

39-45 MILL STREET NORTH, 32-34 PARK STREET

Brampton, ON

CULTURAL HERITAGE EVALUATION REPORT

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ERA

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Prepared by PE / SI / EA / JL

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APPENDIX A: CULTURAL HERITAGE EVALUATION LISTING SUMMARY FOR 39 MILL STREET NORTH
(PREPARED BY THE CITY OF BRAMPTON)

APPENDIX B: EMAIL CORRESPONDENCE WITH MINISTRY OF CITIZENSHIP AND MULTICULTURALISM

1 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, ICOMOS, CAHP is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, ICOMOS, CAHP is an Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Abramowicz, CAHP is a Planner and Senior Project Manager at ERA Architects. She holds a BAH in History from Queen's University, and a Master of Planning from Ryerson University. Her prior experience includes public-sector heritage work in Ontario and Alberta, including heritage planning and urban design in the Town of Banff, AB.

Jane Law, M.Pl is a member of the urban planning team at ERA Architects. She holds a Masters in Planning from Toronto Metropolitan University, and a Bachelors in Geography and Urban Studies from the University of Toronto.

2 EXECUTIVE SUMMARY

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc. (“ERA”) for the properties at 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the “Site”). It also includes an evaluation for the property at 39 Mill Street North, which is listed on the Brampton Heritage Register.




The Site, located within the downtown core of the City of Brampton, contains five house-form residential buildings of various architectural styles constructed between circa 1915 and 1944. The contiguous site at 39 Mill Street North contains one additional house-form building, constructed circa 1878.

Our evaluation finds that the property at 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

Our evaluation finds that no properties on the Site or contiguous at 39 Mill Street North meet two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation.




3 LOCATION PLAN



-  Site
-  Part IV Designated Property
-  Listed Property

Property map showing the Site, dashed in pink (Brampton Geohub, 2023; annotated by ERA).



-  Site
-  Part IV Designated Property
-  Listed Property

Aerial photograph showing the Site, dashed in pink, and surrounding context (Brampton Geohub, 2023; annotated by ERA).

4 REASONS FOR CHER & BACKGROUND INFORMATION

This Cultural Heritage Evaluation Report (“CHER”) has been prepared in accordance with the City of Brampton’s Terms of Reference (2022), which requires a CHER for development applications that include a building or structure that is listed on the City of Brampton’s Heritage Register, and strongly encourages a CHER for development applications that include a building or structure that is 40 years old or older.

The Site is contiguous to one property listed on the Heritage Register at 39 Mill Street North (listed on November 20, 2012), and includes five properties with buildings 40 years or older at 41, 43, and 45 Mill Street North, and 32 and 34 Park Street.

See Appendix A for the City of Brampton’s cultural heritage listing summary for 39 Mill Street North.

5 DESCRIPTION OF PROPERTY & VISUAL INSPECTION

The Site's municipal addresses include:

- 41, 43, and 45 Mill Street North; and,
- 32, and 34 Park Street.

The Site's land use designation in the City of Brampton's Official Plan is Residential. The Site is located within the Downtown Brampton Secondary Plan Area.

The Site occupies the middle portion of the block bounded by Mill Street North, Nelson Street West, Park Street, and Railroad Street, and contains six residential buildings. The Site is contiguous to one property listed on the City of Brampton's Heritage Register: 39 Mill Street North.

The Site's archaeological potential is presently undetermined. The City of Brampton is undertaking an Archaeological Management Plan process, to be concluded in December 2023. The Ministry of Citizenship and Multiculturalism office has confirmed that the Site is not within an area of archeological potential. See Appendix B for email correspondence with the Ministry.

5.1 Site Documentation

The following section profiles each of the six properties covered in this report. Each profile includes a key map, building description, property and context photos, and a preliminary condition assessment based on a visual inspection. An overview of the site's context follows in Section 6.2.

Preliminary Condition Assessment

ERA performed a visual inspection of the properties comprising the Site in May 2023. Note that 39 Mill Street North is not owned by the client, and as such, ERA was not able to undertake a close-up property inspection for this property. The assessment was undertaken from the street, and may be missing key information as to physical condition or integrity.

Inspections were limited to visible exterior envelope features such as the brick façade, stone details, brick chimneys, windows, doors, metal flashings, and rainwater management systems (gutters and downspouts). No close up "hands on" inspections were carried out

DEFINITION OF TERMS

The building components were graded using the following assessment system:
Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.

using scaffolding or a lift. Further, the review does not include general interior inspections, structural, mechanical, electrical or plumbing systems/elements in the interiors.

All photographs were taken in May 2023 by ERA, unless otherwise stated.

Mill Street North



39 Mill
c. 1878-1887
(Listed)

41 Mill
1915

43 Mill
1915

45 Mill
1915

Park Street



34 Park
c. 1941-1944

32 Park
c. 1941-1944

39 Mill Street North

The building at 39 Mill Street North is a single-storey Ontario Cottage-style residence, built in the Brampton vernacular with a hipped roof, constructed between 1878 and 1887. The building is clad in horizontal siding and features a symmetrical façade with a centred gable.

Building Condition

Overall, the structure at 39 Mill appears to be in good condition.

The yellow horizontal siding appears to be in fair condition, with some areas of poor condition showing open seams at the corner and damaged areas. The concrete foundation wall appears to be in fair condition.

The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in good condition.

The metal door appears to be in good condition. The vinyl windows appear to be in good condition. The concrete steps appear to be in fair condition, with an area of poor condition showing cracking at the riser and tread seam.

39 Mill Street North: East Elevation



Primary (east) elevation of 39 Mill Street North.

39 Mill Street North: North and South Elevation



North elevation of 39 Mill Street North.



South elevation of 39 Mill Street North.

39 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 39 Mill to the adjacent building at 37 Mill.



View looking south-west along Mill Street North, showing the relationship of 39 Mill to the adjacent building at 41 Mill.

41 Mill Street North

The building at 41 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, 1 over 1 sash windows, a large front porch, and red brick stretcher-bond cladding.

The two-storey addition at the rear (west) elevation appears to have been constructed at a later date.

Building Condition

Overall, the structure at 41 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in fair condition with some areas of efflorescence. The stone over cladding at main elevation appears to be in fair condition. The stone foundation walls appear to be in fair condition, with areas biological staining. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition with some dents in the rear door. The windows appear to be a mix of wood and vinyl which appear to be in fair condition. The masonry window sills appear to be in good condition. The masonry lintels appear to be in good condition, with some areas of staining. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.

41 Mill Street North: East and West Elevation



Primary (east) elevation of 41 Mill Street North.



Rear (west) elevation of 41 Mill Street North.

41 Mill Street North: North and South Elevation



North elevation of 41 Mill Street North.



South elevation of 41 Mill Street North.

41 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 41 Mill to the adjacent building at 39 Mill.



View looking south-west along Mill Street North, showing the relationship of 41 Mill to the adjacent buildings at 43 and 45 Mill.

43 Mill Street North

The building at 43 Mill Street North is a vernacular one-and-a-half storey Arts and Crafts-style residence constructed in 1915. The building is clad in clinker brick with a tight Flemish bond and protruding clinker header. The primary façade is asymmetrical, and features a side gabled roof, with a centered gabled dormer, projecting eaves, a recessed front porch. The roof is cross gabled at the rear, and features a centred single stack chimney.

Building Condition

Overall the structure 43 Mill appears to be in fair condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas of poor condition showing delamination, mortar loss, staining and efflorescence. The stone foundation walls appear to be in poor condition with areas delamination, paint flaking, step cracking and mortar loss. The horizontal vinyl siding within the gable appears to be in fair condition, with an area of defective condition where there is a missing siding, exposing the overclad original half-timbering within the gable ends..

The red brick chimney appears to be in fair condition. The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition. The windows appear to be a mix of wood and vinyl, which appear to be in fair condition, with areas of poor condition at the wood windows showing paint flaking. The masonry window sills and lintels appear to be in good condition, with some areas of staining. The stone porch and stairs appear to be in poor condition, with areas of material delamination and paint flaking.

The missing horizontal siding section within the gable at the north elevation represents a critical maintenance concern and could be addressed with future repairs.

43 Mill Street North: East and West Elevations



Primary (east) elevation of 43 Mill Street North.



Rear (west) elevation of 43 Mill Street North.

43 Mill Street North: North and South Elevation



North elevation of 43 Mill Street North.



South elevation of 43 Mill Street North.

43 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 43 Mill to the adjacent buildings at 41 and 45 Mill.

45 Mill Street North

The building at 45 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, horizontal siding within the pediment, 1 over 1 sash windows, simple buff brick ornamentation at the window surrounds, a large front porch, and red brick stretcher-bond cladding.

The single-storey shed at the rear (west) elevation appears to have been constructed at a later date.

Building Condition

Overall, the structure at 45 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in good condition with some areas of staining. The stone foundation walls appear to be in fair condition with areas of staining and paint flaking. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in fair condition. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition at the rear (west) elevation where there is a missing flashing at the fascia board and warped gutters.

The metal doors appear to be in fair condition. The metal windows appear to be in fair condition. The masonry window sills and lintels appear to be in good condition. The wood porch and stair appear to be in fair-to-poor condition.

45 Mill Street North: East and West Elevations



Primary (east) elevation of 45 Mill Street North.



Rear (west) elevation of 45 Mill Street North.

45 Mill Street North: North and South Elevations



North elevation of 45 Mill Street North.



South elevation of 45 Mill Street North.

45 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 45 Mill to the adjacent buildings at 41 and 43 Mill.

32 Park Street

The building at 32 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, features a gabled roof with horizontal vinyl siding, a projecting front porch with horizontal vinyl siding within the gable, a chimney at the south elevation, and red brick stretcher-bond cladding.

Building Condition

Overall, the structure at 32 Park appears to be in poor condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in fair condition.

The red brick chimney appears to be in poor condition with some areas of delaminated bricks and open mortar joints. The asphalt shingles appear to be in fair condition. The horizontal metal siding within the gables appear to be in poor condition, showing areas of missing siding. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition where there appears to be a missing flashing at the brick chimney at the south elevation.

The main and rear steel doors appears to be in fair condition. The vinyl windows appear to be in fair condition. The masonry window sills on the main elevation appear to be in fair condition. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.

32 Park Street: West and East Elevations



Primary (west) elevation of 32 Park Street.



Rear (east) elevation of 32 Park Street.

32 Park Street: North and South Elevations



North elevation of 32 Park Street.



South elevation of 32 Park Street.

