflect this value:

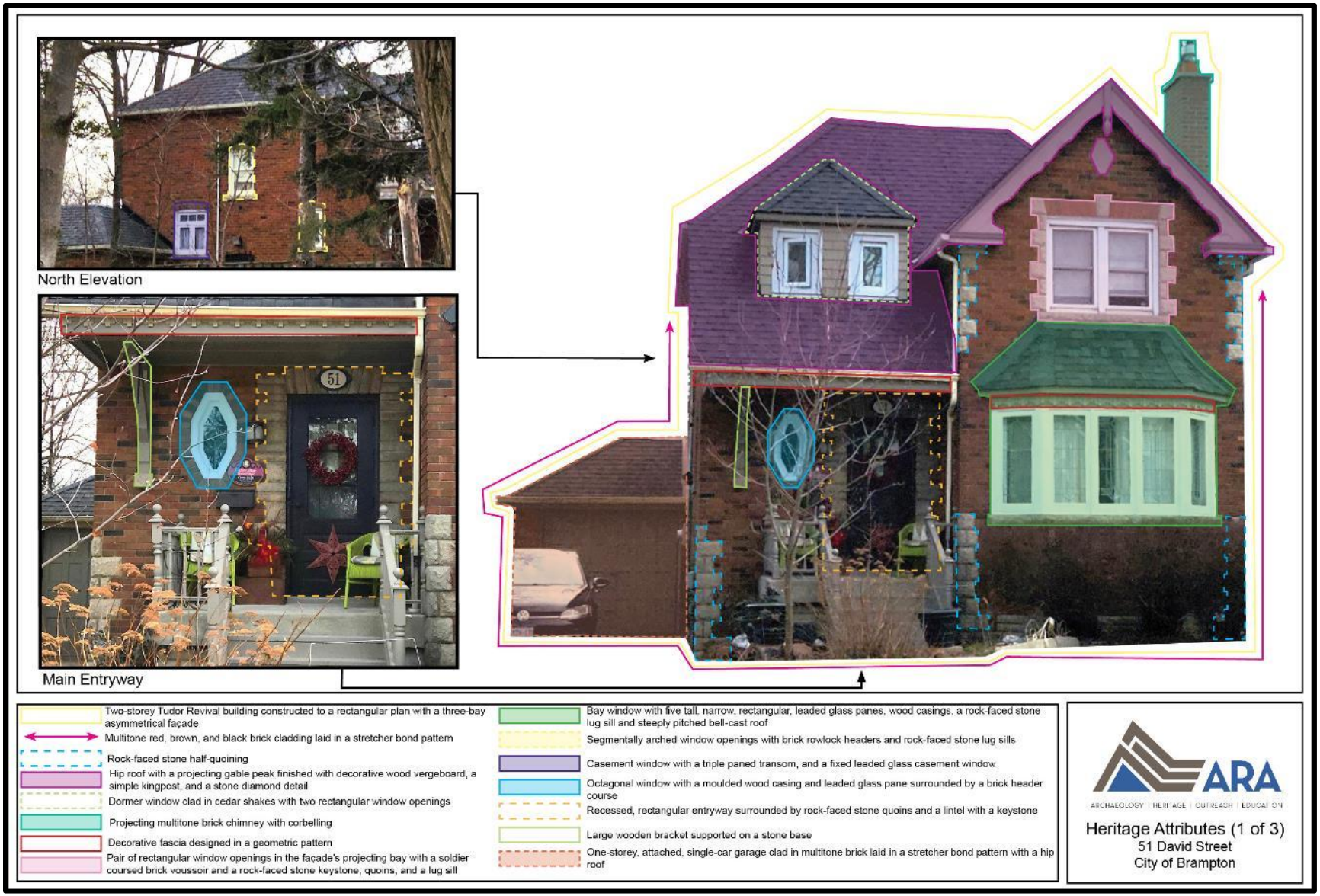
- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Rock-faced stone half-quoining
- Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail
- Dormer window clad in cedar shakes with two rectangular window openings
- Projecting multitone brick chimney with corbelling
- Decorative fascia designed in a geometric pattern
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill
- Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof
- Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills
- Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)
- Fixed, three-paned, leaded glass window (south elevation)
- Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course
- Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone
- Large wooden bracket supported on a stone base
- One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof

51 David Street is important in maintaining the late 19th to mid-20th century residential character of the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David Street on a narrow, rectangular lot

11.0 MAP OF HERITAGE ATTRIBUTES

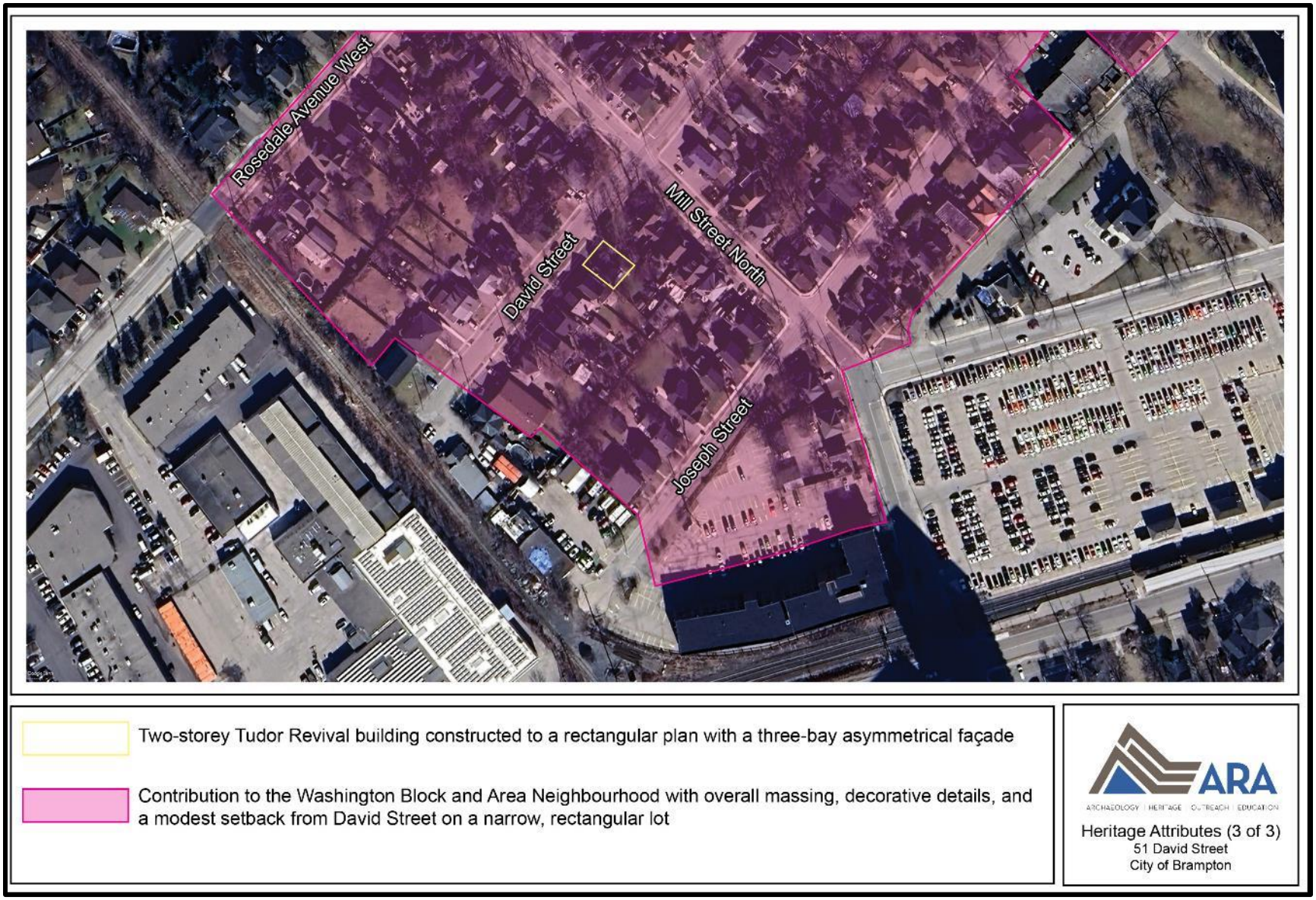
The following figures display the heritage attributes as outlined above (see Section 9.0).



Map 10: Map of Heritage Attributes of 51 David Street



Map 11: Map of Heritage Attributes of 51 David Street



Map 12: Map of Heritage Attributes of 51 David Street

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. 51 David Street meets two 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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51 David Street







Table 1: Characteristics of Tudor Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; Fram 2003; Ricketts et al. 2011; McAlester 1984)

Characteristics of Tudor Revival Architecture	Characteristics of 51 David Street
One-and-a-half to two-and-a-half storeys	Yes – Two
Asymmetrical massing	Yes
Steeply pitched roof	Yes
Cross gable roof with dormers (sometimes clipped or jerkin head roofs)	Yes
Façade dominated by one or more prominent gable ends	Yes
Half-timbered decorative treatment (typically wood stain dark with stucco infill)	No
Large and elaborate chimneys	Yes
Tall narrow windows	Yes – Bay window
Bay windows	Yes
Leaded glass detailing	Yes
Windows usually grouped (in strings of three or more)	Partially – Bay window
Multi-pane glazing on windows	No
Formal front entrance recessed or detailed surrounds	Yes
Patterned brickwork or stonework	Yes
Wrought iron ornamentation or hardware	No





June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 56 Main Street South – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-322

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 56 Main Street South - Ward 1**, be received;

2. That designation of the property municipally known as 56 Main Street South under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 56 Main Street South in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 56 Main Street South under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 56 Main Street South possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate on the municipality's website or in a newspaper.

Property Description

56 Main Street South, commonly referred to as the Robinson House, is located within Brampton's historic core on the east side of Main Street South between Glen Eagle Crescent and Woodbrook Drive. The property contains a substantial two-and-a-half storey brick Italianate residence constructed *circa* 1880.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Section3 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.
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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 56 Main Street South has Cultural Heritage Value or Interest meeting four criteria under Ontario Regulation and 9/06 – *Criteria for Determining Cultural Heritage Value or Interest* - for its design/physical value, and contextual value, and recommended Designation for the property.

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. In the case of 56 Main Street South, The building displays the following key attributes:

- Wide overhanging soffit of the hip roof and wall dormer
- decorated cornice with evenly spaced scrolled brackets and rectangular panels along the frieze
- Window and door openings stylized with segmentally arched brick drip-moulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms
- A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs.

Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting,

overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing compliments the design and construction materials of the main structure and remains consistent with the Italianate architectural style.

Design/Physical Value (Criteria 2)

56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing and stands as one of the best examples of this type in the City**.** Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with drip-moulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled wall-dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.

Contextual Value (Criteria 7)

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South within Brampton's historic core.

The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core from the south. Main Street South is one of the oldest residential neighbourhoods in the city and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the rest of the downtown core.

The eclectic architectural mix ranges from classically influenced Italianate and Gothic Revival estate houses, through turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Contextual Value (Criteria 8)

56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.

Cultural Heritage Attributes

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

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Tall red brick chimney with a corbelled cap
- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick drip mould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick drip-moulds, keystones with a raised oak leaf relief, and stone lug sills
    - Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick drip-mould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
- Rear two-storey wing
    - Segmentally arched two-over-two wooden sash windows with storms and brick drip-moulds and stone lug sills
    - Rectangular door opening with a segmentally arched transom and brick drip-mould
- Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South
- Location on Main Street South
- Overall massing and setback and decorative details

Financial Implications

There are no financial implications resulting from the adoption of this report

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 56 Main Street.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 56 Main Street South to Brampton's Register of Designated Heritage Resources ensures that this early example of Italianate is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 56 Main Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 56 Main Street South presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 56 Main Street South According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP, M. McKay, BA, PGD
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 56 Main Street South 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 August 8, 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 Main Street South Neighbourhood, an area identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. As a result, and also in 2009, Council directed staff to focus on the creation of HCDs in downtown Brampton, starting with Main Street South. The implementation of the Main Street South HCD involved a two-stage process that commenced in 2010 with the City of Brampton retaining ERA Architects Inc. to undertake the Main Street South HCD Study (Stage 1) and to prepare a District Plan (Stage 2). 56 Main Street South was identified as a contributing building when studying the HCD. To date, the City has not pursued designation of the HCD under Part V of the *OHA*.

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 low 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.

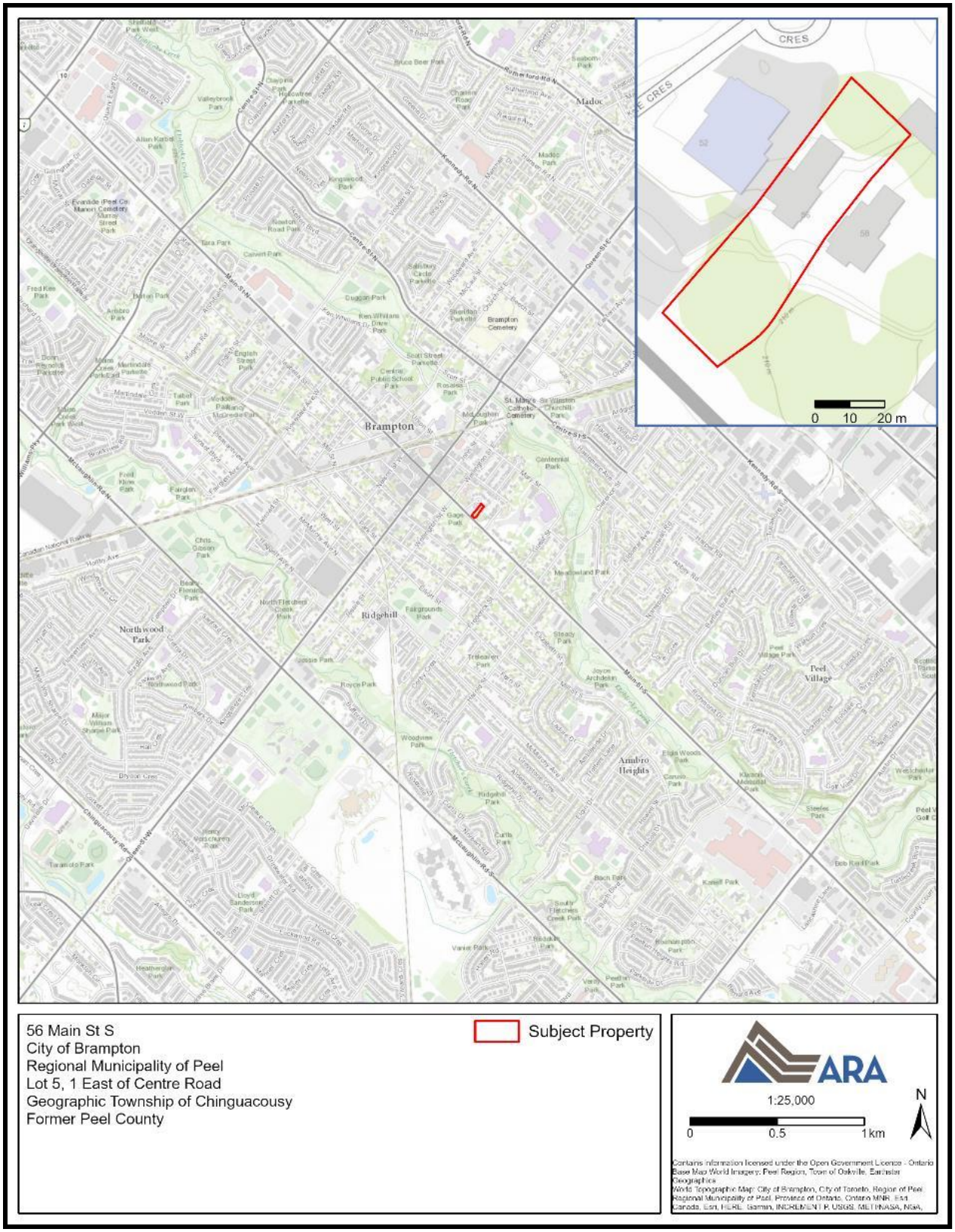
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 56 Main Street South 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:56 Main Street South, City of Brampton, ON
Alternative Name(s): Robinson House
Legal Description: PART OF LOT 1, PLAN BR21

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 Ac*t 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 Ac*t, 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
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade of 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 2: Southwest Corner of 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 3: West Elevation of Two-Storey Rear Wing of 56 Main Street South (Google Earth 2022; Facing East)



Image 4: Northwest Corner of 56 Main Street South (Google Earth 2022; Facing South)



Image 5: Southeast Corner of 56 Main Street South
(Photo taken August 8, 2024; Facing North)



Image 6: Context View of 56 Main Street South from Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 7: View of Driveway and Entrance Gates at 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 8: Detail of Gates and Stone Pillars Fronting 56 Main Street South
(Photo taken August 8, 2024; Facing North)



Image 9: Detail of Plaque on Gates at 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 10: Context View of 56 Main Street South from Main Street South
(Photo taken August 8, 2024; Facing Northeast)



Image 11: Context View of Main Street South Looking From 56 Main Street South
(Photo taken August 8, 2024; Facing Southeast)



Image 12: Context View of Main Street South Looking From 56 Main Street South
(Photo taken August 8, 2024; Facing Northwest)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003; Ricketts et al. 2011). While inspired by Classical architectural forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

> *For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident* (1990:58).

According to Ricketts et al., the style was "popular for nearly a century from the 1830s until 1920s" (2011:81) with a surge in popularity in the mid-to-late 19th century. In Ontario, Italianate designs can be seen throughout any community, regardless of size, and will include both residential and commercial application, from simple farmhouses to decorative mansions, and modest storefronts to elaborate commercial blocks.

The increase in popularity of Italianate architecture as a choice for residential architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the pattern book, *The Canada Farmer*, became a distinct Ontario vernacular. As outlined by Blumenson:

> *A vernacular version of the Italianate style…was introduced when The Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would now prefer something more classical in form…the house possesses the traditional Georgian balance and square shape, but when comparted to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style* (1990:58; see Figure 1).



Figure 1: A Two-Storey Farm-House in *The Canadian Farmer* (Brown 1865)

The flexibility of the plans outlined in these design books including the ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features that could be applied to commercial or residential buildings. The wide variation of design elements associated with the style tended to stylize and exaggerate building features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to the Italianate style, often referred to as the "bracketed" style (Fram 2003).

Features associated with the residential Italianate architectural style include:

> *Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style…These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof…Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside* (Ricketts et al. 2011:82).

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate residential architecture:

> *High-style examples are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at*

> *corners. Exaggerated window cornices based on the stilted segmental arch are also very popular* (1990:58).

A description of the architecture/design of 56 Main Street South is as follows:

- Two-and-a-half storey building constructed to a rectangular plan with an asymmetrical three-bay façade, a two-storey rear wing, and a one-storey rear addition (Image 1, Image 3, and Image 4)
- Red brick cladding laid in a stretcher bond pattern (Image 1)
    - Red brick is visible beneath portions of the painted elements of the building, indicating it is likely not dichromatic
- Hip roof clad with asphalt shingles with overhanging eaves, wooden soffit, and a cornice decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, and larger corner brackets (Image 1 and Image 4)
- A gabled wall dormer is located in the centre of the façade and features moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets (Image 1)
- A tall red brick chimney with a corbelled cap projects from the interior of the east elevation (Image 1), and a chimney projecting from the west elevation has been capped at the roofline (Image 4)
- The foundation material was not visible but is reported to be of stone (CoB 2000)
- A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs painted cream (Image 1 and Image 5)
    - Additional design details of the main entrance could not be determined from the public realm
    - The door appears to be a modern replacement
- A rectangular door opening with a two-paned segmentally arched transom topped with a painted brick dripmould with a keystone decorated with a raised oak leaf relief is included in the centre bay of the second storey and provides access to a balcony (Image 1)
    - The opening includes a wooden panel door with a large lite
- A covered porch spans the centre and east bay of the façade and features a sloped metal roof, half of which is flat to accommodate a second-storey balcony (railings topped with cast iron cresting have been removed; see Figure 12 in Appendix A)
    - The porch roof features wide overhanging eaves with modillion decorating the soffit and thick fascia topped with a narrow band of dentils supported by rounded half wooden columns atop squared red brick pillars with stone caps (Image 1 and Image 5)
    - The porch includes turned wood railings and a simple wooden staircase, later additions
- Most of the window openings are tall, narrow and segmentally arched with painted brick dripmoulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms (Image 1 and Image 4)
    - The paired second-storey windows on the façade include louvered shutters (Image 1)
- A round arched two-over-two wooden window is located in the wall dormer and features a painted round arched brick dripmould and a keystone decorated with a raised oak leaf relief, and stone a lug sill (Image 1)
- An ornately decorated bay window is located in the first storey of the façade's west bay and includes a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice

decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles (Image 1 and Image 5)
- The rear two-storey wing is clad in red brick laid in a stretcher bond pattern and features a shallow-pitched hip roof with overhanging eaves (Image 3 and Image 4)
    - Aside from the blank north elevation, the west elevation is the only side of the wing visible from the public realm
        - The west elevation is two-bays and includes two segmentally arched two-over-two wooden sash windows with storms and painted brick dripmoulds and stone lug sills on the second storey, a similar window in the north bay of the first storey, and a rectangular door opening with a segmentally arched transom (now enclosed) topped with a painted brick dripmould in the south bay
            - The door is a modern replacement
- The one-storey rear addition is built to a rectangular plan and includes a gable roof, board and batten siding stained red, and modern rectangular windows and doors (Image 3 and Image 4)
- A pool occupies the remainder of the back yard
- The grade of the lot increases slightly from south to north, with the subject building set at a higher elevation than Main Street South (Image 6 and Image 7)
- Situated on an estate-sized, narrow, roughly rectangular lot among similarly sized properties (Image 7)
- The subject property is grassed with a number of mature trees growing in the front lawn that seasonally screen the subject building, and garden beds are planted along the building's foundation (Image 6 and Image 7)
- A crested cast iron fence lines the south edge of the property at Main Street South, and the long asphalt driveway (shared with 58 Main Street South) is accessed between two pillars of rock-faced cut stone (Image 7 to Image 10)
    - A plaque that reads "Italianate Style Circa 1880" is affixed to the fence (Image 9)

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), and *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), 56 Main Street South exhibits many of the characteristics of the Italianate design and can be considered a representative example of the style (see Table 1).