32 Park Street: Context



View looking north-east along Park Street, showing the relationship of 32 Park to the adjacent buildings at 30 and 34 Park.

34 Park Street

The building at 34 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, and features a gabled roof and projecting front porch with a decorative pediment and projecting verge, a chimney at the south elevation, and red brick-stretcher bond cladding.

Building Condition

Overall, the structure at 34 Park appears to be in poor condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in poor condition, with areas of delamination and paint flaking.

The red brick chimney appears to be in poor condition, with some areas of unsympathetic mortar repairs, poor parging repair at the base, and open mortar joints. In addition, the chimney at the south elevation has been replaced from the roof level up. The asphalt shingles appear to be in fair condition, with areas of poor condition at the rear. The metal flashing, gutters, and downspouts appear to be in poor condition, as there appears to be a missing flashing at the brick chimney. There is an area of defective condition, with a missing gutter section along the eaves at the east elevation. The wood siding and fascia boards appear to be in poor condition, showing areas of wood rot and paint flaking.

The doors appear to be in fair condition. The windows appear to be a mix of metal and wood and appear to be in fair condition. The masonry window sills on the main elevation appears to be in fair condition with some staining. The masonry porch and stair and metal railing appear to be in fair condition.

The missing gutter section represents a critical maintenance concern and could be addressed with future repairs.

34 Park Street: West and East Elevation



Primary (west) elevation of 34 Park Street.



Rear (east) elevation of 34 Park Street.

34 Park Street: North Elevation



North elevation of 34 Park Street.



South elevation of 34 Park Street.

34 Park Street: Context



View looking north-east along Park Street, showing the relationship of 34 Park to the adjacent building at 32 Park.

5.2 Site Context

The area surrounding the Site is residential, consisting of a diverse collection of primarily single and semi-detached residences constructed in the mid-to-late 19th century, and throughout the 20th century, ranging in size from worker's housing and cottages to large estates. More recently, a 25-storey residential building was constructed north-west of the Site.

The Site's immediate surrounding context is as follows:

- North-west is 45 Railroad Street, the Dominion Skate Building (formerly known as the Copeland-Chatterson Company), designated under By-law 150-2015 on July 8, 2015. The building was integrated into the podium of a recently-completed two-tower 25-storey residential complex.⁶⁹ Beyond is the CN rail corridor.
- North-east is a block of low-rise residential housing, consisting of a diverse collection of single- and semi-detached residences along Mill and Elizabeth Streets North constructed in the mid-to-late 19th and early 20th century, ranging in size from worker's housing and cottages to large estates. The building at 44 Mill Street North was designated under By-law 231-2015 on September 30, 2015. The building at 44 Nelson Street West was designated under By-law 83-2024 on May 29, 2024. In addition, several properties have been listed in this block, including 39 and 40 Mill Street North, 31 Railroad Street West, and 35, 43, 47, 51, and 59 Elizabeth Street North. Beyond is the CN rail corridor and the Brampton GO Station.
- South-west is Park Street, the Canadian Pacific Railway corridor (formerly the Credit Valley Railway),⁷⁰ permanently closed since the 1960s,⁷¹ and single-detached residences along West Street beyond, constructed in the late 19th and early-to-mid 20th century. Three properties on this block have been listed at 3 Denison Avenue, and 68-70 and 74 Nelson Street West.
- South-east is Nelson Street West, and a block consisting of single-family residences along Mill Street North constructed in the late 19th and early-to-mid 20th century, and townhouses along Park Street constructed in the late 20th century.

⁶⁹ City of Brampton. By-law 150-2015.

⁷⁰ Toronto Railway Historical Association, Brampton Station (Canadian Pacific railway), October 20, 2022, <https://www.trha.ca/trha/history/stations/brampton-station-canadian-pacific-railway/>.

⁷¹ City of Brampton, "CPR Station," CPR Station, n.d., <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/CPR-Station.aspx>.

6 HISTORICAL RESEARCH AND DOCUMENTATION

The following section consolidates the “Historic Information and Documentation” and “Primary and Secondary Research” sections of the CHER. Given the number of properties on the Site, this sections has been structured as follows for clarity:

- Section 8.1 includes a list of research resources consulted.
- Section 8.2 includes an overview of the Site’s historical context and evolution. It references dates of construction for each of the buildings on Site, but does not provide an in-depth history of tenure for each property.
- Section 8.3 provides specific details for each property, including a list of owners, dates of construction, and analysis of major alterations.

6.1 Research Methodology

ERA undertook primary and secondary research to identify the Site’s history of ownership and development. The following resources were consulted:

- Peel Archives
- Tax Assessment Rolls
- Goad’s Atlases
- Brampton City Directories
- Land Registry Office Records
- Newspaper Archives for the Globe and Mail, Toronto Star, and The Conservator
- Brampton Aerial Photographs
- City of Brampton Public Library records
- University of Toronto Maps and Data Library
- Census Records (Library and Archives Canada)
- Voter Lists (Ancestry.ca)

6.2 Historical Context and Site Evolution

This section includes a written narrative describing the Site's history of development, along with visual resources that follow the chronological development of the Site. Further, the Site history has been contextualized within the historical development of the City of Brampton. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following Ontario Regulation 9/06) in Section 8.

Indigenous History

The Site is located on the traditional territory of the Huron-Wendat, Haudenosaunee and Mississauga of the Credit First Nations. For each of these groups, Brampton's natural systems and resources were central to traditional ways of life during the pre-treaty era. Rivers, for example, supported settlements, horticulture, fisheries, and transportation/trade networks. Today's Main Street through downtown Brampton has been identified as the route of an pre- and early-contact trail known as the Hurontario Trail, which connected Lake Ontario at today's Port Credit to Lake Huron.⁷²

The Site is located to the east of the Etobicoke Creek Trail, which provided Indigenous peoples with water, transportation, and food, and acted as a meeting place and site for gatherings and ceremonies. The name Etobicoke is derived from the Ojibwe word "Wah-do-be-kaung" meaning "the place where the black alders grow".⁷³

After the British conquest of New France in 1763, the Crown issued a Royal Proclamation, which established a framework for the colonization of Indigenous territories in North America.⁷⁴ The Proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty, thereby forbidding individual settlers from claiming land until it was first "purchased" by the Crown.⁷⁵

The Site, and parts of present-day Brampton, are subject to the 1806 "Head of the Lake Purchase" Treaty (No. 14), which was signed with the Mississaugas of the Credit.⁷⁶ These treaties and subsequent land surveys

72 Town of Brampton, *Bramptons 100th Anniversary, 1873-1973*, p82. <https://archive.org/details/bramptons100thanniversary18731973/page/n83/mode/2up>

73 City of Brampton. *Etobicoke Creek History*. <https://www.brampton.ca/EN/Business/planning-development/projects-studies/riverwalk/Pages/Etobicoke-Creek-History.aspx>

74 Indian and Northern Affairs Canada. *The Royal Proclamation of 1763*. Indigenous and Northern Affairs Canada, www.rcaanc-cirnac.gc.ca/eng/1100100010302/1529354437233

75 Ibid.

76 Province of Ontario, "Map of Ontario Treaties and Reserves," Government of Ontario, accessed May 27, 2023, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

superimposed a colonial understanding of land over the seasonal and resource-dependent relationship held by the Mississaugas of the Credit, who were displaced from their traditional territory and left with small reserves.

Colonial Settlement Context

The City of Brampton was originally part of the Chinguacousy Township, a former township in Peel County.⁷⁷ Chinguacousy Township was surveyed in 1818, and the first settlers arrived shortly after, immigrating from places including New Brunswick and the United States.⁷⁸ The landscape at this time consisted of swamps covered with dense, hardwood forest.⁷⁹ As land was cleared, early industry centered around agriculture and the grain industry.⁸⁰ The first urban focal point was established in 1820 at the intersection of Queen and Main Streets. The crossroads were referred to as “The Four Corners”, acting as the hub of commerce and trade in the town.⁸¹

The Four Corners and its immediate surrounding area were renamed Brampton in 1834, after a town in England.⁸² By the 1830s, Brampton had been established as a center for agriculture, trade and transportation as a result of its strategic location at Hurontario Trail (Main Street) and the Credit River to the west.

Subdivision Plan BR-4

Within two decades, the urban centre of Brampton began to expand outward from the Four Corners. On January 4, 1854, United Empire Loyalist and Chinguacousy Township Reeve George Wright subdivided his 100-acre landholdings west of the Four Corners, in part to accommodate the forthcoming Grand Trunk Railway Route and railroad station.⁸³ Wright’s estate house, at today’s 34 Church Street West, was included as Block M within the subdivision. The subdivision was entitled Plan No. BR-4, on Lot 6 in the 1st Concession West of Hurontario Street.⁸⁴



The Four Corners, Main Street looking north from Queen Street c. 1910 (City of Brampton).

77 City of Brampton (2015). “A Walk through Time Report”.

78 Ibid.

79 City of Brampton, “Brampton History,” accessed May 27, 2023, <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

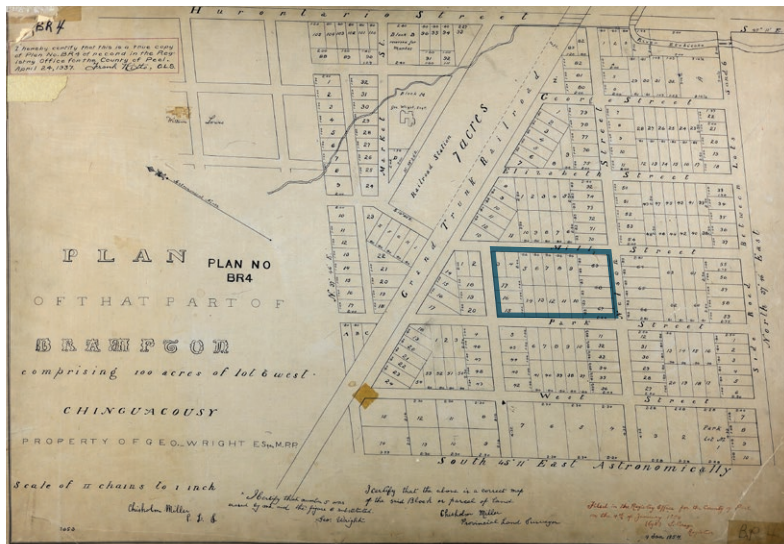
80 Town of Brampton (1953). “Brampton Centennial Souvenir, 1853-1953”, p 21.

81 City of Brampton (2015). “A Walk through Time Report”, p 6.

82 City of Brampton (2015). “A Walk through Time Report”, p 7.

83 City of Brampton (2015). “A Walk through Time Report”, p 36.

84 Township of Chinguacousy (1874). Plan of subdivision for Concession BR-4.



The 1857 survey of Brampton (above) illustrates the lot divisions, topography, built form and some property ownership within the BR-4 subdivision. The Site was located on Block 9, between Mill, Nelson, Park and Denison Streets, and was apparently undeveloped as of 1857.



In the two decades that followed, railways drove the growth of this neighbourhood. The 1856 extension of the Grand Trunk Railway to Brampton was accommodated under Wright's subdivision plan, and was soon followed in 1879 by the Credit Valley Railway built northwestward through the subdivision, along the southwest edge of Block 9.⁸⁵ The Denison Street edge along the northwest of Block 9 was eventually closed due to the advent of industry adjacent to these rail corridors,⁸⁶ including the Copeland-Chaterson/Dominion Skate Building on the block's northeast corner (built 1905-1906),⁸⁷ and the Williams Shoe Factory on the block's northwest corner (built 1898).⁸⁸

Turn-of-the-Century Development

By the 1870s, Brampton emerged as a major urban centre, with its population quadrupling from 500 to over 2,000 in 20 years.⁸⁹ The village was chosen as the capital of the new Peel County, serving as its administrative centre.⁹⁰ On June 9, 1873, Brampton was incorporated as a town, providing enhanced local governance, services and infrastructure to residents.⁹¹ John Haggert was elected as the town's first mayor.⁹²

The mid to late 19th century saw the development of Brampton's flower industry, which became a marker of the town. Soon after, the town was nicknamed the "Flowertown of Canada", with hundreds of acres dedicated to flower growing by the end of the century, exporting roses, orchids, and cut flowers to countries all over the world.⁹³

85 Town of Brampton, Bramptons 100th Anniversary, 1873-1973, p83. <https://archive.org/details/bramptons100thanniversary18731973/page/n83/mode/2up>

86 Fire Insurance Plan, 1911, plates 4 and 5

87 ERA Architects Inc., 45 Railroad Street Heritage Impact Assessment (2015).

88 Peel County Land Registry Office, Plan 4, Block 1 to 12

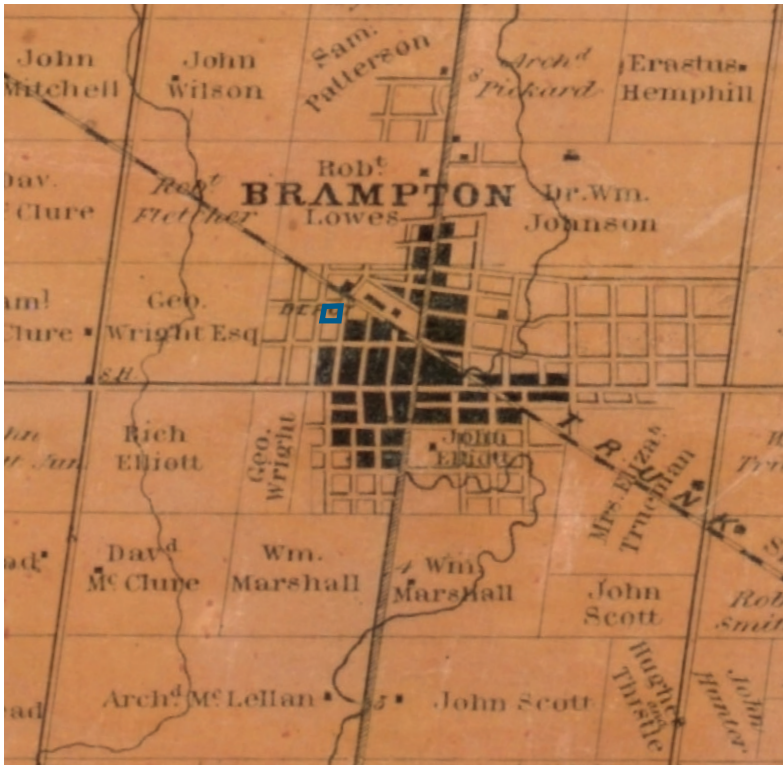
89 Region of Peel, "Explore Peel: An Interactive Timeline," Peel Region, n.d., <https://www.peelregion.ca/planning-maps/settlementhistory/>.

90 Ibid.

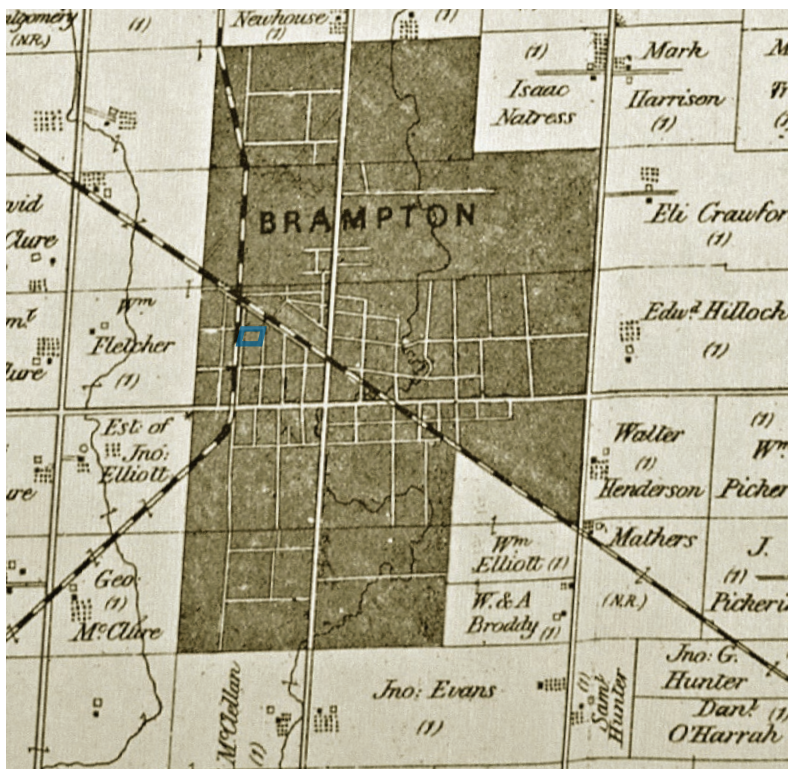
91 Ibid.

92 City of Brampton (2015). "A Walk through Time Report", p 8.

93 City of Brampton (2015). "A Walk through Time Report", p 8.



1859 Tremaine Map of the County of Peel, with the Site outlined in blue. At this time, the Site was located on the immediate outskirts of Brampton's built-up area (University of Toronto Map and Data Library; annotated by ERA).



1880 Map of the Southern Part of Chinguacousy Township, with the Site outlined in blue. The built up area in Brampton had expanded significantly between 1859 and 1880 to include the Site, with the properties at 39 Mill Street North and 54 Nelson Street West constructed by 1877. The newly established Credit Valley Railway was extended to Brampton by 1878, connecting the Town to Milton, Galt, and Elora.¹ The rail corridor (presently out of commission) ran along the south-western edge of the Site, with the station located at the corner of Queen Street and Park Street, one block south of the Site (McGill University Map and Data Library; annotated by ERA).

¹ Toronto Railway Historical Association, Brampton Station (Canadian Pacific railway), October 20, 2022, <https://www.trha.ca/trha/history/stations/brampton-station-canadian-pacific-railway/>.

During this period of growth, the individual lots on Block 9 (Plan BR-4) were sold off, with six houses constructed. Land Registry Office records indicate that by 1868, the properties on Block 9, including the Site, were owned by an Arthur McDonald.⁹⁴ McDonald proceeded to distribute the lots individually over roughly five years.⁹⁵ Within the 15 years that followed, lots and part-lots had been sold to six property owners who would construct the first houses on the block, including:

- 37 Mill Street North, built between 1874-77, likely during the tenure of John Stewart;⁹⁶
- 39 Mill Street North, built between 1878-87, during the tenure of former Brampton Mayor John Haggert;⁹⁷
- 54 Nelson Street West, built between 1874-77, likely during the tenure of Thomas Bulleyment;⁹⁸
- 50 Nelson Street West, built between 1878-1884 during the tenure of Jonadab and Mary Ann Hardy;⁹⁹ and
- The matching houses at 56 and 60 Nelson Street West, built in 1887-88 by James Anderson and Jeremiah Ryan respectively for their families, likely according to a pattern book or plans sold to each of them with their lots by former Brampton Mayor John Haggert.¹⁰⁰

The houses at 37 Mill, 39 Mill and 54 Nelson Streets were working class in form and style. The houses at 56 and 60 Nelson Street West were slightly higher in value, although still basic; they were larger in scale, and exhibited the use of brick masonry rather than wood-frame cladding. The house at 50 Nelson Street West was atypical on the block for its scale and its articulation of the Queen Anne architectural style.

While Block 9 saw little residential development in the three decades after 1888, the 20th century brought new manufacturing industries to Brampton, many of which were clustered in the vicinity of the railway line near the Site.¹⁰¹ These included the Dominion Skate Building (formerly the Copeland-Chatterson Company), which produced loose-leaf

f94 Peel County Land Registry Office, Plan 4, Block 1 to 12

95 Ibid.

96 Ibid.

97 Ibid.

98 Ibid.

99 Ibid.

100 Ibid.

101 Fire Insurance Plan, 1911, plates 4 and 5

binders and other office products, the Hewetson Shoe Factory, and the Williams Shoe Factory.¹⁰² Brampton quickly became home to a burgeoning shoe-manufacturing industry, with the Hewetson Shoe

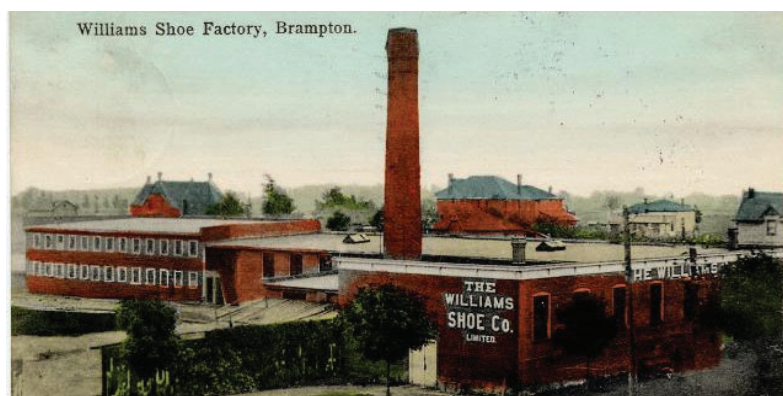
102 Town of Brampton (1953). "Brampton Centennial Souvenir, 1853-1953"



Copeland-Chatterson Company, later renamed that Dominion Skate Building, located west of the Site, c. 1920s (Region of Peel Archives).