Table 1: Characteristics of the Italianate Farmhouse Architectural Style
(Adapted from Blumenson 1990; Fram 2003; Rickets et al. 2011)

Characteristics of Italianate Farmhouse Architectural Style	**Characteristics of 56 Main Street South**
Two to two-and-a-half storeys (rarely one-storey)	Yes
Square or rectangular plan	Yes – Rectangular
Symmetrical façade	No
Three to five bays	Yes – Three
Hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes
Tall chimneys	Yes
Brick or stone construction	Yes – Brick
Stylized detailing around window and door openings	Yes
Frontispiece (formal and detailed entryway)	No
Quoins	No

6.2 History

6.2.1 City of Brampton History

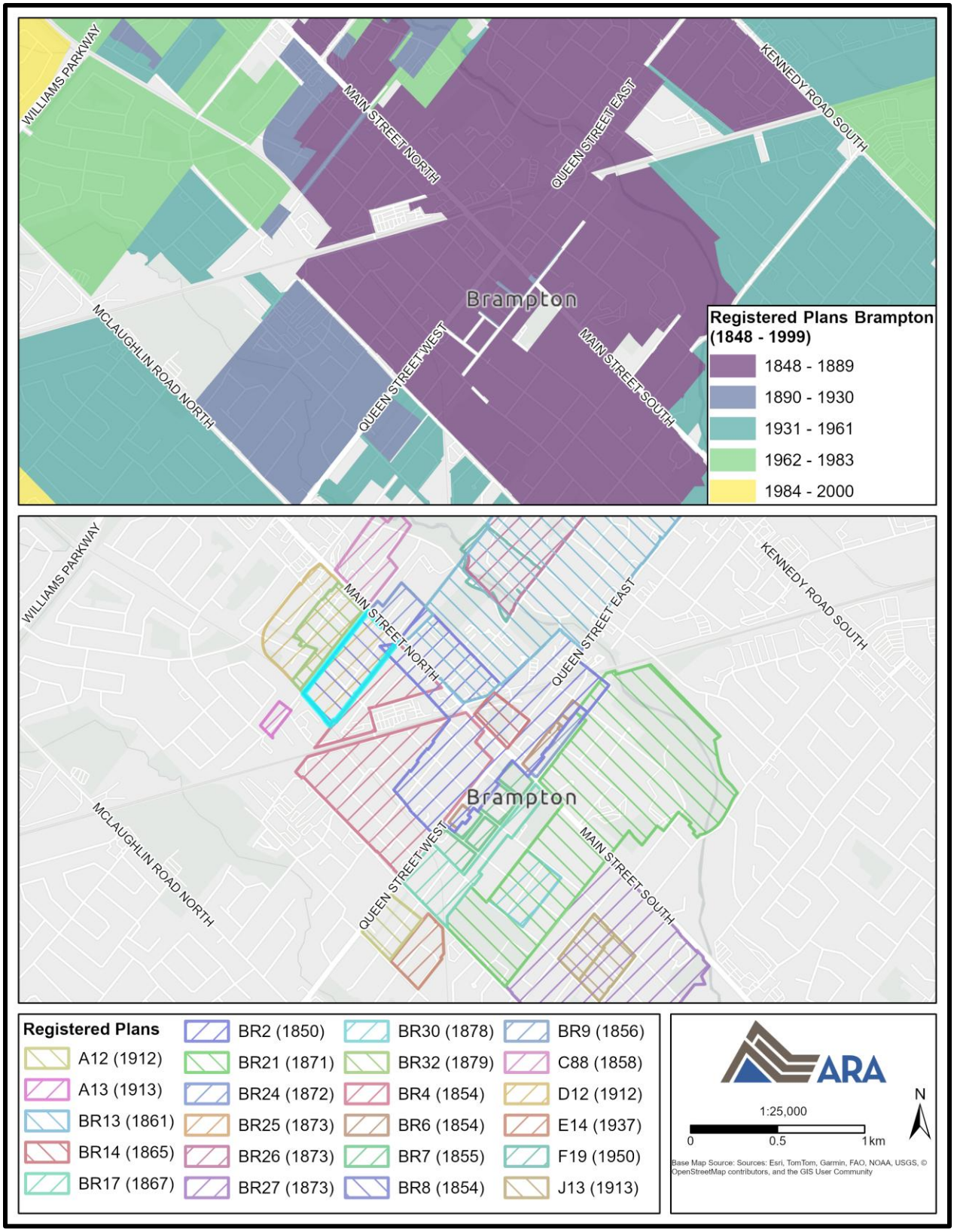
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 56 Main Street South was constructed circa 1880 as a residence. Below is a history of the property from 1821 until the present day:

- The Crown Patent for the west half of Lot 5, Concession 1 EHS (100 acres) went to Samuel Henny in November 1821 (see Table 2)
- An 1859 historic map indicates the subject property was located directly north of the developed extent of the core of Brampton and beside Etobicoke Creek on land owned by John Elliott and was surrounded by agricultural land to the southeast (see Map 5)
    - John Elliott was one of the first settlers of the area and named it Brampton after his hometown in England
    - This site is also where John Elliott first cleared land to make room for his log cabin homestead after he purchased the property from Samuel Kenny in 1821 (CoB n.d.g)
    - At this time, Main Street was a log road
- The land on which the subject property now sits was sold by Jane Elliott to Christopher Stork in March 1872
- The present house on the subject property was built circa 1880 for a member of the Stork family, however research did not reveal the specific family member (CoB 2001b)
- Christopher Stork is listed in the 1871 census as working as a chemist/druggist and living with his wife Jane (nee Trueman) and their children Edwin, Charles, Anne, Louis, William and Henry as well as one servant named Kate Derove (LAC 1871)
- Christopher Stork lived with his family at the neighbouring property, 52 Main Street South (CoB 2001b)
    - Christopher Stork was born in Yorkshire, England in 1830, emigrated to Canada in 1845, settling in Brampton, and died at the age of 46 on January 25, 1876 and is buried in the Brampton Cemetery (CoB 2001c; UMA 2001; Storke 1935; see Figure 3 in Appendix A)
    - Stork was a prominent business person and municipal politician in Brampton in the mid-to-late 19th century
    - Prior to Peel County becoming a separate municipality, there was a Provisional Council for the County, and Stork, who was an early Reeve of Brampton, served on the Provisional Council in 1866 (CoB 2001c)
        - Notably, Stork held the position when Brampton was voted as the County seat, a decision partially influenced by Stork's offer of two acres of land, free of charge, for municipal buildings and uses (ToB 1973)
    - Christopher Stork's drug store was located on Queen Street West, as depicted in a mid-1850s Brampton street scene showing early retail stores in Figure 4 in Appendix A
        - Stork took over the druggist business, the oldest retail business in Brampton at the time, from his father-in-law, David Trueman, who had established it in 1840 (CoB 1995)
        - Around 1880, Christopher Stork was succeeded by his son, Edwin Truman Stork, who continued the business under the name "C. Stork & Son" until 1915 (CoB 1995)
        - The drug store was in continuous operation for 130 years, being renamed Boyle's Drug Store, run by Edgar Walker Boyle following his apprenticeship with Edwin Stork, and later his son and grandson until it closed in the mid-1970s (CoB 1995)

        - The Boyle's were close neighbours of the Storks, residing at 44 Main Street South (now designated under Part IV of the *OHA* and commonly know as 'The Boyle House'; see Table 3) (CoB 1995)
    - Following Christopher Stork's death in 1876, his wife Jane remained at the residence next door at 52 Main Street South and lived there with her six children (LAC 1881)
    - Although it is uncertain which members of the Stork family lived at the subject property, it remained in the Stork family for 56 years, from 1872 until 1928
- An 1877 historic map indicates the subject property was now located within the developed core of Brampton along Main Street South, southeast of the four corners with the former alignment of Etobicoke Creek flowing along the south edge of the property (see Map 6)
- A 1909 topographic map of the subject property illustrates its location fronting Main Street South with Etobicoke Creek flowing through the front (south) of the lot and its placement among a row of brick or stone buildings two blocks southeast of Brampton's four corners (see Map 7)
- A postcard from an unknown date shows the prominence of the subject property in a row with the neighbouring grand homes at 52 and 58 Main Street South, all set on large lot, treed estates that characterize the streetscape (see Figure 5)
- Ellen Trueman, the niece of Jane Stork and her executor, sold the subject property to David McClure (Esquire) and his son Arnott McClure (Undertaker) in July 1928 (CoB 2001b)
    - Research has indicated the McClure's rented out the subject property and did not live there
    - David and Arnott McClure, together with Arnott's wife Susan and their children Harriet, Lenorah and David as well as a servant named Hilda Niemis lived in the neighbouring property at 52 Main Street South
        - One year prior to the purchase of the subject property in 1928, research indicates David and Arnott McClure purchased the neighbouring residence at 52 Main Street South, living there and converting it to a funeral home, the David A. McClure Funeral Home (WFH 2024)
    - David was retired and Arnott worked at as a furniture agent (LAC 1931)
        - During this time, it was common practice for furniture stores or craftspeople and funeral parlours to operate under one roof as all materials to build caskets and furniture were conveniently present (CoB n.d.f)
    - According to the 1931 census, the McClures lived in a 13-room house on Main Street worth an estimated value of $10,000.00 (LAC 1931)
        - According to Voter's Lists from 1935 and 1940, Arnott McClure was an undertaker who resided at the neighbouring property at 52 Main Street South with his wife and did not reside at the subject property by 1935 (LAC 1935a, 1940a)
- A Fire Insurance Plan from 1931 illustrates the subject property as a two-storey structure built to a rectangular plan with a rear wing flanked by two similar sized residences setback from Main Street South and Etobicoke Creek, just east of the court house (see Figure 6 in Appendix A)
- In July 1937, the subject property was sold to William Aubrey Robinson (see Figure 7: Sketch Plan of Land Transferred from McClure to Robinson (1937)Figure 7 in Appendix A)
    - According to Voter's Lists from 1935, 1940 and 1949, William Aubrey Robinson was a broker and was residing at 56 Main Street South with his wife Vera and his sister, Reiva (LAC 1935b, 1940b and 1949)

  - Since Robinson is listed as living at 56 Main Street South in 1935, prior to purchasing the property from McClure in 1937, it appears that he was a tenant of McClure's at the subject property for a period of time
  - Robinson also owned the neighbouring property at 58 Main Street South until 1946
- An aerial image from 1954 indicates the subject property was located fronting Main Street South on a large treed lot surrounded by similar lots, two blocks southeast of the core of Brampton (see Map 7)
  - By this time, Etobicoke Creek had been diverted and now flowed further to the northeast of Brampton's core
- In October 1961, the subject property was sold to Patricia and Phillip Waite
- Helen Isabel Cooper purchased the subject property in April 1965
  - Helen was the first wife of Russell Cooper who was instrumental in organizing and running Black Creek Pioneer Village in Toronto, served on the Ontario Heritage Foundation Board as well as other heritage organizations, and was a well-known local photographer whose work is held in the Peel Archives (CoB 2001c)
  - According to a Voter's List from 1965, Russell Cooper was an administrator who was residing at 56 Main Street South with his wife Helen (LAC 1965)
- An illustration and various late 20th to early 21st century photographs of the subject property are included in Figure 8 to Figure 16 in Appendix A and detail the former enclosed front porch and balcony details, as well as all other design elements of the subject building
- In July 2011, the subject property was sold to Paul Breux and Monica Travaglini

Table 2: Summary of Property Ownership at 56 Main Street South (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Nov 1821	Crown	Samuel Kenny	West half of Lot 5, Concession 1 EHS; 100 acres
4596	Bargain and Sale	29 Jan 1822	Samuel Kenny	John Elliott	West half of Lot 5, Concession 1 EHS; 100 acres
715	Bargain and Sale	2 Mar 1872	Jane Elliott and others	Christopher Stork	Lot 1, Plan BR21
16555	Release	3 Jul 1928	Ellen Trueman	David L. and Arnott McClure	Part of Lot 1, Plan BR21
16740	Grant	3 Apr 1929	David McClure and wife	Arnott McClure and wife	Part of Lot 1, Plan BR21
19290	Grant	5 Jul 1937	Arnott McClure and wife	William Aubrey Robinson	Part of Lot 1, Plan BR21
42310	Grant	16 Oct 1961	William A. Robinson and wife	Patricia J. and Phillip C. Waite	Part of Lot 1, Plan BR21
55156	Grant	15 Apr 1965	Patricia J. and Phillip C. Waite	Helen I. Cooper	Part of Lot 1, Plan BR21; as in #42310
PR2038339	Transfer	15 Jul 2011	Helen I. Cooper	Paul Breux and Monica Travaglini	Part of Lot 1, Plan BR21

6.3 Context

- Located at 56 Main Street South in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - Main Street South runs roughly northwest to southeast through the City of Brampton
- The building is situated deeply setback from Main Street South between Glen Eagle Crescent and Woodbrook Drive at a point where the streetscape transitions from the civic and religious to the residential core of Brampton's downtown
- The grade of the lot increases slightly from south to north, with the subject building set at a higher elevation than Main Street South
- The subject property is grassed with garden beds planted along the building's foundation and a number of mature trees growing in the front lawn that seasonally screen the residence
- The subject property contributes importantly to a row of large-lot, treed estates along Main Street South that characterize the streetscape (see Figure 5 in Appendix A)
- The subject building was identified as a contributing building in the Main Street South Heritage Conservation District (HCD) Plan prepared by ERA in 2018
- The Main Street South HCD Study describes the area's distinct character as follows:

    The District is a predominantly residential neighbourhood directly south of Brampton's historic downtown. It consists of properties along Main Street South from Wellington Street and Glen Eagle Crescent to the intersection of Main Street South and the Etobicoke Creek.

    The District is visibly distinct from its surrounding areas. It is a historic residential neighbourhood, set within a park-like landscape that acts as a green corridor leading

> *into Brampton's downtown core. The District exhibits evidence of its evolution over time, as seen in its shifting lot patterns and diverse architectural styles. Main Street South is one of the oldest residential neighbourhoods in the city. As Brampton emerged as the County seat of Peel and a thriving community by the mid-1860s, Main Street South became the preferred location for Brampton's political and business elite who wished to reside near the community's civic, commercial, and institutional core…*
>
> *Main Street South was home to historically prominent Brampton residents, including John Elliott, one of the city's founding fathers, as well as civic leaders such as Kenneth Chisholm and William Perkins Bull. Some of their residences are still intact, and today they contribute associative value to the District…*
>
> *These founding community members settled on the ravine lands around the Etobicoke Creek and built country estates with an emphasis on designed landscapes and a park-like setting. The distinct ravine topography of their large lots, estate architecture and designed landscapes distinguished the neighbourhood from the downtown core* (ERA 2018:12)

- The Main Street South streetscape character can be described as follows:
  - For the purposes of this report, geographically, the Main Street South streetscape includes Main Street South from approximately Wellington Street to Etobicoke Creek (see Map 5 to Map 8)
  - The streetscape and architecture is described in the HCD Study as:
    > *The District's evolution can…be seen in the rich variety of architectural styles found along Main Street South. The eclectic mix ranges from Italianate and Gothic Revival estate houses; to turn-of-the-century urban development in Edwardian and Revival styles; to mid-century suburban Ranch houses; to the present. Throughout this evolution, there are consistent patterns in the neighbourhood's built form, from the use of a traditional material palette (brick, wood, stucco and stone) to heights of 1-3 storeys and varying forms of pitched roofs. The street's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present* (ERA 2018:14)
  - Comprised of residences on estate-sized lots with relatively deep setbacks and prominent civic and religious landmarks on large lots with expansive green space such as the First Baptist Church and the former Peel County Courthouse
  - The neighbourhood's function as a green corridor or park-like gateway with canopies of mature trees screening many of the residences culminates in Brampton's first public park (Gage Park) and historic downtown core (ERA 2017)
  - Main Street South includes a sidewalk on both sides of the four-lane road with decorative streetlights, hanging baskets, and a dense collection of mature trees
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton and the *Main Street South Heritage Conservation District Property Information Sheets* prepared by ERA (2017) including a brief description, year constructed, and photographs to support the description of the character of Main Street South

Table 3: Selection of 19th to Late 20th Century Buildings Along Main Street South in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
44 Main Street South (Boyle House)	Two-storey Second Empire building constructed to a square plan, clad in stucco (over red brick), mansard roof, paired brackets, gabled dormers, and verandah spanning the façade Designated under Part IV of the *OHA*	1860	
48 Main Street South (First Baptist Church)	Church, two-storey, Italianate, dichromatic red and buff brick construction, gable roof, brick corbelling and pilasters, square tower, round arched Palladian window	1876	
1-3 Wellington Street East (Former Peel County Courthouse)	Two-storey stone and buff brick Italianate building, symmetrical façade, imposing and formal frontispiece with a large cupola, arched window openings with lancet hood moulds, decorative central entrance, dentilated cornice, built on a hill on a large lot setback from Main Street South Designated under Part IV of the *OHA*	1867	
54 Main Street South (Gage Park)	Gage Park, designed landscape and Brampton's oldest municipal park, gardens, gazebo, mature trees, a fountain, and trails	1903	
52 Main Street South	Two-and-a-half storey stucco Italianate former residence with a wall dormer, truncated hip roof, bracketed cornice, a bay window, and covered porch with a second storey balcony built on a large lot setback from Main Street South	Between 1872 and 1875	

Address	Brief Description	Est. Year Constructed	Photo
58 Main Street South	Two-and-a-half storey dichromatic brick Italianate residence built to an L-shaped plan with a cross-gable roof, bracketed cornice, a bay window, and covered porch built on a large lot setback from Main Street South	Between 1865 and 1881	
59 Main Street South	Residence, Tudor Revival, two-storey dichromatic brick with a side gable roof with twin chimneys, a projecting frontispiece, pedimented porch, rectangular window openings, with a deep setback on a treed lot	1876	
61 Main Street South	Residence, two-storey buff brick Ranch with a shallow hipped roof, bays of rectangular window openings, and a deep setback on large treed lot	1950	
63 Main Street South	Residence, two-and-a-half storey red brick Jacobethan Revival with a cross-gable roof, two projecting gable peaks, stone detailing, a prominent covered porch, bay windows, and grouped rectangular window openings on a treed lot with a deep setback	1901-1926	
67 Main Street South	Residence, two-storey red brick Gothic Revival with a cross-gable roof decorated with vergeboard, a covered porch, lancet windows and a bay window on a treed lot with a deep setback	1871	
71 Main Street South	Residence, two-storey, brown brick New Traditional with a cross-gable roof with steeply pitched gables, tall brick chimney, dormer windows, a bay window, and lancet arched doorway on a treed lot with a deep setback	Unknown	
73 Main Street South	Residence, one-and-a-half storey roughcast stucco Gothic Revival with a cross-gable roof, a projecting bay and gabled pediment both decorated with vergeboard, a covered porch, and bay window on a large, treed lot with a deep setback	1860	

Address	Brief Description	Est. Year Constructed	Photo
75 Main Street South (Jackson/ Wergast Home)	Residence, two-storey painted brick and clapboard Gothic Revival with steeply pitched cross-gable roof with a projecting bay, a bay window, and a covered porch with an entrance with sidelights and transom on a large lot with a deep setback	1900	
77 Main Street South	Residence, two-storey red brick Italianate with a side gable roof with a projecting bay, two gable peaks with vergeboard and brackets, a bay window, covered porch with decorative vergeboard, and a round arched double-door entrance on a large lot with a deep setback	1877	
79 Main Street South	Residence, two-storey New Traditional (formerly Shingle style) with the first storey clad in stone and the second in wood fish scale shakes, multiple gable peaks along the façade, large first-storey bay window, and a pedimented porch on lot with a deep setback	1890	
89 Main Street South	Residence, two-storey stucco New Traditional with a shallow pitched hip roof clad in terracotta tile with a projecting two-storey frontispiece, a symmetrical façade, second-storey porch, and an arched and central, covered entranceway on a corner lot with a deep setback	Circa 1980s	
93 Main Street South (Dawson House)	Residence, two-storey stucco Neoclassical with Italianate influences, box-like plan, symmetrical three-bay façade, shallow hipped roof with overhanging eaves, chimneys on both side elevations, and tall, segmentally arched window and door openings	Circa 1870	
97 Main Street South	Residence, two-storey red brick New Traditional with a symmetrical façade, truncated hipped roof, large twin chimneys, rectangular window openings with key stones, and a central entranceway on a lot with a deep setback obscured from Main Street South by mature trees	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
105 Main Street South	Residence, two-storey brick Gothic Revival with a cross-gable roof, centre projecting bay with a bay window, covered front porch, rectangular entrance with sidelights and a transom, and tall, rectangular window openings on a treed lot setback from the street	Circa 1900s	
107 Main Street South	Residence, one-and-a-half storey stucco Wartime House with a side-gable roof with two gabled dormers, a central entrance with a fluted door surround, and rectangular, multipaned windows with faux shutters on an open, grassed lot setback from the street	1950-1960	
117 Main Street South	Residence, one-and-a-half storey vinyl siding-clad Dutch Colonial Revival with three evenly spaced dormer windows, and a symmetrical façade with a rectangular central entrance with sidelights, a pedimented porch, and rectangular window openings with faux shutters setback from the street on a treed and grassed lot	1941-1980	
127 Main Street South	Residence, two-and-a-half storey red brick Edwardian with a hip roof with a dormer and chimney, symmetrical façade with a central entrance with a pedimented covered porch, and rectangular window and door openings with thick, rock-faced stone lintels on a corner lot with a deep setback	1920	
133 Main Street South	Residence, two-storey dichromatic brick Gothic Revival with a multiple steeply pitched gable peaks, decorative arched and lancet window openings, a covered porch, and segmentally arched entrance with sidelights and a transom on a large grassed lot setback from the street	1870-1880	

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 a 1909 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: 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 56 Main Street South according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 56 Main Street South 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	56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. Below the wide overhanging soffit of the hip roof and wall dormer, the cornice is decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, as well as larger corner brackets. Similarly, the window and door openings are stylized with segmentally arched brick dripmoulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms. A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs. Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing compliments the design and construction materials of the main structure and remains consistent with the Italianate architectural style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing. Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with dripmoulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	56 Main Street South 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	No	56 Main Street South does not have a direct association with a theme, event, belief, person, activity, organization, or institution significant to a community. Although the subject property was owned by Christopher Stork, a prominent business person and municipal politician in Brampton in the mid-to-late 19th century, and family members of his are thought to have lived in the house during his period of ownership from 1872 to 1928, it does

Description	Criteria Met Yes/No	Value
		not appear that Christopher Stork himself lived at the residence, and research has not revealed which of his family members resided there. As such, a direct association to Christopher Stork cannot be drawn. In addition, although David and Arnott McClure owned the subject property from 1928 to 1937, they lived and operated a funeral business out of the neighbouring property at 52 Main Street South, which possesses a more direct association with the funeral industry in Brampton, having continuously served the community through its operation as a funeral home for approximately 97 years, from 1927 to present.
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 56 Main Street South has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to an 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	56 Main Street South does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. Research indicates that 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	56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton. The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core. Main Street South is one of the oldest residential neighbourhoods in the City and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the downtown core. The eclectic architectural mix ranges from Italianate and Gothic Revival estate houses, turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.
The property has contextual value because it is a landmark	No	56 Main Street South does not occupy prominent open space. Its 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

56 Main Street South is a representative example of the Italianate architectural style	• Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
	• Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
	• Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
	• Tall red brick chimney with a corbelled cap
	• Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
	• Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey
	• Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills
	  ○ Pairs of windows in second-storey of façade
	• Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill
	• Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
	• Rear two-storey wing
	  ○ Segmentally arched two-over-two wooden sash windows with storms and brick dripmoulds and stone lug sills
	  ○ Rectangular door opening with a segmentally arched transom and brick dripmould

56 Main Street South displays a high degree of craftsmanship and artistic value	• Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets • Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets

Cultural Heritage Value or Interest	Heritage Attribute
	• Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs • Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey • Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills ○ Pairs of windows in second-storey of façade • Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill • Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
56 Main Street South is important in supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton	• Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Location on Main Street South • Overall massing and setback and decorative details
56 Main Street South is visually and historically linked to its surroundings	• Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

56 Main Street South, commonly referred to as the Robinson House, is located in the historic core of the City of Brampton north side of Main Street South between Glen Eagle Crescent and Woodbrook Drive. It consists of a two-and-a-half storey brick Italianate residence constructed circa 1880.

Statement of Cultural Heritage Value or Interest

56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. Below the wide overhanging soffit of the hip roof and wall dormer, the cornice is decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, as well as larger corner brackets. Similarly, the window and door openings are stylized with segmentally arched brick dripmoulds and keystones with a raised oak leaf relief, stone lug sills, and wooden

two-over-two sash windows with storms. A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs. Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing compliments the design and construction materials of the main structure and remains consistent with the Italianate architectural style.

56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing. Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with dripmoulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton. The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core. Main Street South is one of the oldest residential neighbourhoods in the City and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the downtown core. The eclectic architectural mix ranges from Italianate and Gothic Revival estate houses, turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.

Cultural Heritage Attributes

56 Main Street South is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Tall red brick chimney with a corbelled cap

- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills
    - Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
- Rear two-storey wing
    - Segmentally arched two-over-two wooden sash windows with storms and brick dripmoulds and stone lug sills
    - Rectangular door opening with a segmentally arched transom and brick dripmould

56 Main Street South displays a high degree of craftsmanship and artistic value. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills
- Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Location on Main Street South
- Overall massing and setback and decorative details

56 Main Street South is visually and historically linked to its surroundings. The property contains the following heritage attributes that reflect this value:

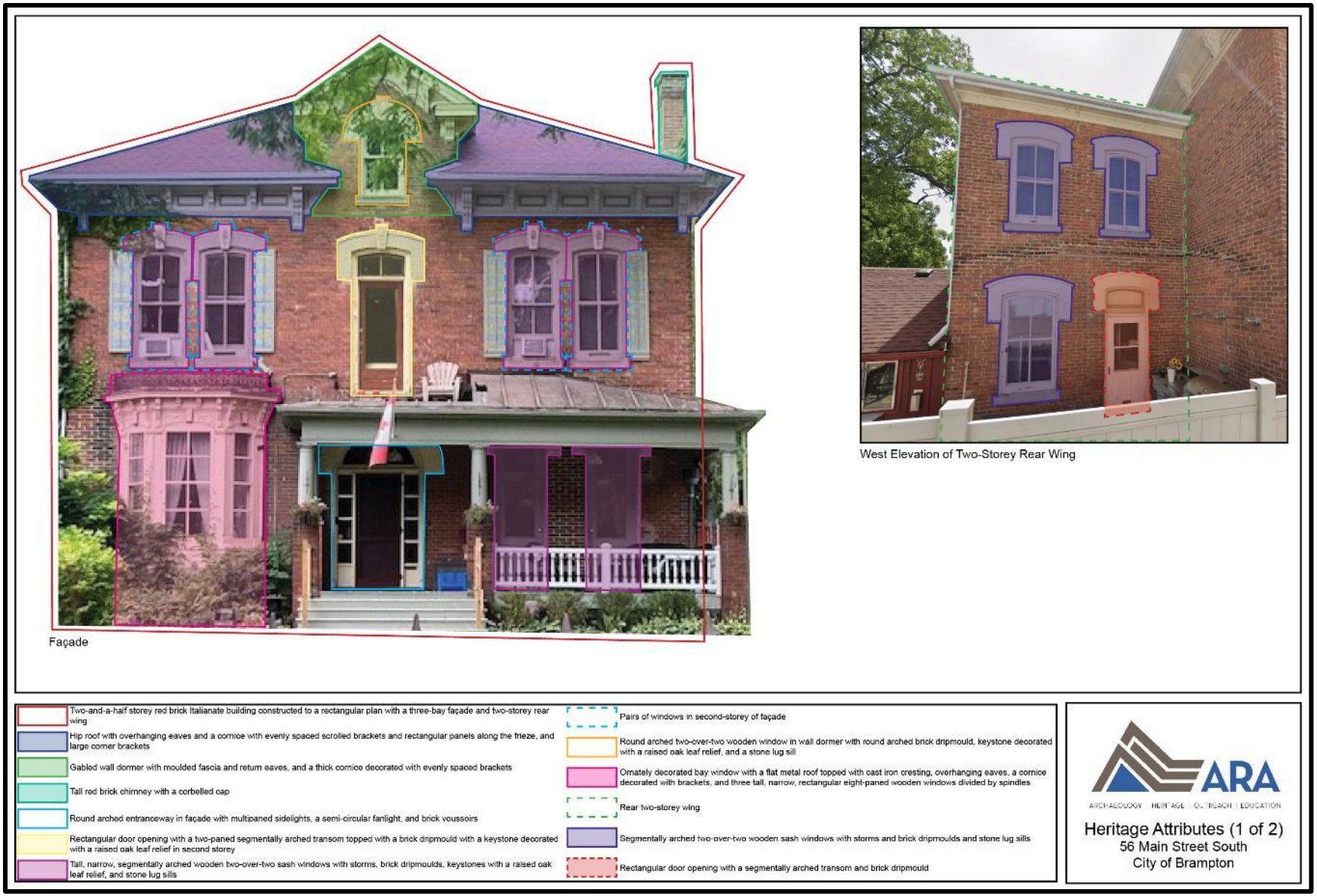
- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South

Elements of the property that are not heritage attributes include:

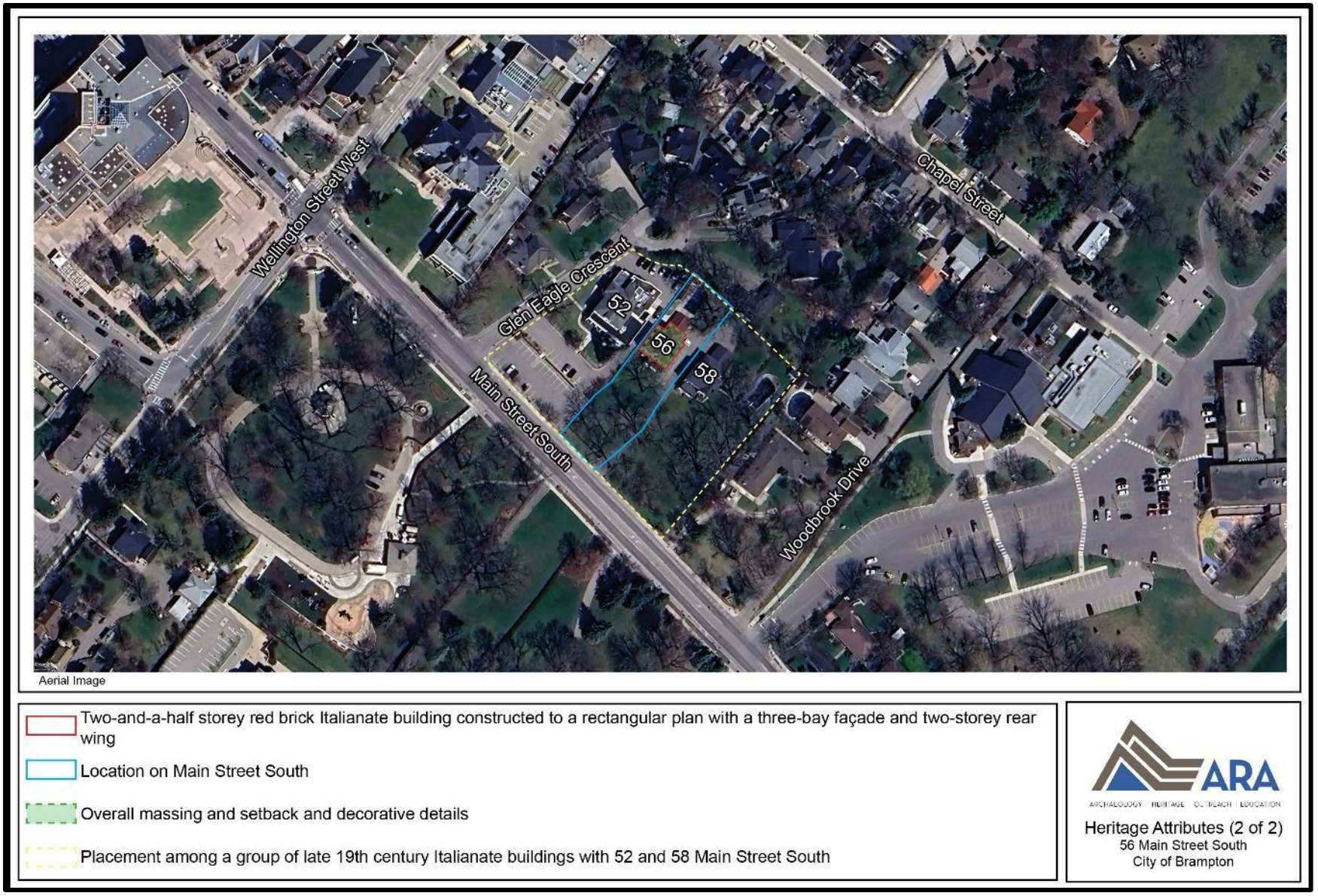
- Front porch
- Rear one-storey addition

11.0 MAP OF HERITAGE ATTRIBUTES

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



Map 9: Map of Heritage Attributes of 56 Main Street South



Map 10: Map of Heritage Attributes of 56 Main Street South

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. 56 Main Street South 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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n.d.b *Images-3.* Provided by the City of Brampton.
n.d.c *Images-1.* Provided by the City of Brampton.
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Appendix A: Figures and Historic Photos

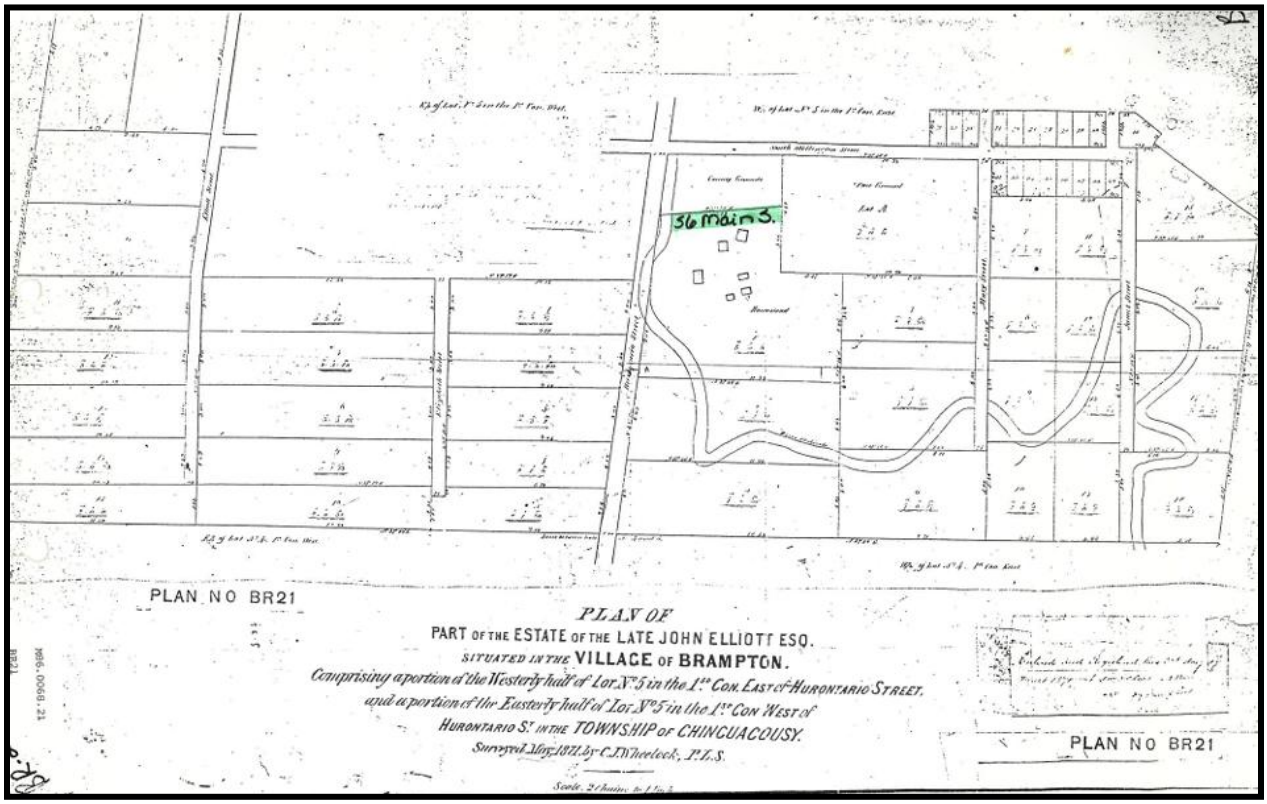


Figure 2: Plan BR 21 (1871)
(CoB n.d.e)



Figure 3: Portrait of Christopher Stork
(CCP 1967)

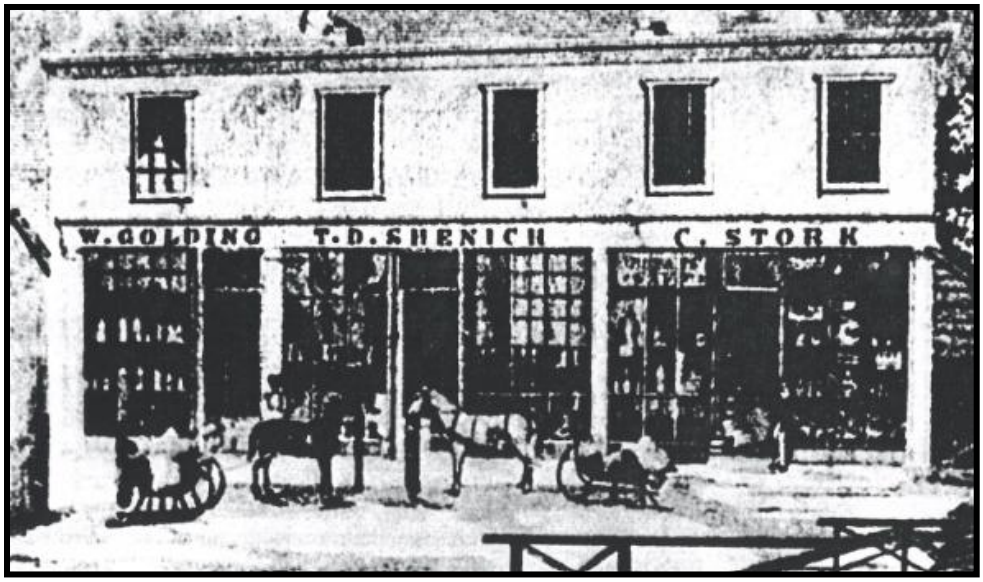


Figure 4: Street Scene of Queen Street West, Brampton Showing Christopher Stork's Drug Store (right) in mid-1850s
(Loverseed 1987)



Figure 5: Postcard Showing 56 Main Street South (Centre) Among Row of Estates Fronting Main Street South (Date Unknown)
(CoB n.d.b)