Hewetson's Shoe Factory, c. 1920s (Region of Peel Archives).



Williams Shoe Factory, c. 1920. The Site is located immediately to the left of this image (Region of Peel Archives).

Factory and Williams Shoe Factory (managed in the 1920s by Henry (Harry) Lovell McMurchy)¹⁰³ at the forefront of production.¹⁰⁴

103 City of Brampton (2015). "A Walk through Time Report", p 38.

104 City of Brampton (2015). "A Walk through Time Report", p 9.



Williams Shoe Factory, c. 1915, looking southward from the Grand Trunk Railroad toward the Site, with the Canadian Pacific Railway (formerly Credit Valley Railway) seen on the right (Region of Peel Archives).

The Williams Shoe Factory became a cornerstone of industry in the city, and was considered “a real asset to the town” during its 60 years of operation.¹⁰⁵

In 1907, a new Brampton railway station was constructed north of the Site, bringing further connectivity to industry and residents in the surrounding area.¹⁰⁶ The station still exists today as a designated Historic Railway Station.

The local shoe factories became major employers in the neighbourhood, and helped to drive growth. Through the mid-20th century, several residents of the block were involved in the shoe manufacturing industry, including 39 Mill (Frances, Mary and Bertha Bailey) on the Site.

The remainder of the properties on block were built out between 1915 and 1952. From their sale by Arthur McDonald in the early 1870s, the lots northwest of 37 and 39 Mill Street had remained vacant.¹⁰⁷ In late 1914, the lots were acquired by John McMurchy, wealthy owner of the Williams Shoe Factory and the corner house at 50 Nelson.¹⁰⁸

105 Town of Brampton (1953). “Brampton Centennial Souvenir, 1853-1953”, p 33-34.

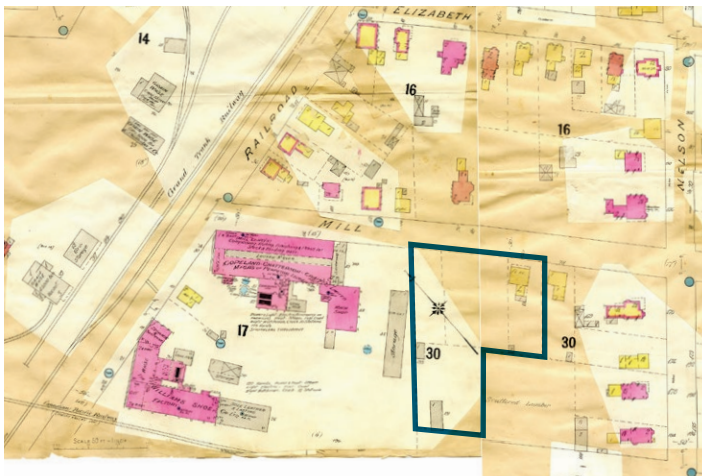
106 Parks Canada. Directory of Federal Heritage Designations

107 Peel County Land Registry Office, Plan 4, Block 1 to 12

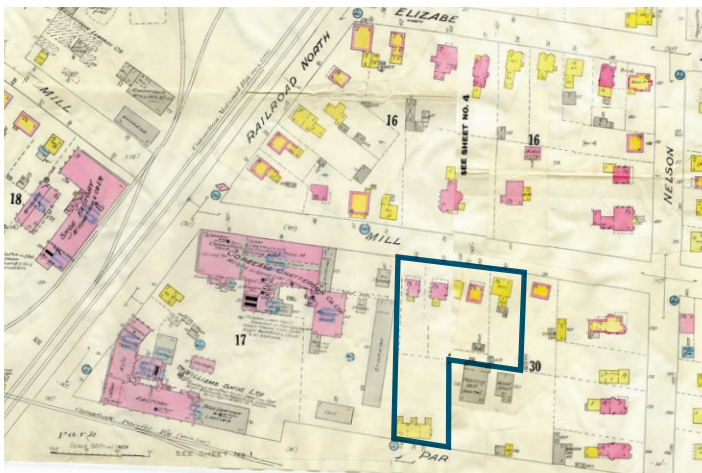
108 Ibid.

He immediately flipped the properties at a higher rate; it is likely that he resold them with architectural plans, because within a year three houses were built at 41, 43 and 45 Mill Street North, and the houses at 41 and 45 Mill appear to have been built according to the same Edwardian-style pattern.

The Farnsworths remained in both houses until the mid-1950s. In the late 1930s, Cecil Farnsworth, the son and brother of the Farnsworth family, who had acquired 60 Nelson Street West in 1921, and his



1911 Goad's Fire Insurance Plan, showing the Site outlined in blue. The extension of Denison Road, which previously separated the Site and the block to the immediate west, had been removed. Park Street contained sheds related to the industrial uses of the Copeland-Chatterson Company and Williams Shoe Factory to the immediate west of the Site (Region of Peel Archives; annotated by ERA).



1921 Goad's Fire Insurance Plan, showing the Site outlined in blue within the context of Block 9. The houses at 41, 43 and 45 Mill Street North were constructed in 1915, sold by John McMurchy to Joseph F. Hart, E. J. Adams, and Emerson E. Ball, respectively. Park Street remained occupied by industrial uses at this time, containing a planing mill, a wood shed, and worker's housing at 32-34 Park Street, which was later demolished and replaced by the current buildings at 32 and 34 Park Street (Region of Peel Archives; annotated by ERA).

wife Dorothy, acquired several lots fronting Park Street, behind their property, and developed a stretch of five matching bungalows, at 28-34 Park Street.¹⁰⁹ They sold the houses as individual properties between 1941-44.¹¹⁰

Late 20th-Century Context

Over the 20th century, the two World Wars and the Great Depression led to the slow but steady decline of Brampton's flower industry. By the end of the Second World War, new industrial development provided employment to residents in the city.¹¹¹ Manufacturing sites continued to cluster around the rail corridor, with companies such as Gummand Papers, Charters Publishing, Canada Tampax, Lewis Leather, and Gladding's Machine Shop establishing in the area.¹¹²

On June 24, 1974, the Region of Peel was formed by the Province of Ontario, created through the amalgamation of the former County of Peel, which included the cities of Mississauga and Brampton, and the town of Caledon.¹¹³ The change in status from town to city signaled the transformation of Brampton from a primarily agricultural and industrial center to a diverse urban community.¹¹⁴

Presently, the City of Brampton is one of the largest urban centres in Ontario. Manufacturing and logistics remain as major areas of employment, with current and future growth supported by investment in transit infrastructure and the developing of complete communities.

Today, the Site's immediate context is evolving from a small-scale residential and industrial character to a denser mixed-use community. The Williams Shoe and Dominion Skate Company factories closed in the mid-20th century and 2008, respectively.¹¹⁵ The Williams Shoe Factory was demolished in the early 1970s,¹¹⁶ while the Dominion Skate Company's original building and facade have been adapted for reuse at the podium of a 25-storey building currently under construction.

109 Ibid.

110 Ibid.

111 City of Brampton (2015). A Walk Through Time Report, 9.

112 Town of Brampton (1953). "Brampton Centennial Souvenir, 1853-1953", p 109

113 Region of Peel, "Explore Peel: An Interactive Timeline," Peel Region, n.d., <https://www.peelregion.ca/planning-maps/settlementhistory/>.

114 City of Brampton, "Brampton History," Brampton History, accessed May 27, 2023, <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

115 Peel County Land Registry Office, Plan 4, Block 1 to 12; ERA Architects Inc., 45 Railroad Street Heritage Impact Assessment (2015).

116 Aerial Photographs, 1971, 1973, 1975

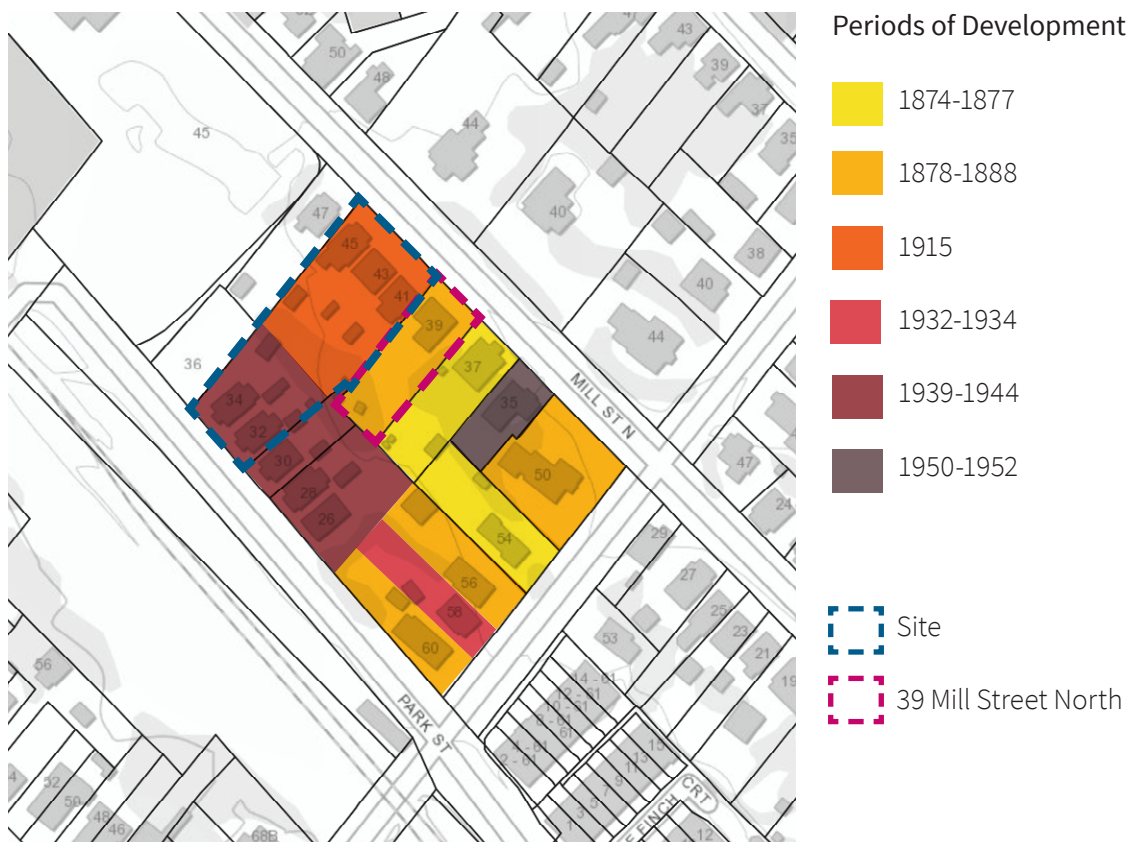


1983 Aerial photograph, showing the Site outlined in blue. The surrounding area had established a diverse residential character by this point, consisting of single and semi-detached houses constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates (Region of Peel Archives).