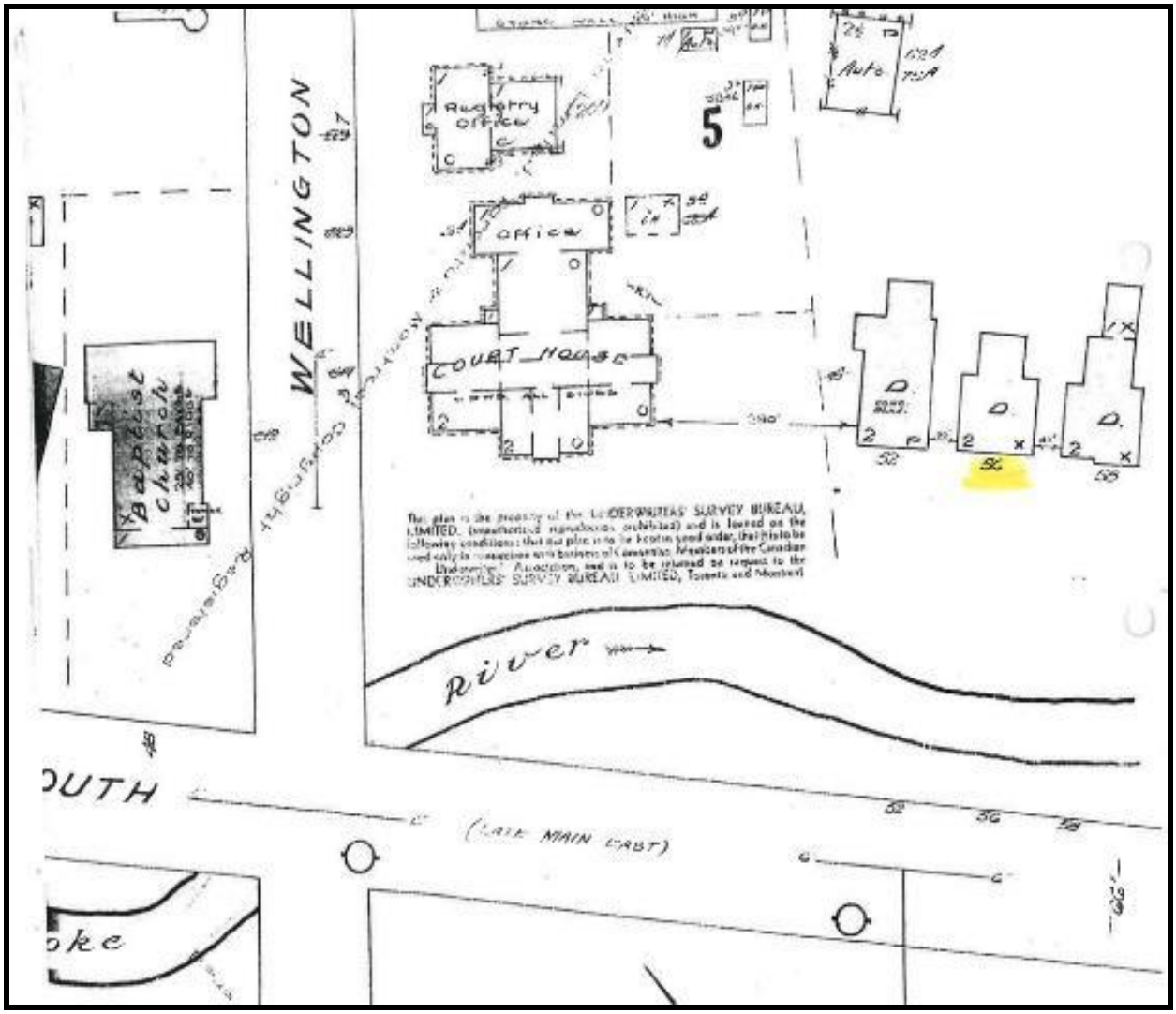


Figure 6: 1931 Fire Insurance Plan (56 Main Street South Highlighted in Yellow) (CoB 1931)

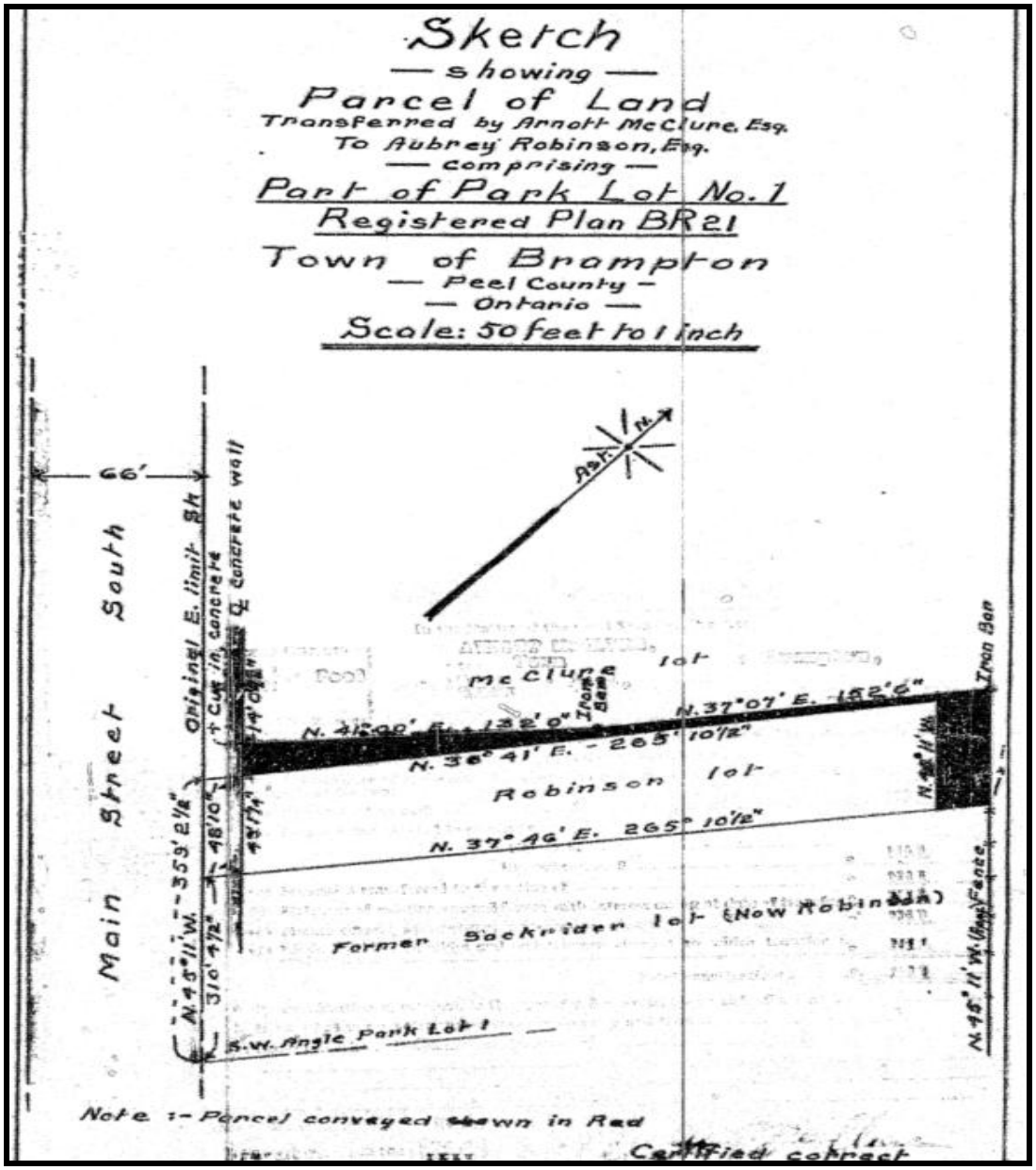


Figure 7: Sketch Plan of Land Transferred from McClure to Robinson (1937) (LRO 1937)



Figure 8: Illustration of 56 Main Street South (1982)
(CoB 2001a)



Figure 9: Context View of 56 Main Street South (Date Unknown)
(CoB n.d.c)



Figure 10: Façade of 56 Main Street South (Date Unknown)
(CoB n.d.c)



Figure 11: Façade of 56 Main Street South (Date Unknown)
(CoB n.d.b)



Figure 12: Southeast Corner of 56 Main Street South (Date Unknown) (CoB n.d.a)



Figure 13: Southeast Corner of 56 Main Street South (Date Unknown) (CoB n.d.b)



Figure 14: Southeast Corner of 56 Main Street South (Date Unknown) (CoB n.d.c)



Figure 15: West Elevation of 56 Main Street South (Date Unknown) (CoB n.d.c)

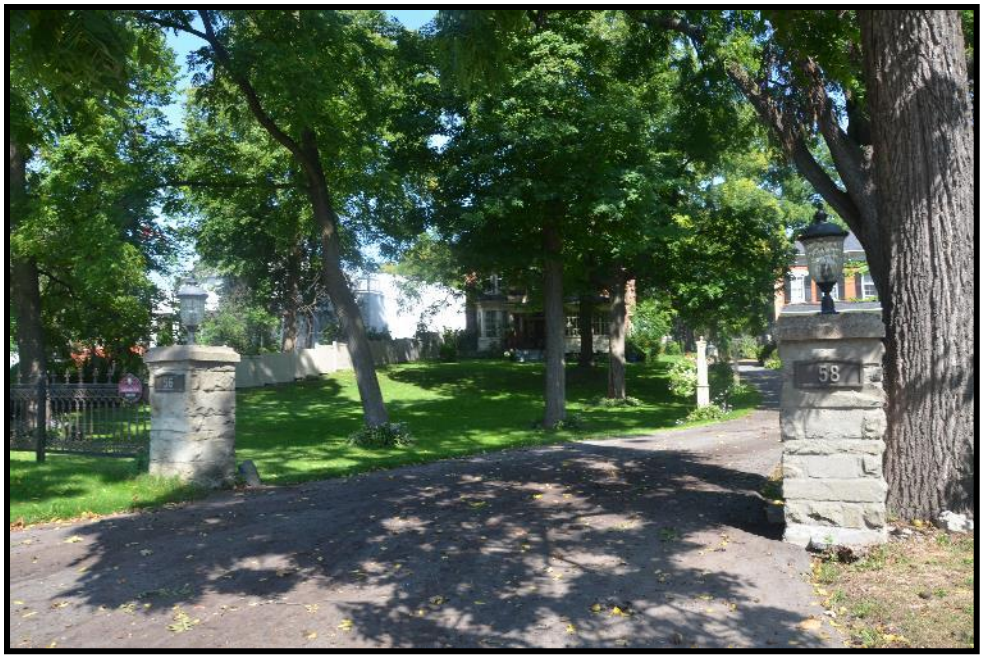


Figure 16: Entrance Gates to 56 Main Street South (Date Unknown) (CoB n.d.d)

56 Main Street South







1



Façade



West Elevation of Two-Storey Rear Wing

Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing

Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets

Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets

Tall red brick chimney with a corbelled cap

Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs

Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey

Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills

Pairs of windows in second-storey of façade

Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill

Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles

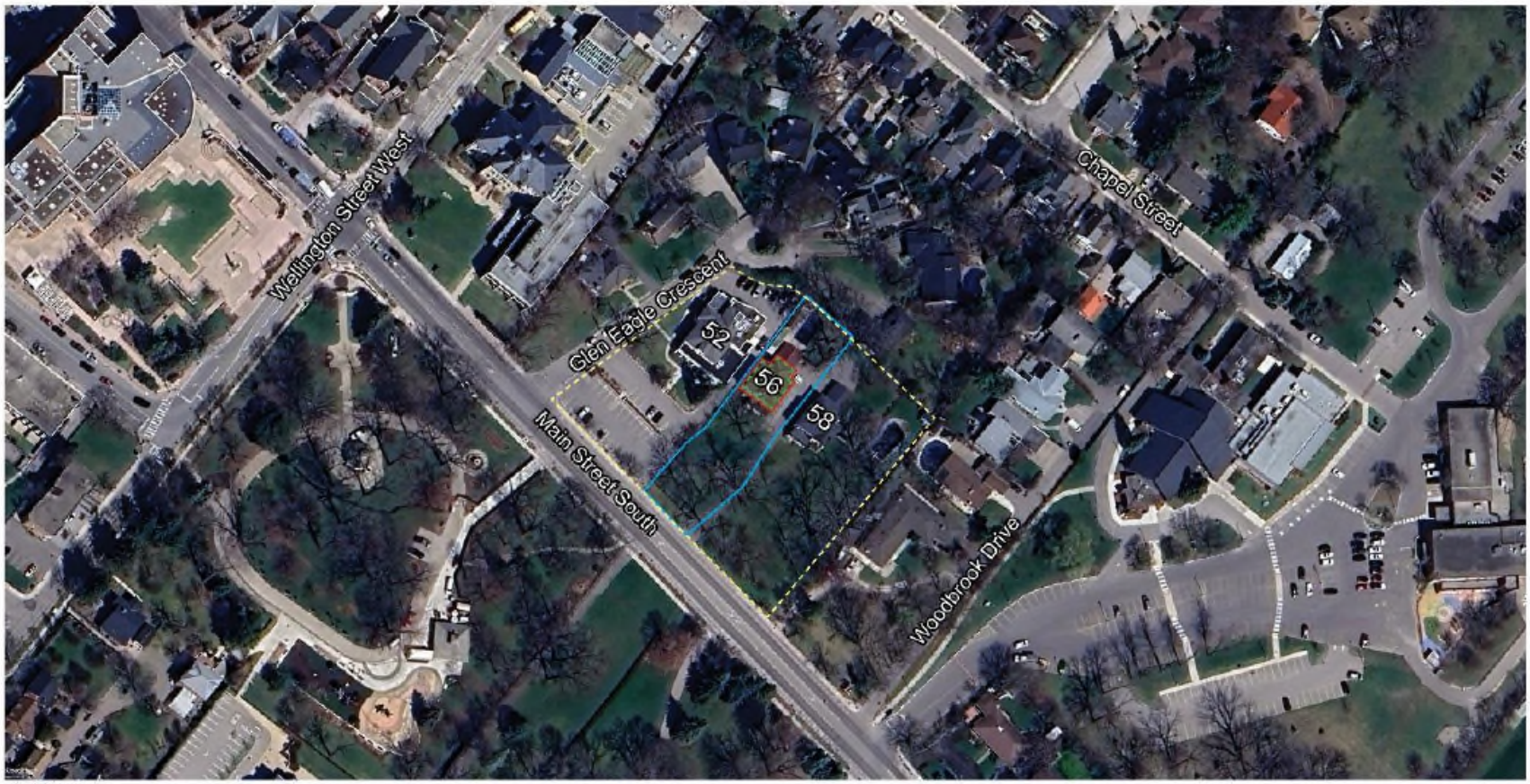
Rear two-storey wing

Segmentally arched two-over-two wooden sash windows with storms and brick dripmoulds and stone lug sills

Rectangular door opening with a segmentally arched transom and brick dripmould

Table 1: Characteristics of the Italianate Farmhouse Architectural Style
(Adapted from Blumenson 1990; Fram 2003; Rickets et al. 2011)

Characteristics of Italianate Farmhouse Architectural Style	Characteristics of 56 Main Street South
Two to two-and-a-half storeys (rarely one-storey)	Yes
Square or rectangular plan	Yes – Rectangular
Symmetrical façade	No
Three to five bays	Yes – Three
Hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes
Tall chimneys	Yes
Brick or stone construction	Yes – Brick
Stylized detailing around window and door openings	Yes
Frontispiece (formal and detailed entryway)	No
Quoins	No



Aerial Image

Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing

Location on Main Street South

Overall massing and setback and decorative details

Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South

ARA

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Attributes (2 of 2)
56 Main Street South
City of Brampton

3

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 60 Mill Street South – Ward 3**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-323

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 60 Mill Street South - Ward 3**, be received;

2. That designation of the property municipally known as 60 Mill Street South under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for 60 Mill Street South in accordance with the requirements of the Act;

4. That, should no objections be received, a by-law be enacted to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 60 Mill Street South under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06.*

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 60 Mill Street South possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest)*, and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

60 Mill Street South is located within Brampton's historic core at the northeast corner of Mill Street South and Craig Street. The property contains a one-and-a-half storey Dutch Colonial Revival dwelling constructed between 1924 and 1931.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Section3 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06*, *"Criteria for Determining Cultural Heritage Value of Interest",* prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

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.

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.
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.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report concluded that 60 Mill Street South meets the criteria for designation under Ontario Regulation 9/06 for:

- design/physical value,
- contextual value

Accordingly, designation under Part IV of the Ontario Heritage Act is recommended.

Statement of Cultural Heritage Value or Interest

<u>Design/Physical Value (Criteria 1)</u>

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey.

Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels

and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.

Contextual Value (Criteria 7):

60 Mill Street South contributes to the late 19th to mid-20th century residential character of Brampton's historic core, particularly within the Elliott Lands Neighbourhood.

Several residential side streets in the neighbourhood were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of mid-19th and early 20thcentury residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees.

Located prominently on a corner lot at Mill Street South and Craig Street, the subject property reinforces the established character of the area through its scale, massing, materials, and siting.

Cultural Heritage Attributes

The heritage attributes comprise all façades, architectural detailing, construction materials, building techniques, and significant landscape elements and vistas. Key attributes include, but are not limited to:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Symmetrical façade and east elevation
- Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes
- Red brick cladding of the lower storey laid in a running bond pattern
- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes
- Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites
- Rectangular window openings
- Thick stone lintels and stone sills on the first storey
- Rectangular window openings in the foundation with thick stone sills
- Centrally placed shed dormer on the rear (north) elevation
- Red brick, side wall chimney projecting from the east elevation
- Prominent placement on a corner lot in the Elliott Lands Neighbourhood
- Moderate setback fronting Mill Street South and Craig Street

Financial Implications

There are no financial implications resulting from the adoption of this report

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 60 Mill Street South.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 60 Mill Street South to Brampton's Register of Designated Heritage Resources ensures that this early example of Dutch Colonial Revival is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Tom Tran, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 60 Mill Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 60 Mill Street South presentation
- Attachment 3 – Heritage Property Letter

ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

REVISED DRAFT

Evaluation of 60 Mill Street South According to *Ontario Regulation 9/06* City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-505-2024
Project #: 2023-0494

06/18/2025

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: L. Benjamin
Historical Research: S. Clarke, BA, CAHP
Photography: L. Benjamin
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis, MA
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 60 Mill Street South 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 Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. Further, 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.

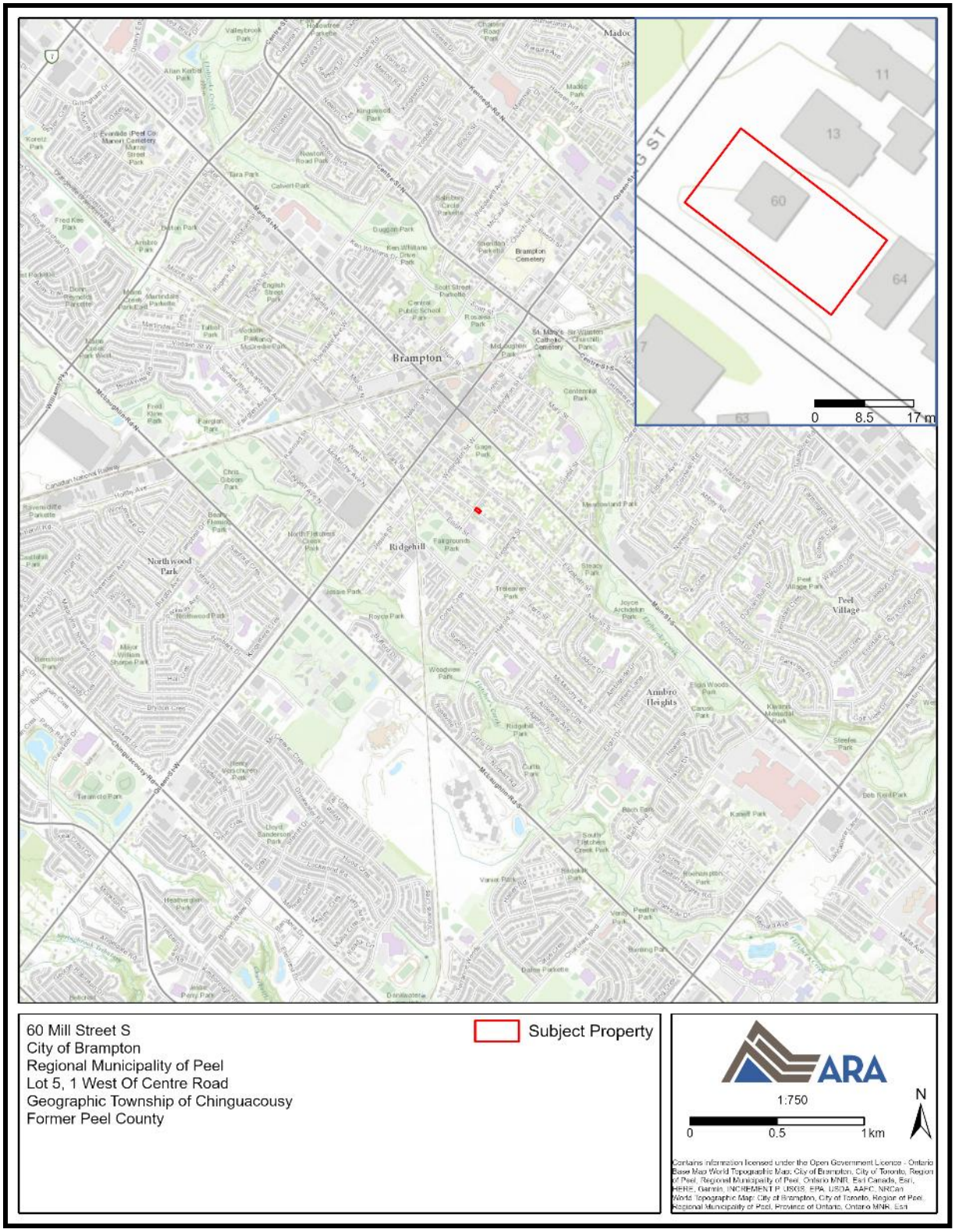
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 60 Mill Street South 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.