6.3 Detailed Site Histories

The following section documents specific details for each of the five properties on the Site, and for the contiguous property at 39 Mill Street North, including lists of owners, dates of construction, and analyses of major alterations. A summary of the periods of development for the entire block, including the Site, is included below.

In the late-19th century, development was clustered at the southeast edge of the block, along Nelson Street and the southern section of Mill Street, but in the early-to-mid 20th century, residential housing crept northwestward toward the industrial context to the north. The properties on the Site along Mill Street North were not developed until 1915. The properties on the Site along Park Street were developed between 1939 and 1944, making them nearly the last to be developed, with the exception of 35 Mill Street North, which was developed between 1950 and 1952.



Periods of development of properties on the Site, shown in the context of the overall development of the block (City of Brampton Open Data base map; annotated by ERA).

6.3.1 41 Mill Street North

41 Mill Street North is located on Lots 6 and 7, Block 9 within Subdivision Plan BR-4.¹ The house was built in 1915.²

List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914: John McMurchy
- 1914-1923: Joseph F. Harte
- 1923-1954: Roy W. Lent, later Jessie S. Lent
- 1954-1967: Samuel D. Stirk
- 1967: Tummins and Pietje Wendel
- 1967-1968: Mieke H. Verheul
- 1968-1973: Steve and Eva Takacs
- 1973-1976: Sophia M. and Richard M. Mackenzie
- 1976-1992: Engelo Kotsovos
- 1992-Unknown: George Nunes

Development History and Evolution

The house at 41 Mill Street North was built in 1915, for property owner Joseph F. Harte.³

Harte acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West.⁴ Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.⁵

1 Peel County Land Registry Office, Plan 4, Block 1 to 12

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.⁶ He appears to have immediately subdivided the single property into three development lots, reselling one the same day, another three days later, and a third apparently in 1919*.⁷ McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.⁸ This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

Joseph Harte acquired the lot that would become 41 Mill Street North on December 19, 1914.⁹ He and his mother Emma Louise Harte are recorded as living on site the following year, in a building that was complete by 1915.¹⁰

Alterations since the house's construction include the recladding of the front facade, ground floor, and porch columns with a stone applique material.

**Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.¹¹*

Long Term Residents

The house at 41 Mill Street North was occupied for 31 years by the Lent family, between 1923-1954. Brampton city solicitor Roy Walter Lent, and his wife, Jessie Warren, purchased the property in their early 20s, and raised their son Ross on site.¹² After Roy's death at age 48 upon his return from service in the Second World War, Ross and his wife returned to stay with his mother on site until the property's sale in 1954.¹³

6 Ibid.

7 Ibid.

8 Ibid.

9 Ibid.

10 Ibid.

11 Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

12 Peel County Land Registry Office, Plan 4, Block 1 to 12; The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953; Town of Brampton, Census, 1921

13 The Globe. "Deaths". The Globe (1844-1936), Feb 7, 1946.

Archival research gives no indication that the Lent family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

[Archival Photos](#)

No archival photos of 41 Mill Street North were found.

6.3.2 43 Mill Street North

43 Mill Street North is located on Lot 6, Block 9 within Subdivision Plan BR-4.¹⁴ The house was built in 1915.¹⁵

List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914-1919: John McMurchy*
- 1919-1922: Emmerson J. Adams*
- 1922-1957: Alfred Julian
- 1957-1964: Mary E. Peardon
- 1964-1966: Nina and Frederick Zeiger
- 1966-1977: Edward and Margaret Binsell
- 1977-1984: Hernesto and Leocadia Do Couto
- 1984-1995: Ollie Dignard and Glen Wright
- 1995-Unknown: Steven J. Bertrand and Petra Heldt-Bertrand

Development History and Evolution

The house at 43 Mill Street North was built in 1915, for property owner Emmerson J. Adams.¹⁶

Adams acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West. Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.¹⁷

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.¹⁸ He appears to have immediately subdivided the single property into three development lots, reselling one the same day,

14 Peel County Land Registry Office, Plan 4, Block 1 to 12

15 Ibid.

16 Ibid.

17 Ibid.

18 Ibid.

another three days later, and a third apparently in 1919*.¹⁹ McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.²⁰ This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

**Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.²¹*

The house was built in a basic execution of the Arts and Crafts style, incorporating elements like a porch recessed under the roof, substantial roof dormers, half-timbering in the side gable ends and likely on the dormer, and clinker brick cladding. The clinker brick was laid in an atypical tight Flemish bond, requiring more skill and attention than typical brickwork. The archival research conducted to date has not yielded any clues as to why such a modest house would have been constructed with such detailed care.

Since its construction, the house has been subject to alterations including the obstruction of the original half-timbering with vinyl siding, and the re-cladding of the recessed porch area with the same siding. All original doors and windows have been replaced.

Long Term Residents

The house at 43 Mill Street North was owned for 35 years by the Julian family, between 1922-1957, however voter lists provide an inconsistent record as to the house's occupation during that time.²² They confirm

19 Ibid.

20 Ibid.

21 Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

22 The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953; 1957; Town of Brampton, Census, 1921; The Globe. "Deaths". The Globe (1844-1936), May 10,

that Alfred Julian's widow, Sarah E. Julian, was living on site with her son, George, and his wife from the late 1940s until her death in 1957.²³

Archival research gives no indication that the Julian family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

Archival Photos

No archival photos of 43 Mill Street North were found.

1957; The Globe. "Deaths". The Globe (1844-1936), Nov 7, 1924.

23 Ibid.

6.3.3 45 Mill Street North

45 Mill Street North is located on Lot 6, Block 9 within Subdivision Plan BR-4.²⁴ The house was built in 1915.²⁵

List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914: John McMurchy
- 1914-1915: Emerson E. Ball
- 1915-1918: John L. Goddard
- 1918-1946: Mary E. Morrow, later Edna R. Sackrider
- 1946-1958: Illeen E. A. and William F. Weiler
- 1958-1963: Irene and Earl McGugan
- 1963-1968: Joseph and Mary De Carvalho, later John De Carvalho
- 1968-1977: Rolando Pacheco and Margot Heinz
- 1977-1980: Manfred J. and Diane L. Murschitz, Johannes Devies, later Lynda Devies
- 1980-1983: Glen B. Wright
- 1983-1985: Vincent M. Derrick
- 1985-1989: Leo Peeters
- 1989-1993: Brenda Ellis
- 1993-Unknown: George Nunes

Development History and Evolution

²⁴ Peel County Land Registry Office, Plan 4, Block 1 to 12
²⁵ Ibid.

The house at 45 Mill Street North was built in 1915, for property owner Emerson E. Ball.²⁶

Ball acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West.²⁷ Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.²⁸

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.²⁹ He appears to have immediately subdivided the single property into three development lots, reselling one the same day, another three days later, and a third apparently in 1919*.³⁰ McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.³¹ This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

Emerson Ball acquired the lot that would become 45 Mill Street North on December 16, 1914.³² He appears to have built the house on site, as he is recorded in the 1915 tax assessment roll as the property owner, with a completed building.³³ He proceeded to flip the property to a new buyer, John L. Goddard, in September 1915.³⁴

Alterations since the house's construction include the replacement of all original doors and windows.

Long Term Residents

The house at 45 Mill Street North was occupied for 28 years by the Morrow family, between 1918-1946.³⁵ Hugh Morrow and his wife Mary Ellen Reed acquired the property at ages 58 and 64 respectively, and

26 Ibid.

27 Ibid.

28 Ibid.

29 Ibid.

30 Ibid.

31 Ibid.

32 Ibid.

33 Assessment Rolls for the Municipality of Brampton, 1915

34 Peel County Land Registry Office, Plan 4, Block 1 to 12

35 Ibid.

remained on site until Mary Morrow's death in 1942, after which their daughters Alberta E. Charles and Edna R. Sackrider sold the property.³⁶

Archival research gives no indication that the Morrow family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

**Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.³⁷*

Archival Photos

No archival photos of 45 Mill Street North were found.

³⁶ Peel County Land Registry Office, Plan 4, Block 1 to 12; The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953, 1957; Town of Brampton, Census, 1921; The Globe. "Deaths". The Globe (1844-1936), May 9, 1942

³⁷ Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

6.3.4 32 Park Street

32 Park Street is located on Lot 12, Block 9 within Subdivision Plan BR-4.³⁸ The house was built between 1939-1944.³⁹

List of Owners

- 1868-1871-72: Arthur McDonald et al
- 1872-1873: Bank of British North America
- 1873-1879: George Green et al
- 1879-1890: John Haggert, later Robert Haggert et al
- 1890-1910: John Irvin, later Christopher Arthur Irvin, Sarah Elizabeth Irvin, Nancy May Irvin and Edith Mabel Irvin
- 1910: Robert E. Heggie
- 1910-1912: John McMurdo
- 1912-1917: Edward G. Graham
- 1917-1937: Annie M. York, later with William J. York
- 1937-1939: The Municipal Corporation of the Town of Brampton
- 1939-1948: Dorothy Farnsworth, later with Cecil Farnsworth
- 1948-1949: George R. Shebben (or Sebben)
- 1949-1955: William L. and Margaret M. Barber
- 1955-1956: Amanda and Horace G. Death
- 1956-1960: Annie S. and William M. East
- 1960-1967: Manuel V. and Eduarda D. Amaral
- 1967-1968: William H. Hergott
- 1968-1972: Miguel A. and Alda P. Cabral
- 1972-1975: Kinzi Orito
- 1975-1976: Perley G. and Joyce G. Pittman
- 1976-1983: Emerson H. and Eva J. Calhoun
- 1983-Unknown: Michael C. and Ruth A. Billings

Development History and Evolution

Unlike the Mill and Nelson street frontages on the Site, the Park Street edge remained free of residential development through the turn of

38 Peel County Land Registry Office, Plan 4, Block 1 to 12

39 Ibid.

the 20th century. Northwest of the Site, from 1898, Park Street was occupied by the William Shoe Factory.

For two decades between 1917-1937, the Park Street properties were owned by Annie M. York and William J. York, of the York & Sons Coal Company.⁴⁰ The 1921 Fire Insurance Plan indicates that, sometime after 1911, the properties were developed with a Planing Mill and Wood Shed, along with a row of three wood-framed houses, addressed as 212, 214 and 216 Park Street.⁴¹ This portion of the Site was industrial

40 Ibid.

41 Goad's Fire Insurance Plan, 1921, Plates 4, 5

in character, fronting onto a coal shed across Park Street, along the Credit Valley Railway / Canadian Pacific Railway corridor.⁴²

In 1937 the York properties were transferred to the Town of Brampton, and two years later, to Dorothy and Cecil Farnsworth.⁴³ At this time, the Farnsworths were living in the house at 58 Nelson Street West.⁴⁴ Between 1939-1944, they appear to have undertaken the development of five matching brick bungalow houses on Park Street.⁴⁵ Land Registry Office records indicate that they sold the five houses to their first occupants between February 1944-July 1948.⁴⁶ The house at 32 Park Street was sold to its first occupant, George R. Shebben, in 1948.⁴⁷

Long Term Residents

Archival research gives no indication that property owners were significant in relation to the historical development of the street, block, or city of Brampton.

Archival Photos

No archival photos of 32 Park Street were found.

42 Ibid.
43 Peel County Land Registry Office, Plan 4, Block 1 to 12
44 Ibid.
45 Ibid.
46 Ibid.
47 Ibid.

6.3.5 34 Park Street

34 Park Street is located on Lots 12 and 13, Block 9 within Subdivision Plan BR-4.⁴⁸ The house was built between 1939-1944.⁴⁹

List of Owners

- 1868-1871-72: Arthur McDonald et al
- 1872-1873: Bank of British North America
- 1873-1879: George Green et al
- 1879-1890: John Haggert, later Robert Haggert et al
- 1890-1910: John Irvin, later Christopher Arthur Irvin, Sarah Elizabeth Irvin, Nancy May Irvin and Edith Mabel Irvin
- 1910: Robert E. Heggie
- 1910-1912: John McMurdo
- 1912-1917: Edward G. Graham
- 1917-1937: Annie M. York, later with William J. York
- 1937-1939: The Municipal Corporation of the Town of Brampton
- 1939-1944: Dorothy Farnsworth, later with Cecil Farnsworth
- 1944-1956: Charles Parkinson
- 1956-1969: Ivan and Katharina Salewski

⁴⁸ Peel County Land Registry Office, Plan 4, Block 1 to 12

⁴⁹ Ibid.

- 1969-1971: Penny M. Prosser
- 1971-1978: Hermann J. and Victoria L. Hartmann
- 1978-1985: Manuel F. and Connie Maiato
- 1985-1995: Norman Sacher
- 1995-Unknown: Douglas C. and Lisa Greenlees

Development History and Evolution

Unlike the Mill and Nelson street frontages on the Site, the Park Street edge remained free of residential development through the turn of the 20th century. Northwest of the Site, from 1898, Park Street was occupied by the William Shoe Factory.

For two decades between 1917-1937, the Park Street properties were owned by Annie M. York and William J. York, of the York & Sons Coal Company.⁵⁰ The 1921 Fire Insurance Plan indicates that, sometime after 1911, the properties were developed with a Planing Mill and Wood Shed, along with a row of three wood-framed houses, addressed as 212, 214 and 216 Park Street.⁵¹ This portion of the Site was industrial in character, fronting onto a coal shed across Park Street, along the Credit Valley Railway / Canadian Pacific Railway corridor.⁵²

In 1937 the York properties were transferred to the Town of Brampton, and two years later, to Dorothy and Cecil Farnsworth.⁵³ At this time, the Farnsworths were living in the house at 58 Nelson Street West.⁵⁴ Between 1939-1944, they appear to have undertaken the development of five matching brick bungalow houses on Park Street.⁵⁵ Land Registry Office records indicate that they sold the five houses to their first occupants between February 1944-July 1948.⁵⁶ The house at 34 Park Street was sold to its first occupant, Charles Parkinson, in 1944.⁵⁷

Long Term Residents

Archival research gives no indication that property owners were significant in relation to the historical development of the street, block, or city of Brampton.

50 Ibid.
 51 Goad's Fire Insurance Plan, 1921, Plates 4, 5
 52 Ibid.
 53 Peel County Land Registry Office, Plan 4, Block 1 to 12
 54 Ibid.
 55 Ibid.
 56 Ibid.
 57 Ibid.

Archival Photos

No archival photos of 34 Park Street were found.

6.3.6 39 Mill Street North

The contiguous property at 39 Mill Street North is located on Lot 8, Block 9 within Subdivision Plan BR-4.⁵⁸ The house is estimated to have been built between 1878-1887, and confirmed to have been built by 1887.⁵⁹

List of Owners

- Pre-1871: Arthur McDonald
- 1871-1878: John Haggert
- 1878: Archibald McMillan
- 1878: John Stewart
- 1878-1893: Elizabeth Stubbings
- 1893-1930: David C. White, later Kate White
- 1930-1956: John W. and Mary I. Bailey, later Marjorie G. Bailey, Frances R. Spicer, Mary E. Gough, Ida B. Bailey and Joan M. Bailey
- 1956-1987: Kenneth and Dorothy Roche
- 1987-1992: 468104 Ontario Ltd.
- 1992-Unknown: Tony Medonca

Development History and Evolution

Although a build date for 39 Mill Street North cannot be confirmed, it is estimated that it was constructed between 1878-1887, during the tenure of the Stubbings family.⁶⁰

This conclusion is drawn from a combined review of tax assessment rolls (only available for 1877 before the year 1887), and Land Registry Office records including sale prices. While the property is not recorded on the 1877 tax assessment, in 1887 the property is recorded with freeholder George Stubbings and householder (i.e. tenant) Frances Mills, confirming that there was a house on site in 1887.⁶¹

Further, Land Registry Office records indicate that the Stubbings family acquired the property for \$215 in 1878, reselling it in 1893 for \$600.⁶² This information is not conclusive, as a \$415 increase in value is comparatively low for the construction of a house, even at a single

58 Peel County Land Registry Office, Plan 4, Block 1 to 12

59 Ibid.

60 Assessment Rolls for the Municipality of Brampton, 1877, 1887; Peel County Land Registry Office, Plan 4, Block 1 to 12

61 Ibid.

62 Assessment Rolls for the Municipality of Brampton, 1877, 1887, 1888, 1893

storey and in wood frame. Given the absence of tax assessment rolls between 1877-1887, it is not possible to confirm a more accurate build date with the information available.

The house was built in the Ontario Gothic Cottage style, with a hipped rather than side-gabled roof that is a form of local Brampton vernacular. Alterations over time include the replacement of the original wood siding, replacement of all original doors and windows and their surrounds, and removal of any Gothic detailing like bargeboarding that may have originally existed.

Long Term Residents

The house at 39 Mill Street North was occupied for 37 years by Kathleen (Kate) White.⁶³ The property was purchased by her husband David C. White in 1893.⁶⁴ After he died between 1907-09, Kate White remained on site until 1930, operating a boarding house for small numbers of lodgers.⁶⁵

In 1930, Kate White sold the property to painter John Bailey and his wife Mary Ida Bailey, who would remain on site with their family for 26 years.⁶⁶ Their five daughters (Mary, Frances, Bertha, Marjorie and Joan) are recorded as residents in voter lists through the mid-20th century.⁶⁷ Frances, Mary and Bertha were each employed as shoe factory workers from the 1930s to 1950s.⁶⁸

Archival research gives no indication that the White or Bailey families, or other property owners, were significant in relation to the historical development of the street, block, or city of Brampton.

63 Assessment Rolls for the Municipality of Brampton, 1893, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1907, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1925; Peel County Land Registry Office, Plan 4, Block 1 to 12

64 Ibid.

65 Ibid.

66 Peel County Land Registry Office, Plan 4, Block 1 to 12

67 The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953, 1957, 1958, 1962, 1963, 1965

68 Ibid.

Archival Photos



Undated photograph showing the principal (east) elevation of 39 Mill Street. The window and door surrounds have since been overclad or removed, and two-over-two wooden windows and storms removed (City of Brampton).



Undated photograph showing a close-up of the lancet arch window above the door at the east elevation of 39 Mill Street North, featuring a window surround with decorative spindling (City of Brampton).

7 COMMUNITY CONSULTATION

Community consultation has not yet been undertaken at the time of submission, and is proposed to be undertaken at the earliest possible opportunity.

8 EVALUATION UNDER ONTARIO REGULATION 9/06

The five properties on the Site, as well as the contiguous property at 39 Mill Street North, have been evaluated against O.Reg 9/06 “Criteria for Determining Cultural Heritage Value or Interest” under the *Ontario Heritage Act*.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that “a property *may be* designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest”. While meeting one or more of the criteria may be sufficient justification, in some cases, for protection of a property under the OHA, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

The property at 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

None of the properties on the Site or contiguous at 39 Mill Street North meet two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation.