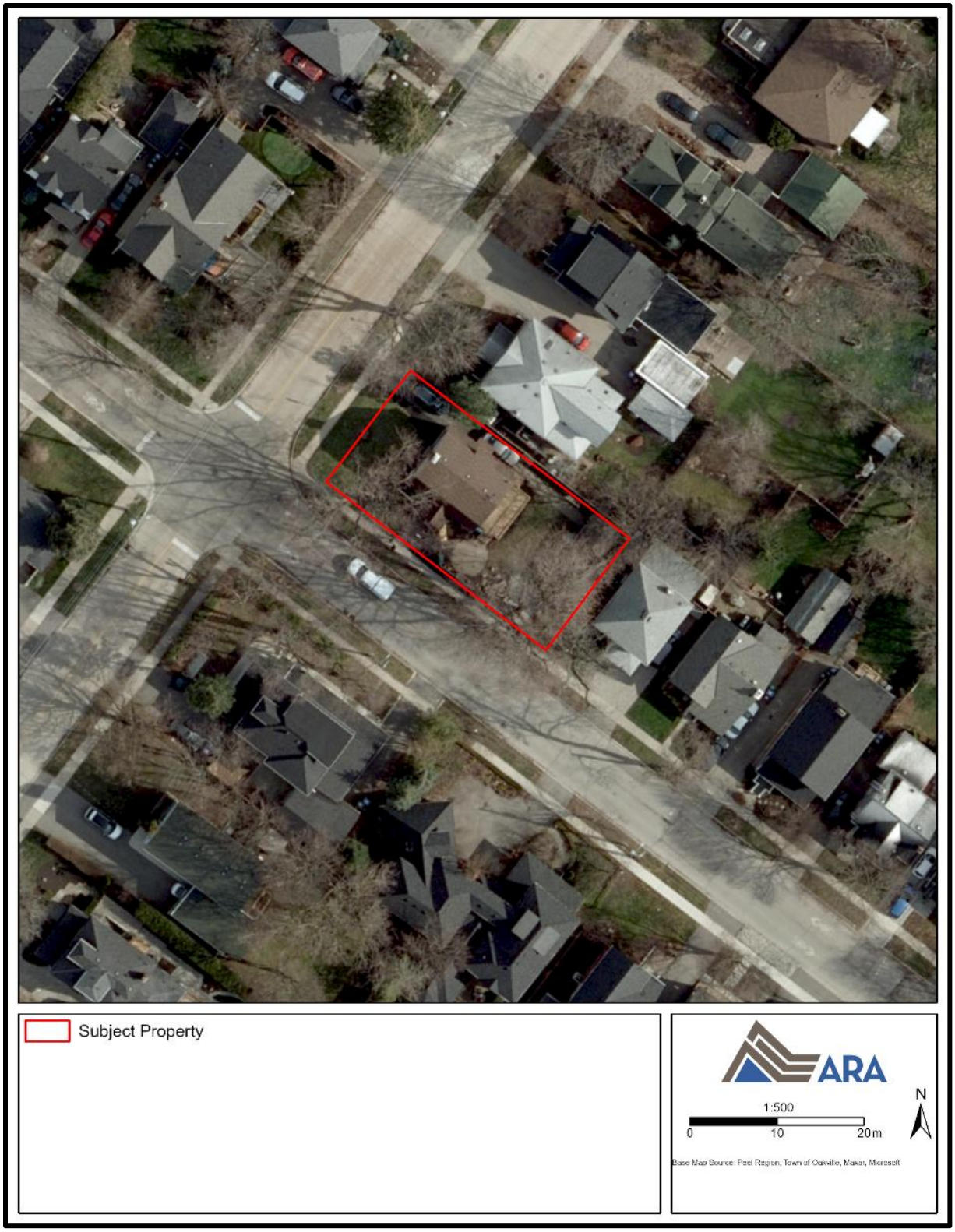
3.0 PROPERTY INFORMATION

Civic Address: 60 Mill Street South, City of Brampton, ON
Alternative Name(s): n/a
Legal Description: Part Lot D, Plan BR 30 as in R892312, Brampton

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 Ac*t 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 Ac*t, came into effect October 20, 2024.

4.1.1 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).

4.1.2 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* (as amended by *O. Reg. 569/22*) 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* (as amended by *O. Reg, 569/22*) 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 60 Mill Street South
(Photo taken February 7, 2024; Facing Northeast)



Image 2: Southwest Corner of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)



Image 3: West Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)



Image 4: Detail of West Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)



Image 5: Northwest Corner of 60 Mill Street South
(Photo taken February 7, 2024; Facing Southeast)



Image 6: Detail of Stone Foundation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)



Image 7: East Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing Northwest)



Image 8: View to 60 Mill Street South Prominently Located on a Corner Lot
(Photo taken February 7, 2024; Facing North)



Image 9: Context View of Mill Street South Streetscape Looking to 60 Mill Street South
(Photo taken February 7, 2024; Facing Northwest)



Image 10: Context View of Mill Street South Streetscape Looking to 60 Mill Street South
(Photo taken February 7, 2024; Facing Southeast)



Image 11: Context View of Craig Street Streetscape Looking from 60 Mill Street South (Photo taken February 7, 2024; Facing Northeast)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Dutch Colonial Revival architectural style found in Ontario originated in early 18th century Dutch and Huguenot settlements in Pennsylvania, northern New Jersey, western Long Island, and New York's Hudson River Valley (VHF 2024). While Period Revivals reflect Ontario's European heritage, Colonial Revivals recall North America's colonial heritage (Blumenson 1990). The Dutch Colonial Revival, primarily a residential style, is a subtype of the Colonial Revival style. Unlike more academic revivals, the informal Dutch Colonial Revival is reminiscent of farmhouses and barns (OHJ 2021).

When noted architects like Aymar Embury II and Wilson Eyre incorporated gambrel roofs into their large but informal "cottages" for wealthy clients, the Dutch Colonial revival style is said to have begun, with the term "Dutch Colonial" appearing sometime between 1920 and 1925 (OHJ 2021). The style shares similarities with the Georgian Revival popular in the same period, with symmetrical bays of windows and a centered front door. Like other Colonial Revival styles, the Dutch Colonial Revival first reappeared after the American Centennial in 1876 (VHF 2024). It became more common in the interwar period (between WWI and WWII) as kit patterns in mail order catalogues made the style more accessible. It was one of the most popular designs through to the 1930s (VHF 2024). The gambrel roof, which allowed a full second storey of space, made the Dutch Colonial Revival house a practical choice for families.

Characteristics of the Dutch Colonial Revival style include the high gambrel ("barn") roof with wide eaves pierced with either separate dormers or a continuous shed dormer and a small entrance porch or stoop with an arched or projecting roof over the door (Blumenson 1990; Kyles 2016). A gambrel roof is formed when the plane of the roof on both sides of the central ridge is broken roughly halfway down, with the lower half of each side falling at a steeper pitch toward the eave. Early Dutch Colonial Revival buildings dating to the early 1900s are characterized by a front gambrel roof, while structures built in the 1920s and 1930s tend to have side gambrel roofs. Dutch Colonial Revival buildings are symmetrical and often one-and-a-half to two-storeys (VHF 2024). The front door is usually centered, windows are commonly double hung with shutters and often set in pairs or triples, and chimneys are set on the side wall (VHF 2024). The structures are clad in stucco, wood shingles, clapboard, and/or brick, and the dormers are often finished in wood shingles of a different tone than the asphalt shingles of the main roof (Kyles 2016).

A description of the architecture/design of 60 Mill Street South is as follows:

- One-and-a-half storey building constructed to a rectangular plan (Image 1)
- Symmetrical façade, aside from the door placement in the projecting entrance (Image 1)
- Symmetrical east elevation fronting Craig Street (Image 3)
- Side gambrel roof with a steep double pitch (Image 2 and Image 3)
    - Roof clad in brown asphalt shingles
    - Side gables clad in painted cedar shakes
    - Bell-cast eaves
    - Modern soffits and plain fascia
- Red brick cladding of the lower storey laid in a running bond pattern (Image 6)
- Modern drainage system with gutters and downspouts painted red (Image 1)
- Foundation of rock-faced ashlar stone (Image 6)

- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak (Image 1 and Image 2)
    - Gable is clad in painted cedar shakes
    - Lower portion is clad in red brick laid in a running bond pattern
    - Flat window with white trimmings and mouldings finished with a plain stone lug sill and a stone lintel
- Door opening is placed off centre on the left side of the covered entranceway (Image 1)
    - Doorway features a wood entablature framed with fluted pilasters painted white
    - Two black iron lanterns decorate the sides of the entryway
    - Entrance features a wood panel door painted red with a round window divided into nine lites
- A narrow, rectangular, fixed window with a thick stone lintel and a stone sill located on the façade to the right of the door in the projecting entrance, and a pair of fixed, rectangular windows in the west elevation of the projecting entrance, also with a stone lintel and sill (Image 1)
- A City of Brampton plaque located beside the window in the façade's projecting entranceway reads *"Dutch Colonial Style Circa 1920"* (Image 1)
- A stone slab is located at the foot of the entryway (Image 1)
- Rectangular sash windows (likely replacement units) with thick stone lintels and stone sills on the first storey (Image 1 to Image 5)
- Rectangular sash windows (likely replacement units) with simple wood casements and sills painted white on the upper storey (Image 4)
- Centrally placed shed dormer on the rear (north) elevation with projecting eaves and a one-over-one sash window with a simple wood casement painted white (Image 5)
- Rectangular sash windows with thick stone lintels in the foundation of the façade and north elevation (Image 1 and Image 5)
- Red brick chimney projecting from the east elevation (Image 3 and Image 4)
- Narrow, red brick chimney projecting from the west elevation that has been capped at the roof line (Image 7)
- Centrally placed rear entrance covered with a shed roof supported by two large wood brackets painted white (Image 5)
- Shed located in the northeast corner of the property (Image 5)
    - One-storey building with a rectangular plan and a side gable, shingled roof with projecting eaves and simple wood fascia painted red
    - Appears to be clad in horizontal wood siding painted white
    - A pair of wood panel doors painted red are located in the north side of the west elevation
    - Appears to have a rectangular window with a simple casement painted red in the east elevation
- Located prominently on a corner lot (northeast corner of Mill Street South and Craig Street) with a moderate setback fronting Mill Street South and a deeper setback along Craig Street (Image 8)
- Property is grassed and its edges are lined with large, mature, deciduous trees and saplings (Image 8)
    - It appears a mature tree was removed from the west side of the property and has been replaced with a sampling in the boulevard (Image 11)
- A wood fence separates the east side yard from the Mill Street South streetscape (Image 1)
    - A modern garden bed lines the east side of the property between the fence and sidewalk and the north side of the property along the driveway

- An asphalt driveway accessed from Craig Street runs along the north elevation of the building (Image 5)
- Both the Mill Street South and Craig Street streetscapes include a sidewalk and a grassed boulevard (Image 9 to Image 11)

In reviewing the inventory of properties in Brampton's historic core, there appear to be less than five examples of the Dutch Colonial Revival style extant, and the subject property appears to be one of two examples (along with 41 Chapel Street) with an entrance placed in the side elevation, rather than the gambrel side.

When examined against the typical characteristics of Dutch Colonial Revival architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), *Old House Journal* (2021), and the Vancouver Heritage Foundation (2024), the subject building exhibits most of the characteristics of the Dutch Colonial Revival design and can therefore be considered a representative example of the style.

Table 1: Characteristics of Dutch Colonial Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; OHJ 2021; VHF 2024)

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 60 Mill Street South
Gambrel roof	Yes
Symmetrical façade	Yes – Aside from door placement in entrance
Clad in stucco, wood shingles, clapboard, and/or brick	Yes - Brick
One-storey with steeply pitched gambrel making a full second storey	Yes
Separate dormers or a continuous shed dormer, typically finished in wood shingles of a different tone than roof shingles	Yes – Rear (north) elevation
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	Unconfirmed
Windows set in pairs or triples with shutters	No
Chimney on a side elevation	Yes

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).

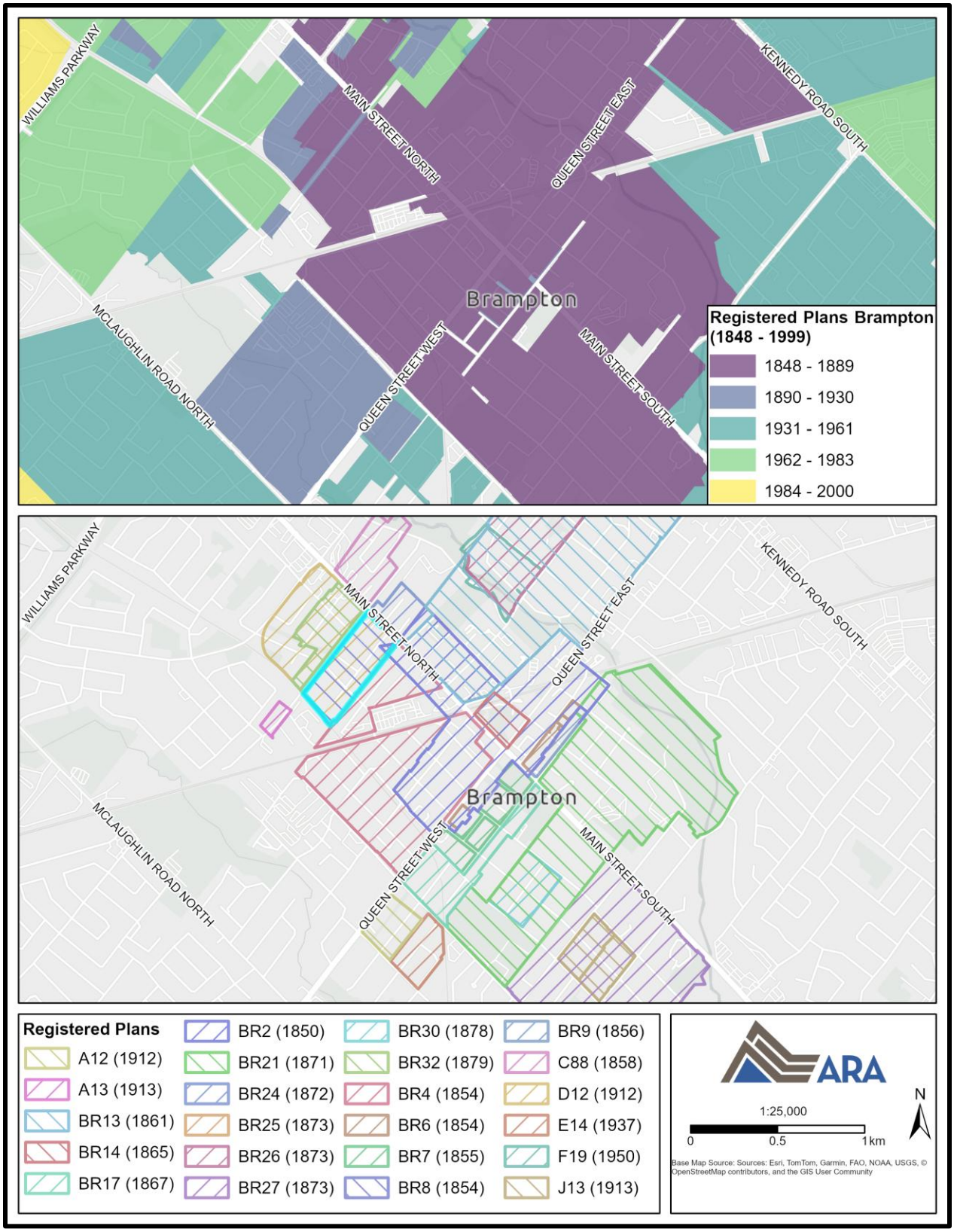
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, 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-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th 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.



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)

6.2.2 Site Specific History

The building at 60 Mill Street South was constructed between 1924 and 1931 as a private residence. Below is a history of the property from 1841 until the present day:

- The Crown Patent for Lot 5, Concession 1 WHS went to John Elliott in July of 1841 (see Table 2)
    - John Elliott is credited with naming the Town of Brampton in 1834 (CoB 2024)
- Plan BR21 was registered for part of Elliott's holding in May 1871 as *Plan of Part of the Estate of the Late John Elliott, Esq*. (see Figure 1 in Appendix A)
- Tremaine's map of 1859 indicates that Mill Street South had been laid by this time while lands to the south remained rural (see Map 5)
    - Tremaine's map of 1859 appears to show the planned roadways rather than the roads as they were laid
    - Queen Street and Main Street are accurately depicted on this map, however the subdivisions southwest of the intersection of Queen and Main Streets do not follow the current alignments of roadways aside from George, Elizabeth, and Mill Streets immediately southeast of Queen Street
    - These discrepancies could be a result of the way that Plan BR21 was proposed, but not developed
- Jane Elliott sold Lot 8, Plan BR21 and other lands to Christopher Stork in October 1871
- Walker and Miles' 1877 map provides a more accurate representation of the street grid in the vicinity of the subject property at the time, with Mill Street South terminating at Wellington Street to the north (see Map 6)
- Jane Stork sold the same lands to M.M. Elliott in April 1878
- Plan BR30 was drawn by A.B. Scott and registered in April of 1878, which transferred Lots 6, 7 and 8, Plan BR21 to Plan BR30 (see Figure 2 in Appendix A)
    - The subject property became part of Lot D, Plan BR 30
- M.M. Elliott and wife sold Lot D, Plan BR30 to Roderick Cochrane in 1880
- Cochrane's lands were sold by Tax Deed to James McBride in December 1900
- McBride's executors sold the property to Daniel Pratley in February 1909
- A topographic map from 1909 indicates Mill Street South terminated at Craig Street and the subject property was vacant (see Map 7)
    - The topographic map depicts brick and frame structures (residences) northwest of the subject property and two structures along Elizabeth Street to the east of the subject property
- Pratley sold the property to Richard Giles in 1913
    - According to Instrument #11612, Richard Giles was a bricklayer (LRO 43)
- A topographic map from 1918 indicates Mill Street had been laid southeasterly to Frederick Street (see Map 7)
    - The subject property remained vacant at this time, although brick and frame structures are depicted to the northwest of the subject property as well as one along Mill Street, and three along Ellizabeth Street, south of Craig Street
- Giles sold the property to Rowley Fleming in April 1924
    - Rowley Fleming joined the Canadian Over-Seas Expeditionary Force in 1915 (LAC 1915; see Figure 3 in Appendix A)
        - At that time, Fleming already belonged to the Active Militia
    - According to the 1931 census, Rowley Fleming (age 36) and wife Olla (age 36) were living at 61 East Avenue in Brantford, Ontario with their sons Jack (age 10) and Gordon (age 6), as well as Olla's mother, Mary Dick (age 75) (LAC 1931a)

    - Rowley and Olla Fleming were renting the house at 61 East Avenue in Brantford (LAC 1931a; Vernon 1931:98, 319)
    - In 1931, Rowley Fleming was working as a clerk/manager in a grocery store owned by Thomas E. Ryerson and Company that sold groceries and fresh fruits at a store located at 18-22 Market Street in Brantford (LAC 1931a; Vernon 1931:222)
    - Fleming's father, Peter Fleming, was a harness maker and saddler in Brampton who worked at his occupation from the turn of the century until four years prior to his death at age 87 in 1935 (LAC 1881; LAC 1891; TDS 1935a, 1935b)
        - In 1931, Peter Fleming was living with his daughter Violet and her husband Fenton McIntyre on RR #2, Brantford Township, Brant County (LAC 1931b)
        - Peter Fleming died in 1935 at Rowley and Olla Fleming's house, the subject building (TDS 1935b)
        - Fleming Avenue in Brampton was named by Sheldon Fleming (son of Peter Fleming and brother of Rowley) after he subdivided his property on the corner of Fleming Avenue and Elliott Street (FTWI 1947)
- The subject building was constructed between 1924 and 1931 while under the ownership of Rowley Fleming
    - A Fire Insurance Plan from 1924 indicates the building had not yet been constructed (see Map 8), while a plan from 1931 shows the completed two-storey brick building (see Map 9 and Figure 4)
    - The subject property is representative of infill development and the waves of building that occurred in the Elliott Lands Neighbourhood beginning with Plan BR21 in 1871 through to the first decades of the 20th century
- The property was transferred to the executors of Alfred Julian by Quit Claim Deed in June of 1938
    - In 1931, Sarah Julian was widowed and resided in a single family brick house on Mill Street in Brampton that was rented for $40.00 per year (LAC 1931c)
    - Julian had two boarders living with her in 1931, George and Mary Wiley
- The executors of Alfred Julian then sold the property back to Olla Fleming in June of 1938
    - Rowland [Rowley], Mrs. [Olla] and Norman Fleming are listed as residing at 60 Mill Street South on a Voter's List from 1940 (LAC 1940)
    - Rowley Fleming was a merchant in 1940 according to the Voter's List
- Olla Fleming sold the property to Albert Hibbert in 1946
    - The Flemings were living in Ottawa by 1945 where Rowley was a Civil Servant (CoB n.d.)
    - In 1945, Rowley and Olla Fleming were living on Grove Avenue in Ottawa, Ontario (LAC 1945)
- An aerial image from 1954 shows the subject property and building at the corner of Mill Street South and Craig Street (see Map 10)
    - Residential development in this part of Brampton had extended southeasterly beyond Harold Street
- Albert Hibbert retained the property until 1957 when it was sold to Annie and Melville Wanless
- The property was sold various times between 1957 and 2021 when it came under the ownership of Rosa Umana and Miguel Reyes Moreano

Table 2: Summary of Property Ownership at 60 Mill Street South (LRO #43)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	14 Jul 1841	Crown	John Elliott	All Lot 5, Concession 1 WHS, 200 acres
21	Plan	May 1871	Plan of Part of the Estate of the Late John Elliott, Esq.	------	------
617	Bargain and Sale	5 Oct 1871	Jane Elliott et al	Christopher Stork	Lot 8, Plan 21 and other lands
2233	Bargain and Sale	18 Apr 1878	Jane [Stork]	M.M. Elliott	Lot 8, Plan 21 and other lands
30	Plan	18 Apr 1878	Plan BR 30 by A.B. Scott	------	Lots 6,7,8, Plan 21 transferred to Plan BR30
2660	Bargain and Sale	25 Mar 1880	M.M. Elliott and wife	Roderick Cochrane	Lot D, Plan BR30
6279	Tax Deed	5 Dec 1900	William Milner, Mayor and John Manning, Treasurer	James McBride	All sold for tax arrears
7981	Bargain and Sale	15 Feb 1909	Executors of James McBride	Daniel Pratley	All, $125.00; Lot D, Plan BR30
11612	Bargain and Sale	6 Dec 1913	Daniel Pratley and wife	Richard Giles	Part, $250.00; Lot D, Plan BR30
15173	Grant	7 Apr 1924	Richard Giles and wife	Rowley D. Fleming	Lot D, Plan BR30
19470	Quit Claim	24 Jun 1938	George Holmested, Trustee, R.H. Jamieson, F.W. Richardson, A. Lewis, Inspectors and Olla Fleming	Executors of Alfred Julian	Lot D, Plan BR30
19471	Grant	24 Jun 1938	Executors of Alfred Julian	Olla Fleming	Part as in #19470; Lot D, Plan BR30
21833	Grant	15 May 1946	Olla Fleming	Albert Hibbert	Part as in #19470; Lot D, Plan BR30
32903	Grant	1 Apr 1957	Albert Hibbert	Annie and Melville Wanless	Part as in #19470; Lot D, Plan BR30
44255vs	Grant	30 Jun 1967	Annie and Melville Wanless	Lorraine and John Pursel	Part as in #19470; Lot D, Plan BR30
144181vs	Grant	2 Jun 1970	Lorraine and John Pursel	Arthur and Ruby Staley	Lot D, Plan BR30
290933vs	Grant	20 No 1973	R.J. Barker Limited	Sandra Kerr	Part as in #144181vs; Lot D, Plan BR30
Vs413532	Quit Claim	26 Nov 1976	Frank Bruzzese	Sandra (Kerr) Emslie	Lot D, Plan BR30
vs413533	Grant	26 Nov 1976	Sandra (Kerr) Emslie	Christopher and Catherine Prentice	Part as in #vs413532; 60 Mill Street South
677759	Grant	16 Apr 1984	Christopher and Catherine Prentice	Barry and Joan Vey	Part as in #413532; 60 Mill Street South
677760	Mortgage	24 Feb 1984	Royal Bank of Canada	Barry and Joan Vey	Part Lot D, Plan BR30; 60 Mill Street South
725143	Deposit	30 Aug 1985	Barry and Joan Vey	---------	Part as in #677760 (as in #677759

Instrument #	Instrument	Date	Grantor	Grantee	Comments
					excepting part); Redescribing #677760; 60 Mill Street South
725142	Transfer	30 Aug 1985	Barry and Joan Vey	Steph DuPlantis	Part as in #677759; 60 Mill Street South
RO892312	Transfer	1 May 1989	Stephen DuPlantis	John and Victoria Fraser	As in #677760; 60 Mill Street South
LT1921002	Transfer	15 Mar 1999	John and Victoria Fraser	Ian McLaughlin	60 Mill Street South
PR126855	Transfer	24 Aug 2001	Ian McLaughlin	Renate Lavis	60 Mill Street South
PR1143278	Transfer	28 Sep 2006	Renate Lavis	Bruce Huggett	60 Mill Street South
PR1680017	Transfer	31 Jul 2009	Bruce Huggett	Elizabeth Picard	60 Mill Street South
PR3636712	Application to Change Name of Owner	3 Apr 2020	Elizabeth Picard	Elizabeth Eikelboom	60 Mill Street South
PR3923665	Transfer	7 Oct 2021	Elizabeth Eikelboom	Rosa Umana and Miguel Reyes Moreano	60 Mill Street South

6.3 Context

- Located at 60 Mill Street South in the historic core of the City of Brampton
    - The "core" comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
    - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
    - Mill Street South runs roughly northwest to southeast from Queen Street West to Charolais Boulevard, three blocks west of Main Street
- The building is prominently situated at the northeast corner of Mill Street South and Craig Street within a dense residential neighbourhood
- The property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HDC) 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 area's distinct character as follows: "The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century" (CoB 2019:4)
    - George Robb Architect et al.'s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- The subject property is representative of infill development and the waves of building that occurred in the Elliott Lands Neighbourhood, beginning with Plan BR21 in 1871 through to the first decades of the 20th century
- It has a moderate setback fronting Mill Street South and a deeper setback along Craig Street

- An asphalt driveway running parallel to the north side of the building connects 60 Mill Street South to Craig Street
- The flat property is grassed and landscaped with garden beds, an interlocking brick walkway and the lot is lined with mature deciduous trees and saplings
- The Mill Street South streetscape character can be described as follows:
    - For the purposes of this report, geographically, the Mill Street South streetscape includes Mill Street South from approximately Queen Street West to Frederick Street (see Map 5, Map 6, Map 7, and Map 10)
    - Comprised exclusively of one to two-and-a-half storey residences on narrow lots
    - Primarily brick construction (majority are red, brown or multitone brick)
    - Many buildings share similar features including front and side gable roofs and front porches
    - Streetscape exhibits relatively narrow and consistent setbacks
    - Mill Street South includes a sidewalk on both sides with a grassed boulevard planted with mature street trees providing canopy cover in portions of the streetscape
    - Located a block south of neighbourhood recreational land uses such as McHugh Public School, Memorial Park, the Brampton Memorial Arena, and the Old Fairgrounds Park (site of the former Exhibition Grounds; see Map 7 and Map 10)
- Several residential side streets extend from Queen Street and Main Street 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: Byng Avenue, Wellington Street West, Elizabeth Street South, Elliott Street, Craig Street, and Frederick Street
    - The character of the residential side streets is generally in keeping with the character of the Mill Street South streetscape
    - Comprised of predominantly one to two-and-a-half storey residential buildings
    - Primarily brick construction (majority are red, brown or multitone brick, many covered with siding)
    - Variety of architectural styles including Gothic Revival, Tudor Revival, and a range of vernacular Ontario Cottages and front gable Edwardian structures
    - Setbacks are relatively narrow and consistent
    - Streetscapes include 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, rusticated stone detailing, front and side gable roofs, and front porches
    - Many of the buildings along Mill Street South and the residential side streets date from the late 19th to mid-20th 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 Mill Street South and the residential side streets

Table 3: Selection of 19th Century Buildings Along Mill Street South in the City of Brampton

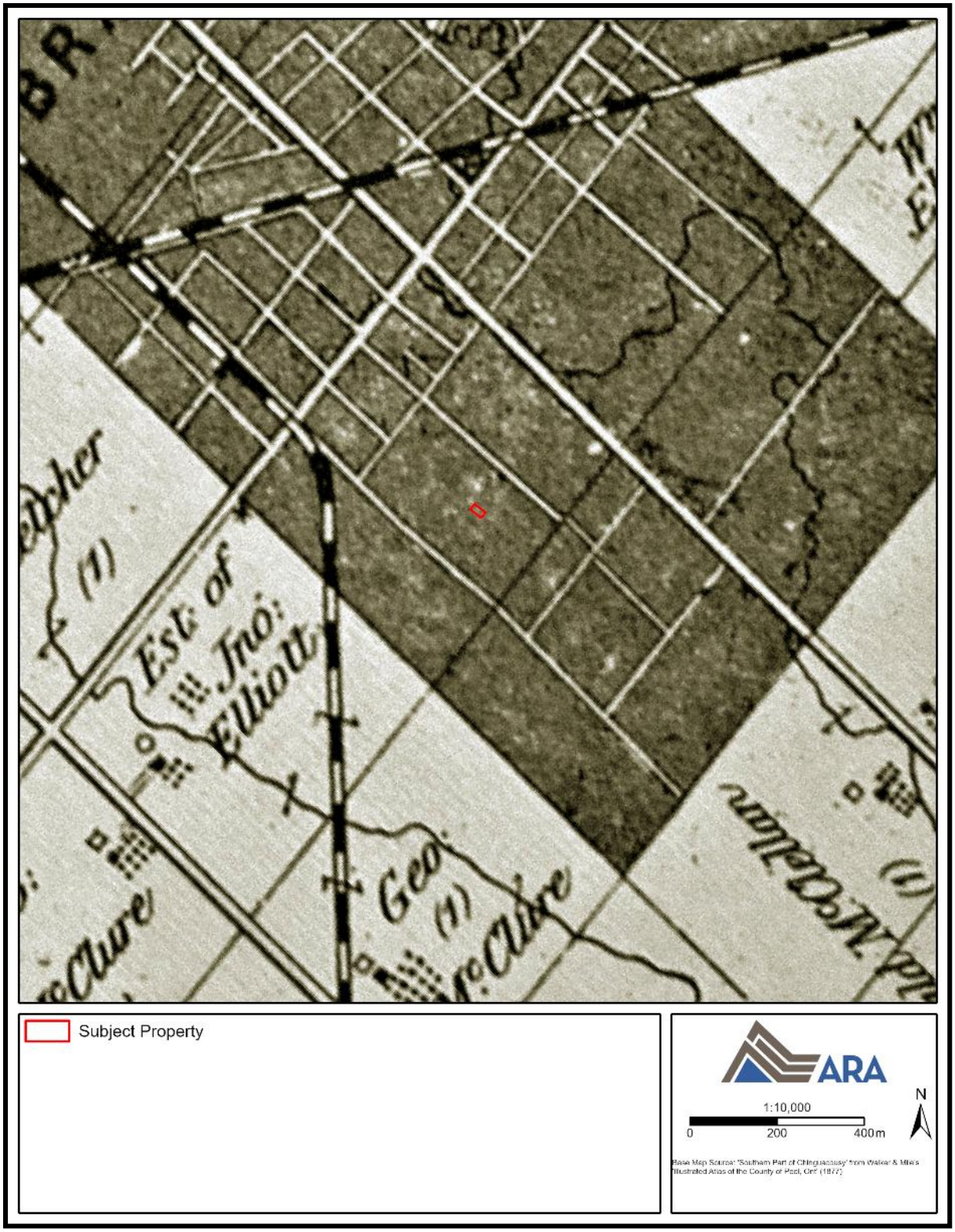
Address	Brief Description	Est. Year Constructed	Photo
9 Craig Street	Residence, two-and-a-half storey red brick Edwardian with a front gable roof and covered porch	Unknown	
11 Craig Street	Residence, one-and-a-half storey red brick with a side gable roof, shed dormer, and a covered porch	Circa 1923	
13 Craig Street	Residence, two-storey, red brick and vinyl siding, enclosed front porch	Unknown	
56 Mill Street South	Residence, two-and-a-half storey red brick Edwardian with a front gable peak	Unknown	
66 Mill Street South	Residence, two-storey stucco with a front gable peak	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
80 Mill Street South	Residence, two-and-a-half storey red brick Edwardian with a front gable peak and a covered porch	1910-15	
42 Frederick Street (Pocock House and Modern Dairy)	Residence, two-storey Gothic Revival with blue board and batten siding, side gable roof with gable peaks, and a covered porch	1875	
115 Mill Street South	Residence, two-storey Tudor Revival, multitone brick, side gable roof, dormer windows, bay window, stone detailing	1940	
10 Byng Avenue	Residence, one-and-a-half storey multitone brick Tudor Revival with a side gable roof and a covered porch	1935	
20 Elizabeth Street South	Residence, one-and-a-half storey stucco Regency Ontario Cottage with a covered porch	1835	

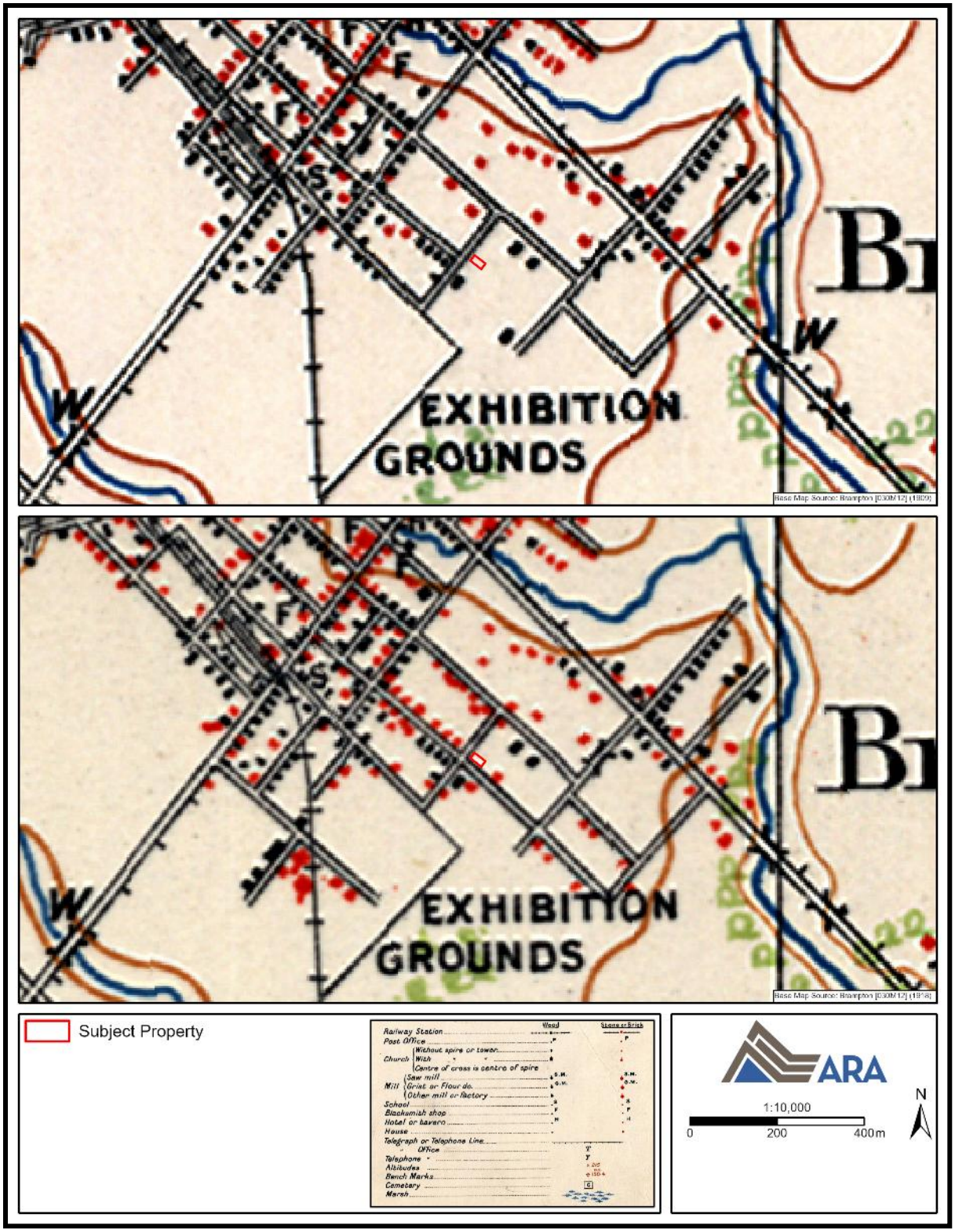
7.0 MAPS



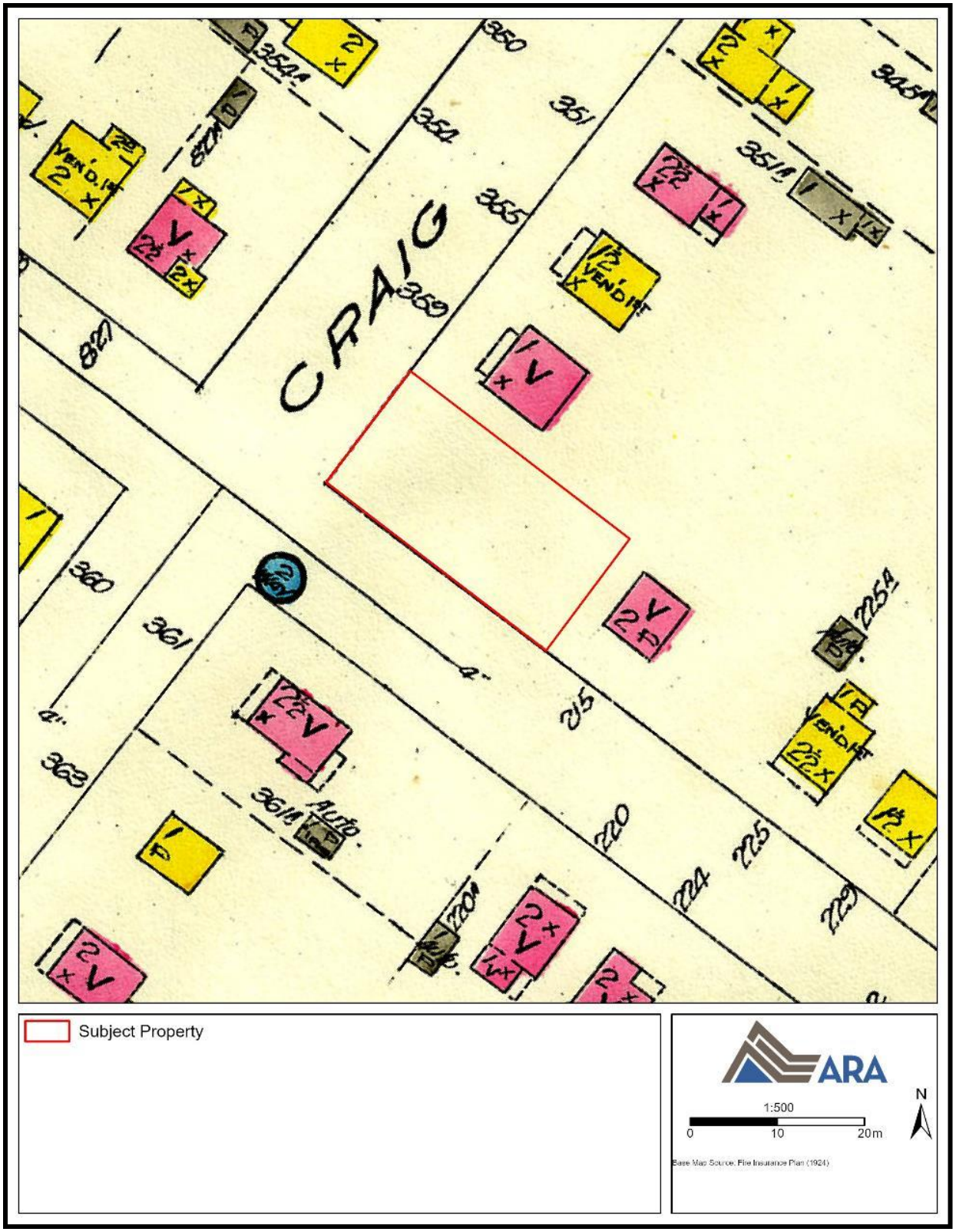
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