8.1 Mill Street North

8.1.1 39 Mill Street North

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	<p>The building on the property is a single-storey Ontario Cottage-style residence, built in the Brampton vernacular with a hipped roof between 1878-1887.</p> <p>However, contemporary alterations have damaged the house's legibility as a typical Brampton Ontario Cottage, including the replacement of its original frame cladding, the replacement of all original doors and windows, and the possible removal of any Gothic-style ornamentation like bargeboarding that would have allowed it read as a representative example of its style.</p>
2) displays a high degree of craftsmanship or artistic merit.	No	The building on the property displays modest craftsmanship and design typical of the industry standard of its time.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>Archival research did not find the White family, Bailey family or other shorter-term residents of 39 Mill to be of significance with respect to the historical development of the local community.</p> <p>While Mary, Frances, and Bertha Bailey worked as shoemakers during their tenure at 39 Mill Street North, contributing as labourers to the second largest industry in Brampton during the 20th century, this association is not unique to the building or the surrounding area, which housed many shoemakers that worked in Brampton's local shoe manufacturing companies.</p> <p>Further, while John Haggert, the first mayor of the Town of Brampton, was the land owner of 39 Mill Street North in 1871, the land was never occupied by the Haggert family, who resided at 28 Elizabeth Street North.</p>
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

In conclusion, the above evaluation for 39 Mill Street North under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

8.1.2 41 Mill Street North

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The building on the property is a basic 2.5-storey Edwardian-style residence built in 1915. Its design is ubiquitous throughout downtown Brampton (e.g. at 54, 84, 89 and 91 West Street, and 8 and 27 Mill Street North). Meanwhile, the building's low-quality materials like siding within its pediment and alterations like the stone cladding of the front facade on the ground floor have reduced its candidacy as a representative Edwardian-style house in downtown Brampton.
2) displays a high degree of craftsmanship or artistic merit.	No	The building on the property displays modest craftsmanship and design typical of the industry standard of its time.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	Archival research did not find the Lent family or other shorter-term residents of 41 Mill to be of significance with respect to the historical development of the local community. While John McMurchy was the land owner of 41 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

In conclusion, the above evaluation for 41 Mill Street North under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

8.1.3 43 Mill Street North

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	<p>The building on the property is a vernacular 1.5-storey Arts and Crafts-style residence built in 1915.</p> <p>Although its clinker brick cladding is atypical and there is remnant half-timbering visible under the siding in its gables, these design elements do not function in combination with a series of other typical Arts and Crafts-style features to make this a representative example of the style. The property at 38 Isabella Street (Fentonlea) provides a useful comparison, where the use of clinker brick in a Flemish bond is accompanied by typical features like boxy entrance columns, substantial dormers, original windows, exposed half-timbering, and a substantial recessed porch. As such, the house at 43 Mill Street North is not considered to be sufficiently representative of the Arts and Crafts style, in comparison, to be conserved as an example.</p>
2) displays a high degree of craftsmanship or artistic merit.	Yes	The building at 43 Mill Street North is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond. The Flemish bond would have been much more challenging to execute than the more common stretcher bond, and this building represents the rare use of such careful craftsmanship in a small-scale house.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>Archival research did not find the Julian family or other shorter-term residents of 43 Mill to be of significance with respect to the historical development of the local community.</p> <p>While David Sheffield worked as a shoemaker during his tenure at 45 Mill Street North, contributing as a labourer to the second largest industry in Brampton during the 20th century, this association is not unique to the building or the surrounding area, which housed many shoemakers that worked in Brampton's local shoe manufacturing companies.</p> <p>Further, while John McMurchy was the land owner of 43 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.</p>
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

The above evaluation for 43 Mill Street North under O. Reg. 9/06 indicates that the property meets one criterion, but not two or more criteria, for design/physical, historical/association and contextual value.

8.1.4 45 Mill Street North

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The building on the property is a basic 2.5-storey Edwardian-style residence built in 1915. Its design is ubiquitous throughout downtown Brampton (e.g. at 54, 84, 89 and 91 West Street, and 8 and 27 Mill Street North). Meanwhile, the building's low-quality materials like siding within its pediment and alterations like the removal of all original windows have reduced its candidacy as a representative Edwardian-style house in downtown Brampton.
2) displays a high degree of craftsmanship or artistic merit.	No	The building on the property displays modest craftsmanship and design typical of the industry standard of its time.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	Archival research did not find the Morrow family or other shorter-term residents of 45 Mill to be of significance with respect to the historical development of the local community. While John McMurchy was the land owner of 45 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

In conclusion, the above evaluation for 45 Mill Street North under O. Reg. 9/06 indicates that property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

8.2 Park Street

8.2.1 32 Park Street

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The building on the property is a vernacular single-storey house-form residence, built between 1941-44 in a collection of five matching houses along Park Street. The houses are typical developer's specials of the era, and are not representative of any particular architectural style, nor do they constitute any rare, unique, representative or early examples of a type, material or construction method.
2) displays a high degree of craftsmanship or artistic merit.	No	The building on the property displays modest craftsmanship and design typical of the industry standard of its time.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	Archival research did not indicate that any property owners or residents at 32 Park Street were significant with respect to the historical development of Brampton.
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mid-20th century streetscape of Park Street and the wider character of the block, which contains a collection of single and semi-detached workers housing style residences constructed in the mid-20th century. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Park Street is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

In conclusion, the above evaluation for 32 Park Street under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

8.2.2 32 Park Street

CRITERION		COMMENTS
The property has design value or physical value because it:		
1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The building on the property is a vernacular single-storey house-form residence, built between 1941-44 in a collection of five matching houses along Park Street. The houses are typical developer's specials of the era, and are not representative of any particular architectural style, nor do they constitute any rare, unique, representative or early examples of a type, material or construction method.
2) displays a high degree of craftsmanship or artistic merit.	No	The building on the property displays modest craftsmanship and design typical of the industry standard of its time.
3) demonstrates a high degree of scientific or technical achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:		
4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	Archival research did not indicate that any property owners or residents at 34 Park Street were significant with respect to the historical development of Brampton.
5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.
6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	No	Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.

CRITERION		COMMENTS
The property has contextual value because it:		
7) is important in defining, maintaining or supporting the character of an area.	No	<p>The building on the property supports the mid-20th century streetscape of Park Street and the wider character of the block, which contains a collection of single and semi-detached workers housing style residences constructed in the mid-20th century. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Park Street is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p>
8) is physically, functionally, visually or historically linked to its surroundings.	No	Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9) is a landmark.	No	The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.

In conclusion, the above evaluation for 34 Park Street under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

9 STATEMENT OF PROFESSIONAL OPINION

Based on the research summarized in this CHER, it is ERA's professional opinion that 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

None of the six properties comprising the Site were found to meet two or more O. Reg 9/06 criteria for design/physical, historical/associative, and contextual value, and thus are not recommended as candidates for designation.

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11 APPENDICES

APPENDIX A: CULTURAL HERITAGE EVALUATION LISTING
SUMMARY FOR 39 MILL STREET NORTH (PREPARED
BY THE CITY OF BRAMPTON)

Municipal Register of Cultural Heritage Resources

Listing Candidate Summary Report

Brampton Heritage Board
Date: November 20, 2012



39 Mill Street North



November 2012

L 5-2

Property Profile

Municipal Address	39 Mill Street North
PIN Number	141080156
Roll Number	10-04-0-032-12200-0000
Legal Description	PLAN BR 4 LOT 8
Ward Number	5
Property Name	-
Current Owner	Bernard Cassar
Current Zoning	Residential
Current Use(s)	Residential
Construction Date	Circa 1875
Notable Owners or Occupants	-
Proposed Future Mitigation	<ul style="list-style-type: none">- Heritage Impact Assessment (as needed)- Minimum maintenance/property standards protocol

1. Description of Property

The subject site is located on the west side of Mill Street North, north of Nelson Street West. The plan of the principle structure is a simple L-shape. The house has an asphalt hipped roof with a front centre gable. The exterior of the house is currently clad with aluminum siding. It is situated within close proximity to other late 19th and early 20th century residences.

2. Statement of Cultural Heritage Value or Interest

The cultural heritage value of 39 Mill Street North is related to its design or physical value as a good example of a simple Ontario cottage. The Ontario Cottage style was popular in Ontario between 1830 and 1890. A regional variant of the Gothic Cottage, the Ontario Cottage style is considered a quintessential example of the early Ontario home. The style is small in stature, with a symmetrical facade and centred gable. Decoration varied depending on time and place. Common design elements included vergeboard, finials, gables, and decorative window surrounds. It replaced log structures as the dominant form of housing. Since many settlers immigrated to Canada from Britain, the style reflected the English inclination toward the Gothic style. As renowned American designer, horticulturist, and author, Andrew Jackson Downing, states “...the greatest charm of this cottage to our eyes, is the expression of simple but refined home beauty which it conveys...Altogether, this cottage evinces much of absolute and relative beauty form, and the relative beauty of refined purposes.”

This style was pervasive in this province because it provided compact, easily built housing for immigrants in need of immediate shelter in a cold climate. As architectural and design historian Marion Macrae explains, the Ontario cottage was “[a] true vernacular, shaped by the people and climate from the land itself... the functional form of dwelling for the North American woodlands, where conservation of heat is the major consideration for nine month of the year, and the greatest nuisance for the other.” The Ontario Cottage was also popular because its 1 1/2 storey height circumvented the tax requirements of a two storey house. Furthermore, the availability of plans for the Ontario Cottage in pattern books made this style common.

By the end of the 19th century, walls became higher while roof pitches became steeper to accommodate more bedrooms. As a result, the “Ontario House” experienced a sharp decline in popularity. Over time, the Ontario House evolved into what is now generally considered the Gothic Revival style. The Gothic Revival style was much more liberal in its use of decorative elements like vergeboard, finials, quoins, and shutters. While Gothic Revival architecture is fairly common in Brampton, the earlier vernacular Ontario Cottage style exhibited by 39 Mill Street North is more rare.

Built circa 1875, the house at 39 Mill Street North is 1 1/2 storeys high with a hipped roof and centre cross gable sheltering a Gothic Revival window. Its three bay facade contains a centred door with transom, and two 2-over-2 wooden sash windows with storms. Decorative window and doors surrounds with spindling further distinguish this home. The side elevations also contain matching windows.

L 5-4

The cultural heritage value also lies in its association with the early history of Brampton and the building boom of the late 19th century. The house was built circa 1875 at the height of housing construction and population growth. It is also associated with early surveyor Chisholm Miller, who subdivided Lot 6, Concession 1 in 1853. The house is not associated with a particular family, since ownership was transferred multiple times prior to 1930. The most enduring residents were John William Bailey and Mary Bailey, who occupied the house between 1930 and 1956.

Furthermore, the property holds contextual value as it maintains, supports, and reflects the historical character of the Mill Street North streetscape. Mills Street North is located within *Nelson Street West Neighbourhood*, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by the George Robb Architect team. The neighbourhood is characterized by 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.” The house is featured in the report to demonstrate the contrast between large estates and small vernacular cottages in this unique neighbourhood. The house is surrounded by other listed heritage resources including 44 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Dominion Skate building at 45 Railroad Street. It is also located within close proximity to the heart of Brampton’s industrial complex.