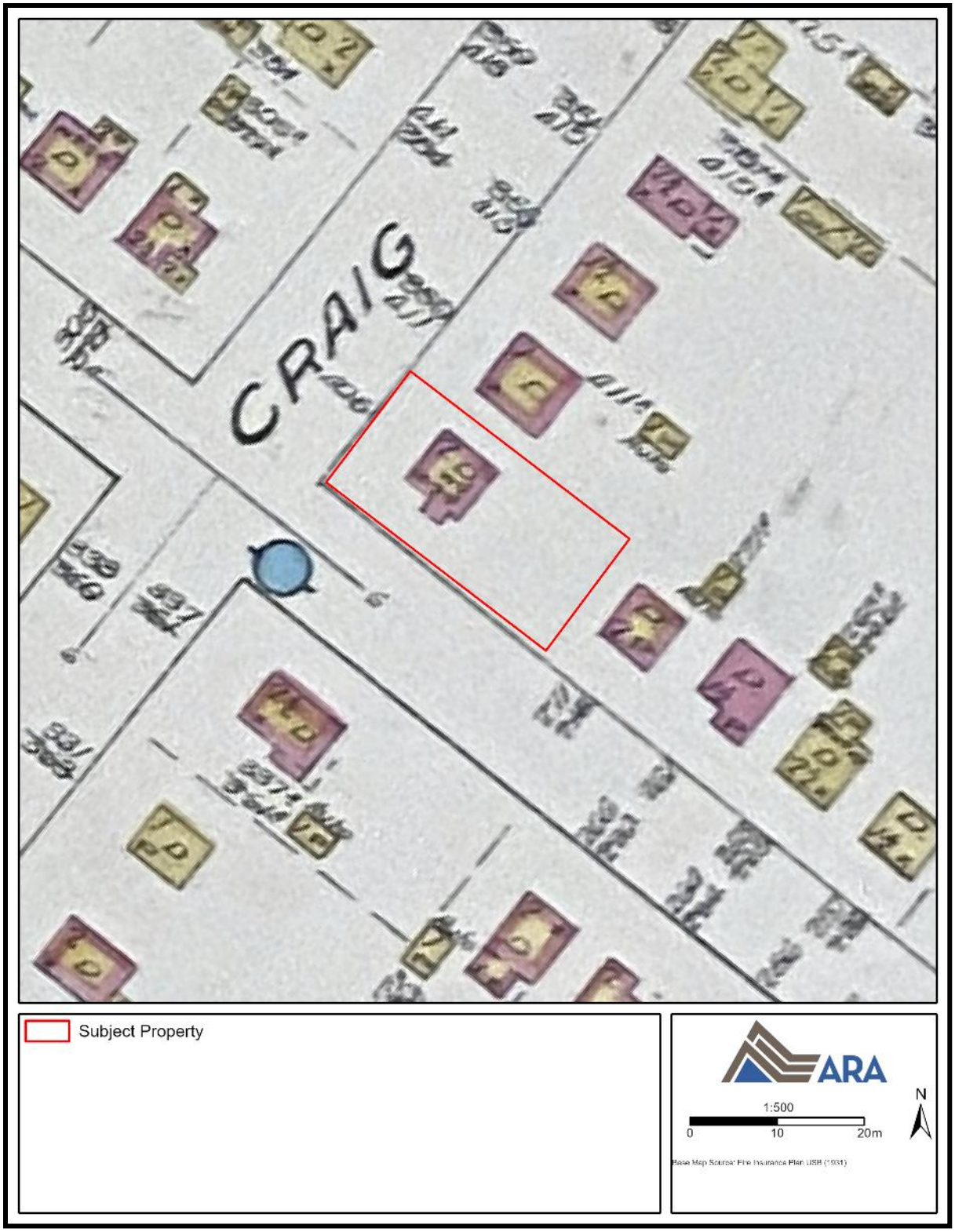
Map 6: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 7: Subject Property Shown on Historic 1909 and 1918 Topographic Maps (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on a 1924 Fire Insurance Plan (Note the residence is not yet constructed)
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1924)



Map 9: Subject Property Shown on a 1931 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



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

8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 60 Mill Street South according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 60 Mill Street South 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	60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	60 Mill Street South 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	60 Mill Street South 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	No	60 Mill Street South does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. Research suggests the subject residence was constructed for Rowley and Olla Fleming. Rowley was the son of Peter Fleming, who was a harness maker and ran a harness making business in Brampton from the turn of the century on to the early 1930s. Although Rowley was a member of a local merchant family, he did not work in the harness industry in Brampton and is reported to have lived and worked in Brantford before moving to the subject property, which he occupied briefly before moving to Ottawa. Peter Rowley is not recorded living at the subject property aside from at the time of his death in 1935.
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 60 Mill Street South 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 is well documented.

Description	Criteria Met Yes/No	Value
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	60 Mill Street South 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	60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets in the neighbourhood were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of mid-19th and early 20th century residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is prominently positioned on a corner lot at Mill Street South and Craig Street, visually contributing to the character of both streetscapes. 60 Mill Street South exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	60 Mill Street South is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 60 Mill Street South is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 60 Mill Street South is not visually linked to its surroundings. Although Mill Street South is a 19th century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 60 Mill Street South is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	60 Mill Street South is consistent with the character of the area and thus, the building is part of the fabric of the streetscape 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
60 Mill Street South is a representative example of the Dutch Colonial Revival architecture style	• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan • Symmetrical façade and east elevation • Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes • Red brick cladding of the lower storey laid in a running bond pattern

Cultural Heritage Value or Interest	Heritage Attribute
	• Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes • Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites • Rectangular window openings • Thick stone lintels and stone sills on the first storey • Rectangular window openings in the foundation with thick stone sills • Centrally placed shed dormer on the rear (north) elevation • Red brick chimney projecting from the east elevation
60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton	• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan • Red brick cladding of the lower storey laid in a running bond pattern • Prominent placement on a corner lot in the Elliott Lands Neighbourhood • Moderate setback fronting Mill Street South and Craig Street

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

60 Mill Street South is located in the City of Brampton's historic core at the northeast corner of Mill Street South and Craig Street. It consists of a one-and-a-half storey Dutch Colonial Revival residential building constructed between 1924 and 1931.

Statement of Cultural Heritage Value or Interest

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.

60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets in the neighbourhood were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main

streets, Queen Street and Main Street, the streetscape is comprised of mid-19th and early 20th century residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is prominently positioned on a corner lot at Mill Street South and Craig Street, visually contributing to the character of both streetscapes. 60 Mill Street South exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Symmetrical façade and east elevation
- Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes
- Red brick cladding of the lower storey laid in a running bond pattern
- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes
- Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites
- Rectangular window openings
- Thick stone lintels and stone sills on the first storey
- Rectangular window openings in the foundation with thick stone sills
- Centrally placed shed dormer on the rear (north) elevation
- Red brick, side wall chimney projecting from the east elevation

60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

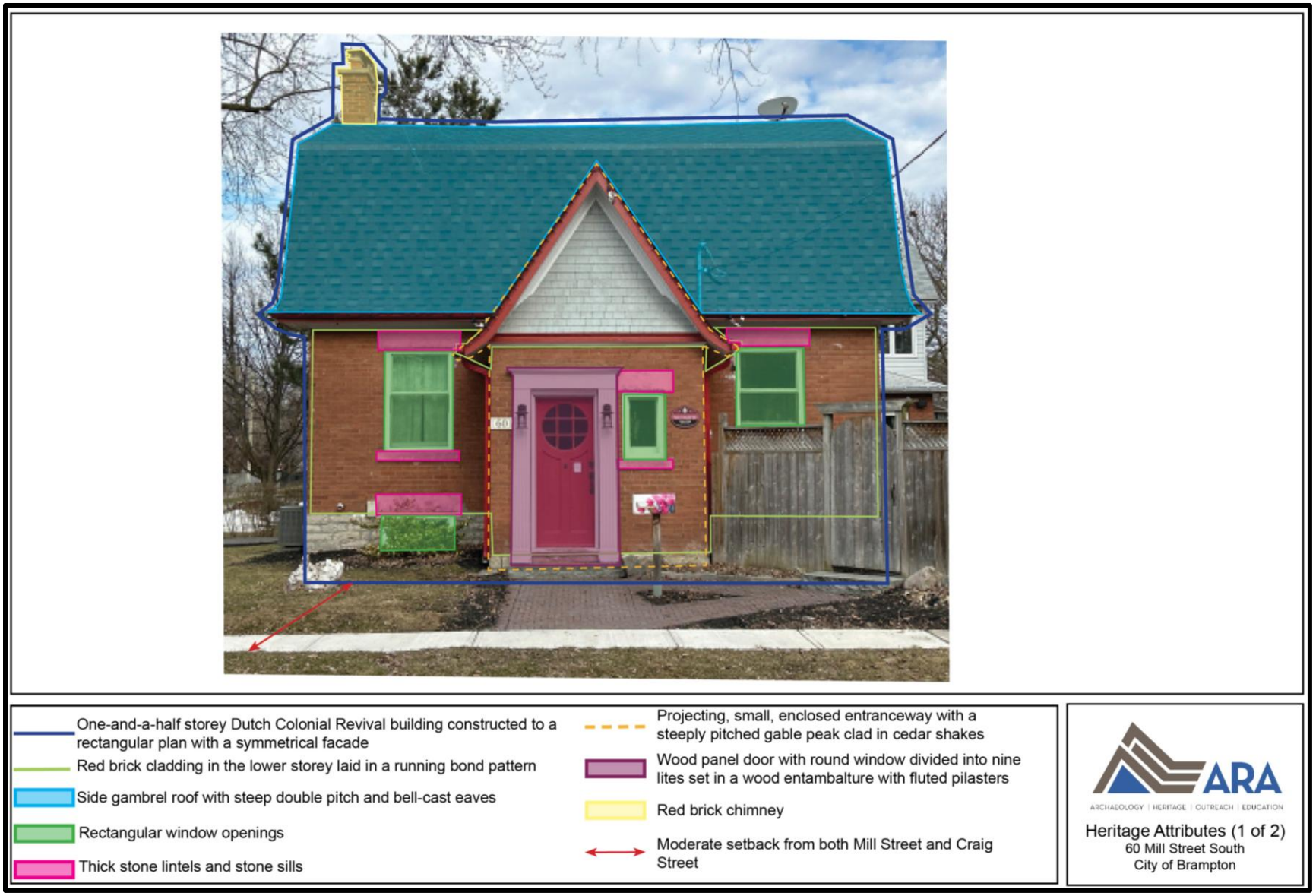
- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Red brick cladding of the lower storey laid in a running bond pattern
- Prominent placement on a corner lot in the Elliott Lands Neighbourhood
- Moderate setback fronting Mill Street South and Craig Street

Elements of the property that are not heritage attributes include:

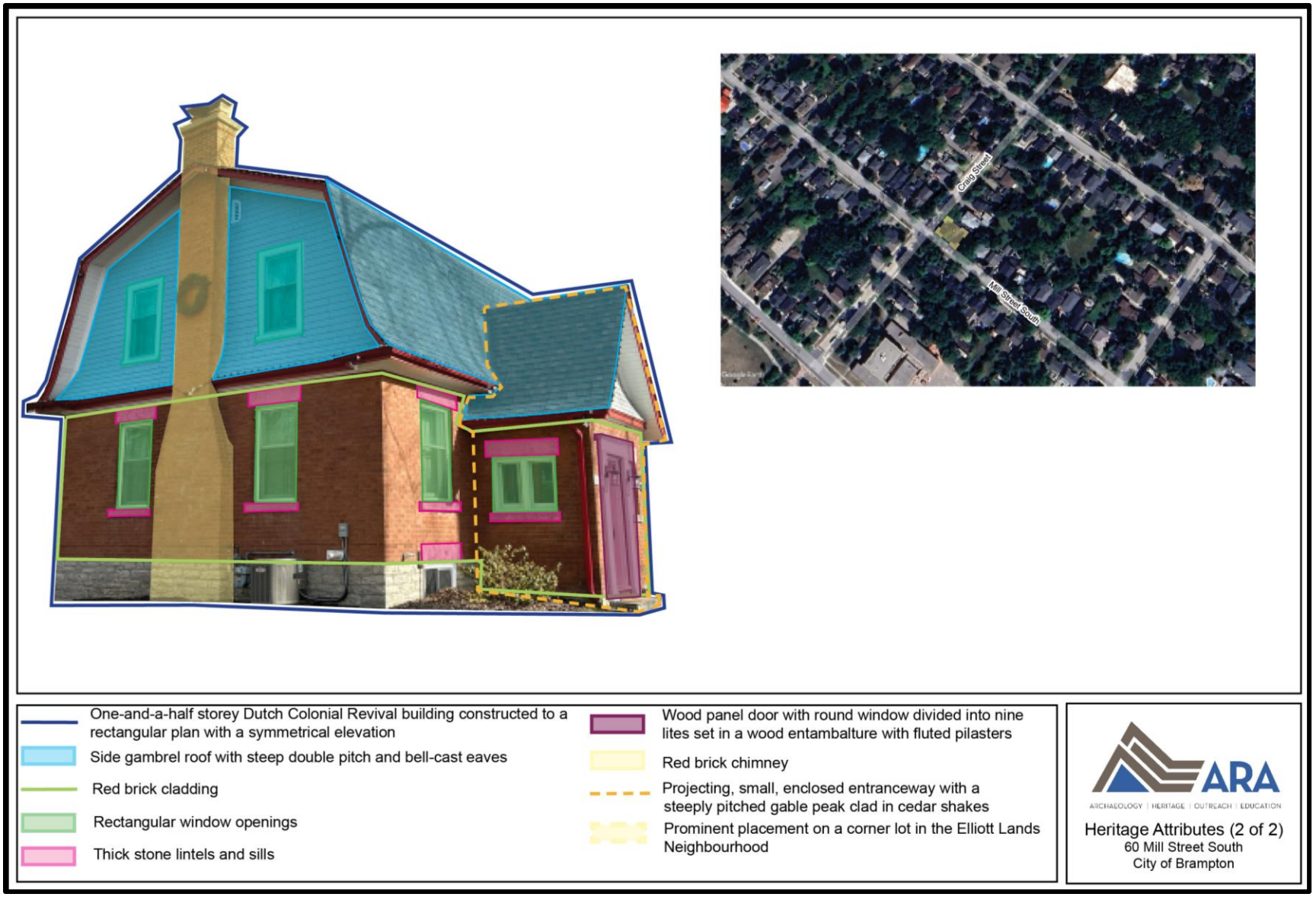
- One-storey detached shed built to a rectangular plan in the northeast corner of the property

11.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (see Section 0).



Map 11: Map of Heritage Attributes of 60 Mill Street South



Map 12: Map of Heritage Attributes of 60 Mill Street South

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. 60 Mill Street South meets two 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 2020). 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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Plan BR30 Replacing Plan BR21, Brampton, Ontario, 1878.
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Appendix A: Figures and Historic Photos

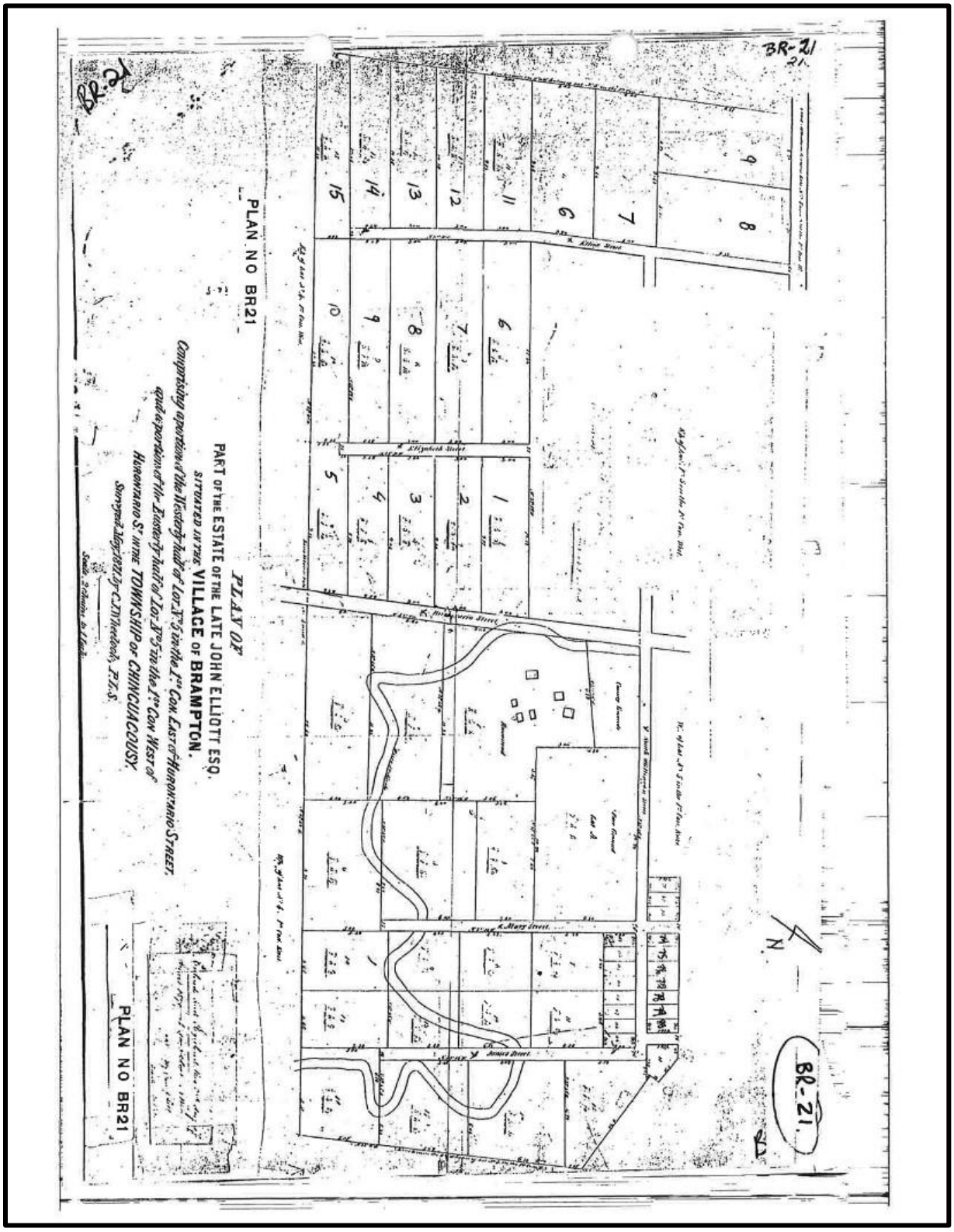


Figure 1: Plan BR21 as Subdivision of Part of Lot 5, Concession 1 EHS, 1871 (LRO 43, BR21)

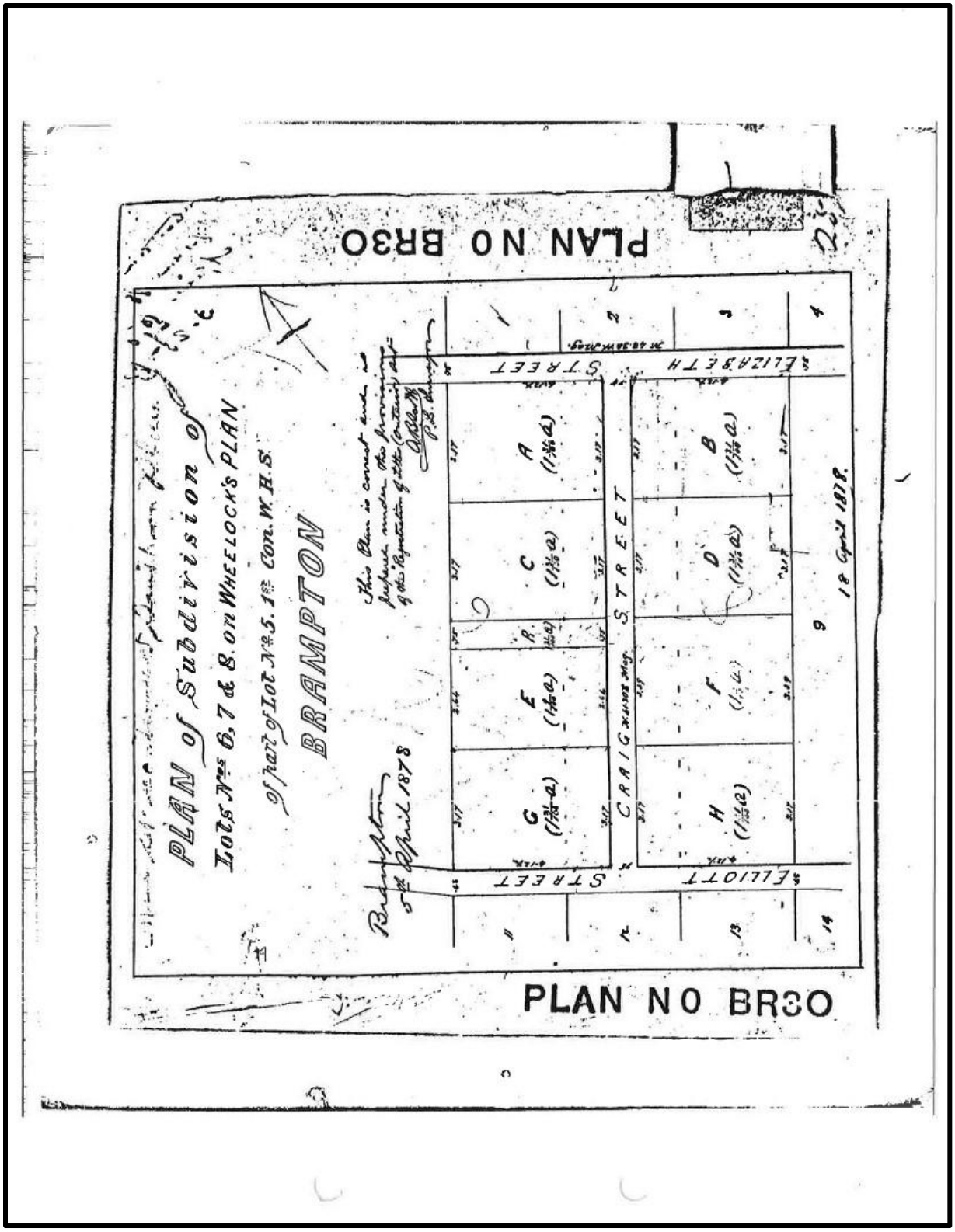
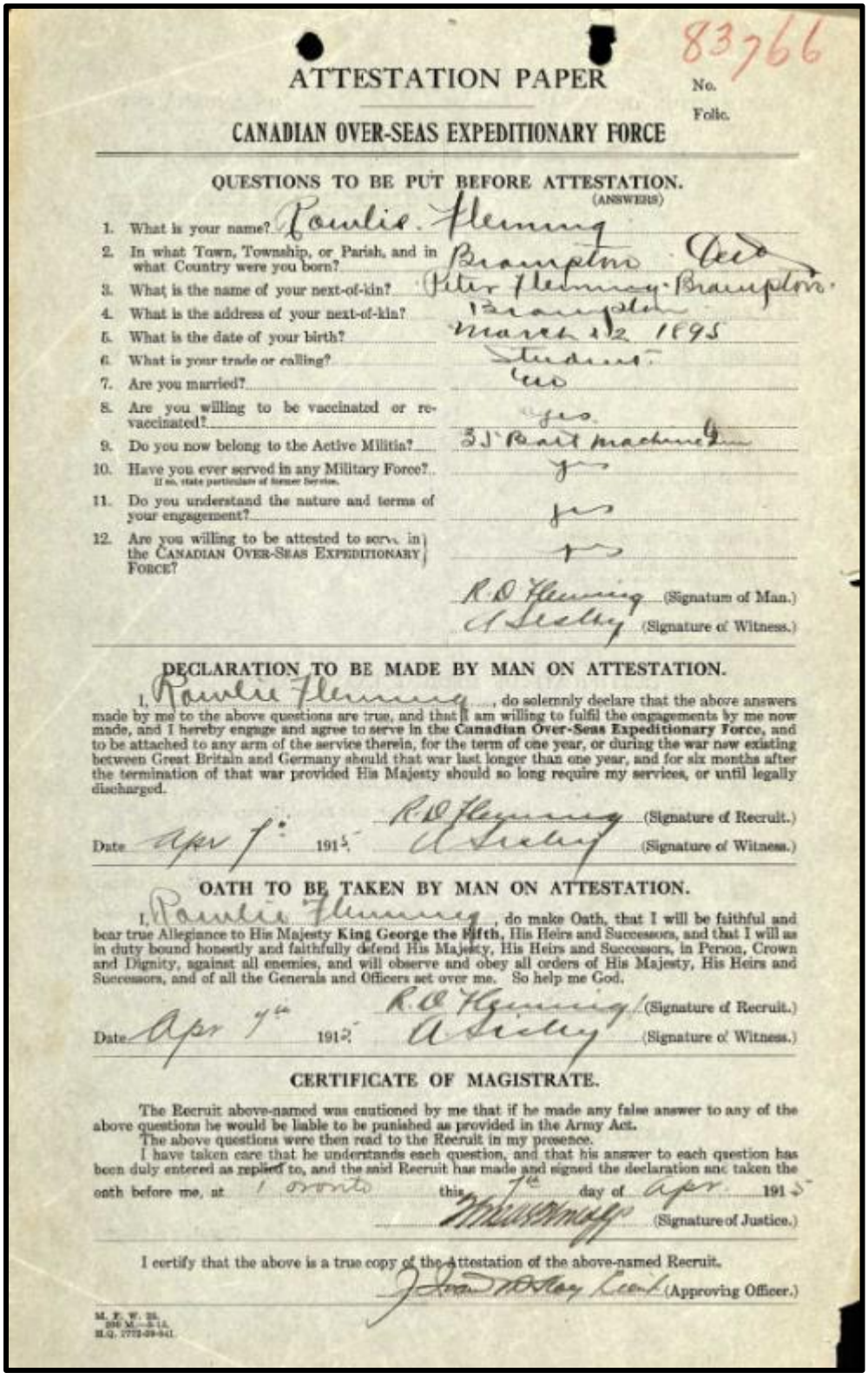


Figure 2: Plan BR30 Replacing Plan BR21, 1878
(LRO 43, Plan BR30)



ATTESTATION PAPER

No. 83766

Folio.

CANADIAN OVER-SEAS EXPEDITIONARY FORCE

QUESTIONS TO BE PUT BEFORE ATTESTATION.

(ANSWERS)

1. What is your name? Rowlie Fleming
2. In what Town, Township, or Parish, and in what Country were you born? Brampton Ont
3. What is the name of your next-of-kin? Peter Fleming Brampton
4. What is the address of your next-of-kin? Brampton
5. What is the date of your birth? March 12 1895
6. What is your trade or calling? Student
7. Are you married? no
8. Are you willing to be vaccinated or re-vaccinated? yes
9. Do you now belong to the Active Militia? 35 Batt machine gun
10. Have you ever served in any Military Force? If so, state particulars of former Service. yes
11. Do you understand the nature and terms of your engagement? yes
12. Are you willing to be attested to serve in the CANADIAN OVER-SEAS EXPEDITIONARY FORCE? yes

R O Fleming (Signature of Man.)

A Sealey (Signature of Witness.)

DECLARATION TO BE MADE BY MAN ON ATTESTATION.

I, Rowlie Fleming, do solemnly declare that the above answers made by me to the above questions are true, and that I am willing to fulfil the engagements by me now made, and I hereby engage and agree to serve in the **Canadian Over-Seas Expeditionary Force**, and to be attached to any arm of the service therein, for the term of one year, or during the war now existing between Great Britain and Germany should that war last longer than one year, and for six months after the termination of that war provided His Majesty should so long require my services, or until legally discharged.

R O Fleming (Signature of Recruit.)

Date Apr 7th 1915 A Sealey (Signature of Witness.)

OATH TO BE TAKEN BY MAN ON ATTESTATION.

I, Rowlie Fleming, do make Oath, that I will be faithful and bear true Allegiance to His Majesty **King George the Fifth**, His Heirs and Successors, and that I will as in duty bound honestly and faithfully defend His Majesty, His Heirs and Successors, in Person, Crown and Dignity, against all enemies, and will observe and obey all orders of His Majesty, His Heirs and Successors, and of all the Generals and Officers set over me. So help me God.

R O Fleming (Signature of Recruit.)

Date Apr 7th 1915 A Sealey (Signature of Witness.)

CERTIFICATE OF MAGISTRATE.

The Recruit above-named was cautioned by me that if he made any false answer to any of the above questions he would be liable to be punished as provided in the Army Act.

The above questions were then read to the Recruit in my presence.

I have taken care that he understands each question, and that his answer to each question has been duly entered as replied to, and the said Recruit has made and signed the declaration and taken the oath before me, at Toronto this 7th day of Apr. 1915

(Signature of Justice.)

I certify that the above is a true copy of the Attestation of the above-named Recruit.

(Approving Officer.)

M. F. W. 25.
200 M.—2-15.
H.Q. 1772-09-941.

Figure 3: Rowley Fleming Attestation Paper, April 7, 1915 (LAC 1915)

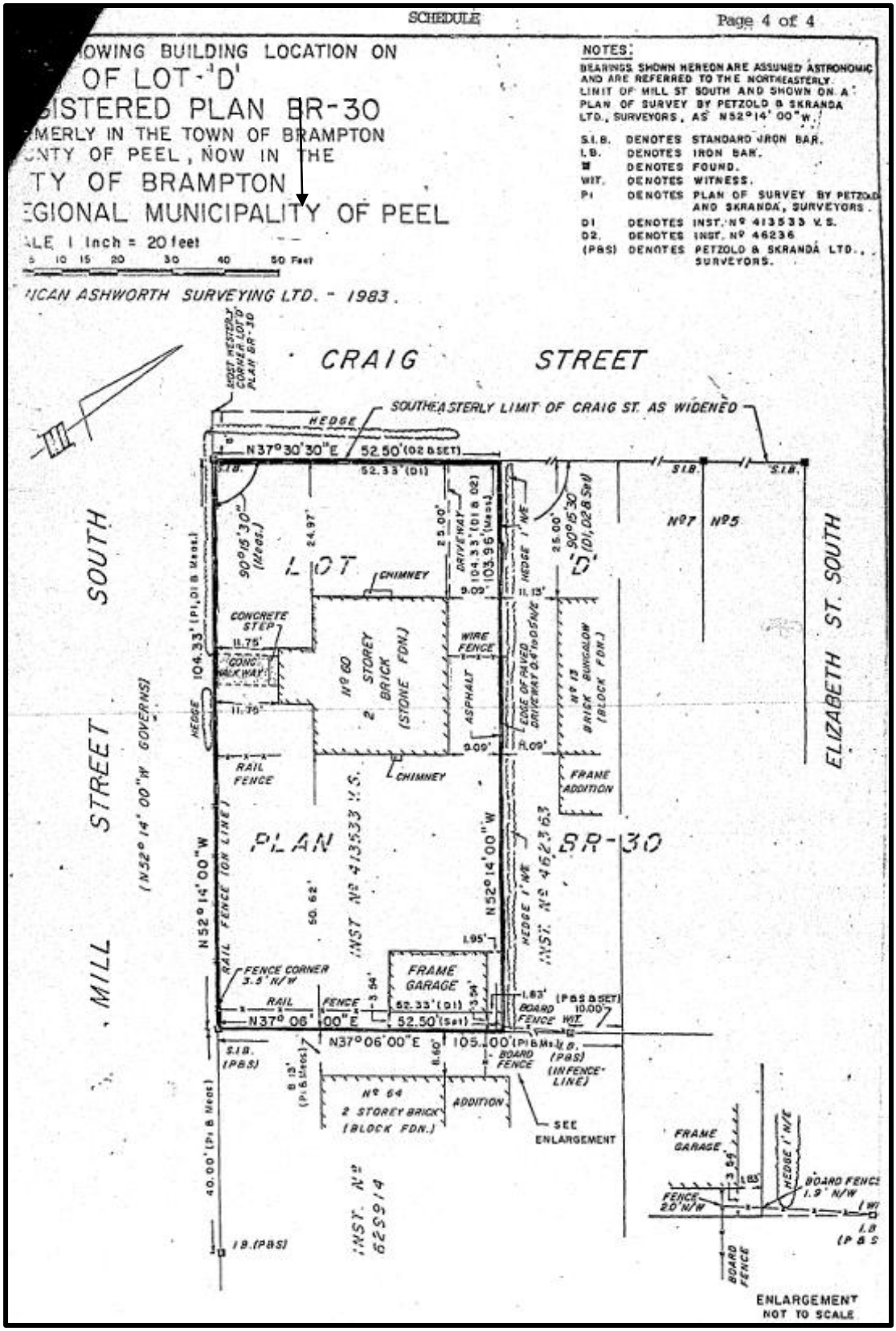


Figure 4: Subject Property Shown on a Plan Showing the Building Location, 1983 (LRO 43, #725143)

60 Mill Street South







1



Table 1: Characteristics of Dutch Colonial Revival Architecture
(Adapted from Blumenson 1990; Kyles 2016; OHJ 2021; VHF 2024)

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 60 Mill Street South
Gambrel roof	Yes
Symmetrical façade	Yes – Aside from door placement in entrance
Clad in stucco, wood shingles, clapboard, and/or brick	Yes - Brick
One-storey with steeply pitched gambrel making a full second storey	Yes
Separate dormers or a continuous shed dormer, typically finished in wood shingles of a different tone than roof shingles	Yes – Rear (north) elevation
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	Unconfirmed
Windows set in pairs or triples with shutters	No
Chimney on a side elevation	Yes

- One-and-a-half storey Dutch Colonial Revival building constructed to a rectangular plan with a symmetrical facade
- Red brick cladding in the lower storey laid in a running bond pattern
- Side gambrel roof with steep double pitch and bell-cast eaves
- Rectangular window openings
- Thick stone lintels and stone sills
- Projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes
- Wood panel door with round window divided into nine lites set in a wood entablature with fluted pilasters
- Red brick chimney
- Moderate setback from both Mill Street and Craig Street

ARA

Heritage Attributes (1 of 2)
60 Mill Street South
City of Brampton





- One-and-a-half storey Dutch Colonial Revival building constructed to a rectangular plan with a symmetrical elevation
- Side gambrel roof with steep double pitch and bell-cast eaves
- Red brick cladding
- Rectangular window openings
- Thick stone lintels and sills
- Wood panel door with round window divided into nine lites set in a wood entablature with fluted pilasters
- Red brick chimney
- Projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes
- Prominent placement on a corner lot in the Elliott Lands Neighbourhood

ARA

Heritage Attributes (2 of 2)
60 Mill Street South
City of Brampton

3

June 1, 2025

To: Property Owners(s),

Re: Heritage Property Designation Review

Since 2022, the City of Brampton's Heritage team has been reviewing the Heritage Register following the Province's Bill 23 – More Homes Built Faster Act. This legislation aims to accelerate housing development and includes major changes to the Ontario Heritage Act.

Under the new rules, any property on the Heritage Register must be formally designated by the end of 2026 or it will be removed and lose heritage protection for at least five years. This change is especially important for neighbourhoods with historic character, as future development could impact their identity through increased density, height and traffic.

The City's review has focused on downtown Brampton, where many heritage assets are located. As part of this process, your property has been identified as meeting the criteria for heritage designation. However, your property has not been formally designated at this time.

A designation functions to protect our shared heritage and contributes to shaping the unique character, identity and legacy of our city.

City staff will commence the formal designation process over a 12-month during, starting in the fall of 2025. Pursuant to Bill 23, all municipalities in Ontario must complete their Designation process by December 31, 2026. Failure to do so results in such properties losing all heritage protections for a five-year period, which may impact a neighbourhood's growth and change its overall character.

We've enclosed informational brochures for your review and would welcome the opportunity to meet with you to discuss any questions you may have about the municipal heritage interest in your property.

We look forward to working together to help protect the unique character and culture of downtown Brampton. Our team is here to support you with expert advice and practical guidance, helping you explore design solutions that align your goals with heritage conservation.

Regards,

Rawan Osman, Heritage Planner
Planning, Building and Growth Management Department
rawan.osman@brampton.ca | 905.874.2073

Frequently Asked Questions

What is Designation?

- When a heritage property is designated under the OHA, it means that the City and the province formally recognize the property as having historical, cultural, architectural, or contextual significance. Designation simply provides protection to the characteristics and elements that make your property special, helping to ensure that its heritage value is preserved for future generations.

Why Designation is Important?

- Designation defines and enhances neighbourhood character and a sense of community and cultural identity. This is particularly important for Downtown Brampton, which is a Major Transit Station Area targeted for residential intensification and helps balance growth impacts such as density, building heights, and traffic.

- Conserving heritage properties through designation is environmentally friendly. It uses less energy and creates less waste than new construction.

- Designation encourages pride of place and supports economic development and cultural tourism.

Does Designation impact the use or value of my property?

- Designation does not prevent changes or additions to your property and there is no requirement to restore your property to an earlier historical appearance. Research shows that heritage designation enhances and increases individual and neighbourhood property values. It has been demonstrated that heritage properties hold their value better than non-designated properties during market downturns**.**

- Designated properties may qualify for the Paul Willoughby Heritage Incentive Grant – which provides financial assistance for preservation, maintenance, restoration – and the upcoming Heritage Tax Rebate program.

BRAMPTON

Staff Report
The Corporation of the City of Brampton
4/21/2026

Date: 2026-04-07

Subject: **Extension of Heritage Permit No.106, Issued April 18, 2024, for 7699 Creditview Road – Ward 6**

From: Johanna Keus, Assistant Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-341

Strategic Focus Area: Environmental Resilience & Sustainability

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Recommendations

1. That the report prepared by Johanna Keus, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of April 18th, 2026, re: **Extension of Heritage Permit No.106, Issued April 18, 2024, for 7699 Creditview Road – Ward 6**, be received; and

2. That Heritage Permit No. 106, previously approved for the removal of the existing offset garage and its replacement with a two-storey addition at 7699 Creditview Road, be extended and approved subject to the following terms and conditions:

   a) That the owner undertake all work in accordance with the previously approved Heritage Permit, Heritage Impact Assessment, and any other required approvals and permits.

Report Summary

The property municipally known as 7699 Creditview is located in the Village of Churchville Heritage Conservation District. Although not identified as a character contributing property within the District, a Heritage Permit is required under Section 42 (1) of the Ontario Heritage Act for alterations and additions to properties located within a Heritage Conservation District.

Heritage Permit No. 106 for alterations to the property was approved by Council pursuant to Resolution C064-2024 and issued on April 18, 2024.

The permit is set to expire on April 18, 2026 and the owners have requested a two-year extension to allow additional time to complete the approved works.

This report recommends that Heritage Permit No. 106 be extended, subject to the terms and conditions of the original approval.

Background

The property at 7699 Creditview Road is a large, irregularly shaped village lot located on the north side of Creditview Road, gently sloping toward the Credit River. The surrounding properties along this portion of Creditview Road are predominantly large village lots containing residential uses.

The property is accessed by a long asphalt driveway extending from Creditview Road, which approaches the dwelling at an angle before widening into a double drive around a single spruce tree

A cedar hedge is located on the west side of the driveway near the road, and a line of mature trees flanks the east side where the driveway divides.

The 1856 Wesleyan Methodist Chapel, a significant heritage resource, is situated on the adjacent lot closer to Creditview Road. There is significant distance between the chapel and the red brick bungalow located on the subject property, with lawn, driveway and mature trees providing a visual and spatial buffering between the two buildings.

A Heritage Impact Assessment (HIA) was prepared on behalf of the property owner at the request of the City of Brampton to evaluate whether the proposed addition was appropriate in the context of the Churchville Heritage Conservation District (CHCD).

The HIA was presented to the Brampton Heritage Board on March 19, 2024 and the associated Heritage Permit was approved by Council pursuant to resolution C064-2024 on April 17^{t}, 2024.

The HIA concluded that, subject to certain design refinements, the proposed addition would not negatively impact on the cultural heritage value of the property or the character of the HCD.

The HIA also notes that while the property contains landscape features that contribute to the heritage character of the Churchville HCD, the existing dwelling itself does not possess individual cultural heritage value in and is considered a non-contributing property within the District.

Current Situation

The owner has proposed to remove the existing offset, attached garage and to replace it with a two-storey addition that includes a two-car garage.

The owner is requesting an extension to the heritage permit to account for delays associated with the review process and design revisions required to satisfy the requirements of the Credit Valley Conservation Authority (CVC).

Staff note that the redesign required through the CVC review process does not effect the exterior heritage-related requirements or design conditions established through the original heritage permit approval.

As such, the proposed extension would simply allow additional time for the owner to complete the already approved work.

Financial Implications

None.

Conclusion

Heritage Permit No. 1006 for 7699 Creditview Road was issued on April 18, 2024 with a two-year validity period.

As the permit is set to expire on April 18, 2026, the owners have requested an extension for two years to allow sufficient time to complete the remaining approved work on the property.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building & Growth Management

Prepared by: Johanna Keus, Assistant Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Heritage Permit No. 106
- Attachment 2 – Homeowner extension request

Keus, Johanna

From: Ray G <ray.gunness@gmail.com>
Sent: 2026/02/23 9:49 PM
To: Carscallen, Charlton
Cc: Keus, Johanna
Subject: [EXTERNAL]Re: Hertiage Permit Extension Request.

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Charlton and Johanna,
I noticed that the Brampton Heritage Board meeting for Tuesday, January 20, 2026 at 7:00 p.m. was cancelled.
I'm not sure if my request was on the agenda for this meeting or not, may I have an update on my request please.

Thanks

Best Regards
Ray
(416) 419-0499

On Tue, Jan 13, 2026 at 23:40 Ray G <ray.gunness@gmail.com> wrote:

> Hello Charlton
> I am formally requesting a 2 year extension to my Heritage permit which expires on April 18th 2026 for 7699 Creditview Road Brampton Ontario L6Y-0H4.
>
> The delay is due to the need for some re-design to satisfy CVC requirements which also resulted in the need for an updated survey.
>
> Please note that the redesign does not in any way change the exterior requirements as per the Heritage Board permit already issued.
>
> I am also experiencing some financial challenges hence my request for a two year extension.

Kindly advise of your Heritage Board's decision.

Best regards
Ray 416-419-0499
Wishing the best of health and safety.

Extension of Heritage Permit

7699 Creditview Road




54.74 m
39.67 m
2.65 m
25'-11"
7899
49'-4 1/4"
15044
55.76 m
270R EROSION &
SEDIMENT CONTROL
FENCING
4.01 m
40.03 m
NOTE: ALL TREES ON SITE
TO BE PRESERVED
15.45 m
7.47 m
2.45 m
44.23 m