3. Description of Heritage Attributes

Design/Physical:

- Gothic Revival architecture
- One storey Ontario Cottage form with three bay facade
- Hip roof with cross gable
- Gothic arched sash window
- Two large, symmetrically placed 2-over-2 sash windows
- Window storms
- Main entrance with transom
- Decorative window and door surrounds with spindling

Historical/Associative:

- Constructed circa 1875
- Associated with the late 19th century building boom of Brampton

Contextual:

L 5-5

- Contextually linked with other late 19th and early 20th century houses on Mill Street North
- Close proximity to historic industrial core of Brampton

4. References

Ashenburg, Katherine. *Ontario Cottages*. Old House Journal. May-June 1997.

Brampton Heritage Board. *Yesterday, Today*. September 1982.

George Robb Architect and Team. *Heritage Conservation District Feasibility Study*. January 2009.

Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. Toronto: James Lorimer & Company Ltd. 2004.

Shirt Tales. *The Classic Ontario House*.

<http://forsythkitchener.blogspot.ca/2009/07/classic-ontario-house.html>. July 9, 2009.

5. Appendix

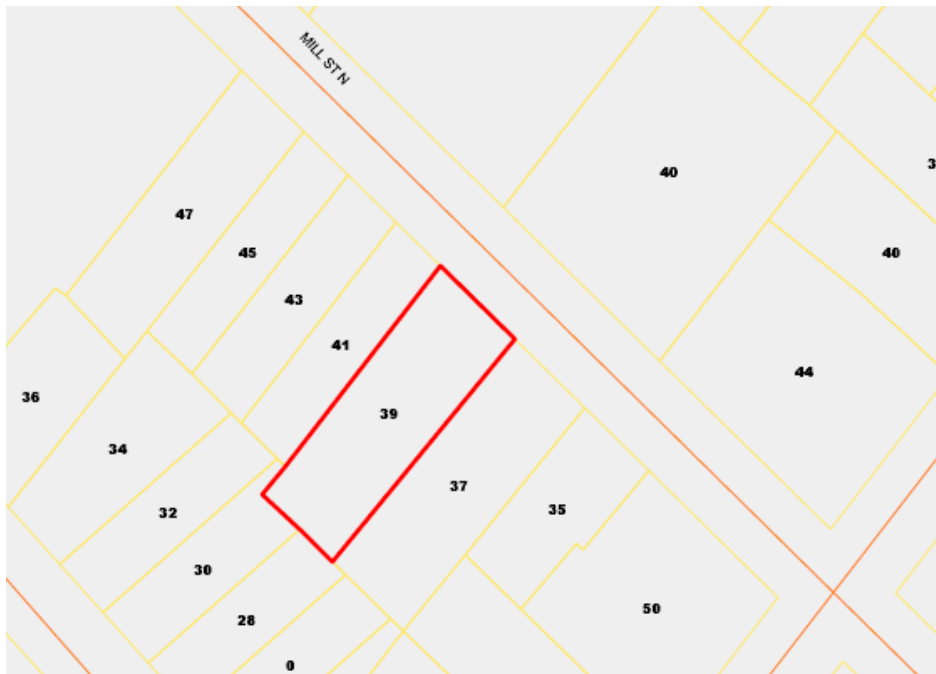


Figure 1: Location of 39 Mill Street North, north of Nelson Street West

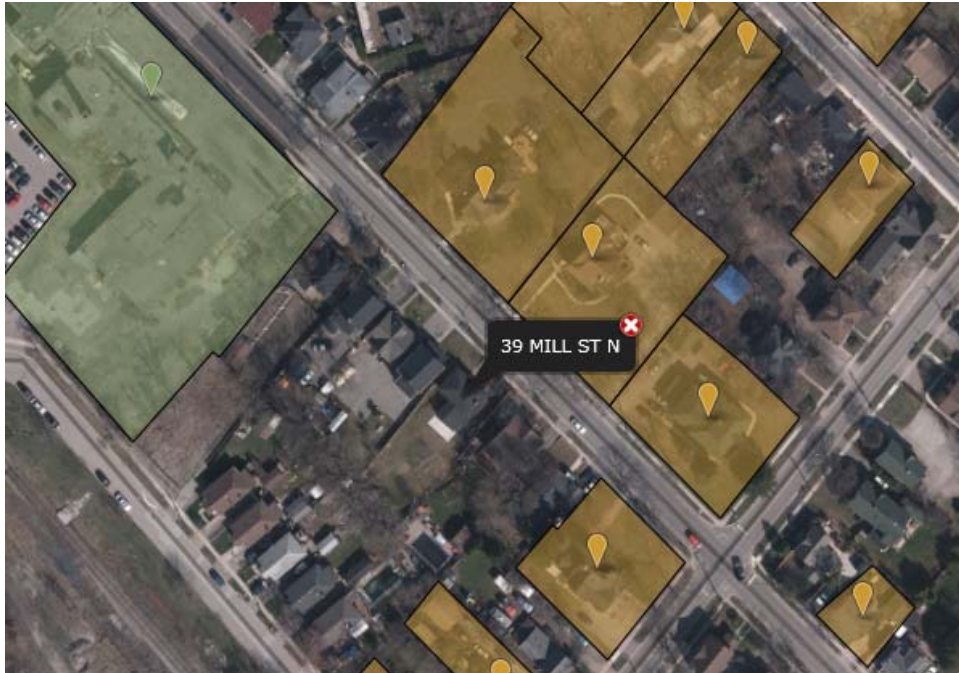


Figure 2: Interactive Heritage map of the Mill Street Neighbourhood showing properties currently on Brampton's *Municipal Inventory of Cultural Heritage Resources*



Figure 3: Aerial view of 39 Mill Street North



Figure 4: Approximate location of 39 Mill Street North within Nelson Street West Neighbourhood map from HCD Feasibility Study (George Robb Architect & Team)



Figure 5: 1894 Fire Insurance Plan revealing 39 Mill Street North as one of the earliest properties to be constructed in the neighbourhood

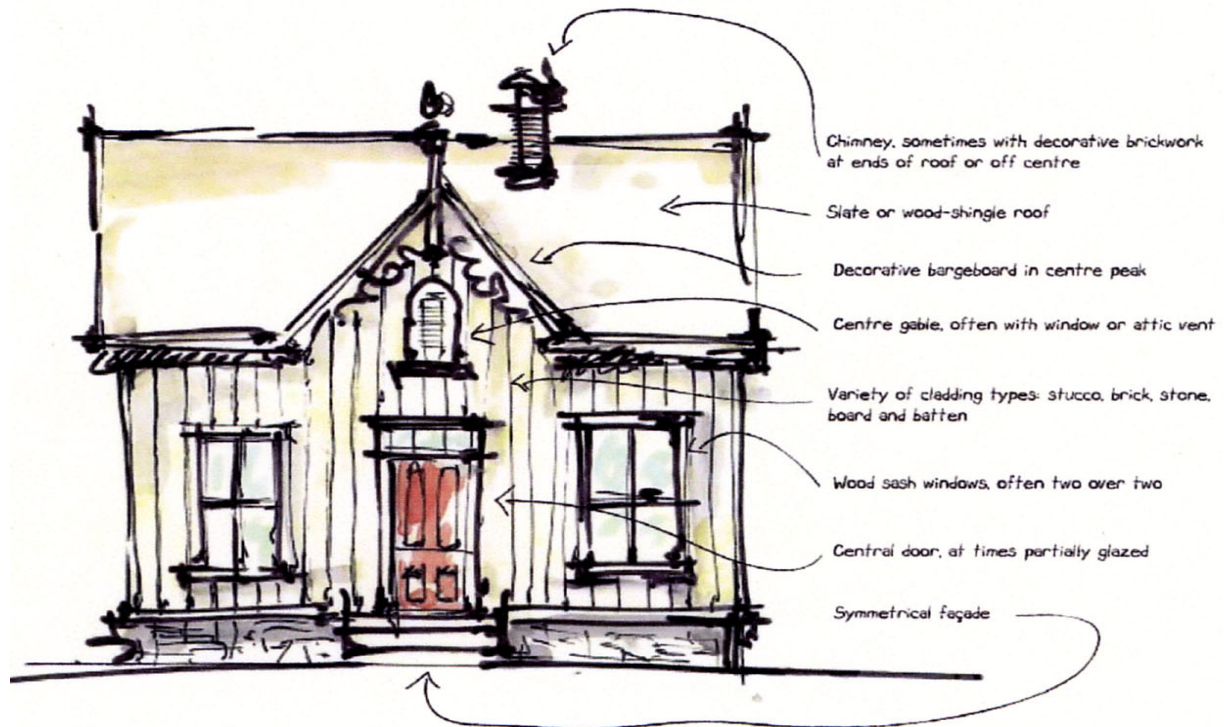


Figure 6: Illustration of the typical Gothic cottage (Source: Shirt Tales)



Figure 7: Front facade of 39 Mill Street North with three bays, hipped roof with cross gable sheltering a Gothic window, and wooden sash 2-over-2 windows with storms

L 5-9



Figure 8: East and north elevations showing simple vernacular design



Figure 9: Contextual view of Mill Street North showing large late 19th century estates on east side of the street, mature trees lining the street, and Brampton's historic industrial complex in the near distance



Figure 10: Unique window surrounds with spindling

APPENDIX B: EMAIL CORRESPONDENCE WITH MINISTRY OF CITIZENSHIP AND MULTICULTURALISM

MCM Response : Archaeology of Properties in the City of Brampton

Barboza, Karla (MCM) <Karla.Barboza@ontario.ca>

Tue 2023-05-30 9:20 AM

To: Jane Law <janel@eraarch.ca>

Cc: Archaeology (MCM) <archaeology@ontario.ca>; Registrar (MCM) <Registrar@ontario.ca>

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Hi Jane,

Thanks for contacting the Ministry of Citizenship and Multiculturalism (MCM).

As you may know, the Ministry developed screening checklists to assist property owners, developers, consultants and others to identify known and potential cultural heritage resources:

- [Criteria for Evaluating Archaeological Potential](#)
- [Criteria for Evaluating Marine Archaeological Potential](#)
- [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#)

I have used the documents above to assist you in determining archaeological potential:

Criteria for Evaluating Archaeological Potential

- Question 2. Has an archaeological assessment been prepared for the property (or the project area) and been accepted by MCM?
MCM Response: At this time, we are not aware of any archaeological assessments undertaken for the properties referenced below.
- Question 3. Are there known archaeological sites on or within 300 metres of the property (or the project area)?
MCM Response: The closest known archaeological site is within 410 metres of those properties.

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

- Question 3a. i. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value e.g. a property that is designated by order of the Minister of Citizenship and Multiculturalism as being of cultural heritage value or interest of provincial significance [s.34.5]?
MCM Response: To date, no properties have been designated by the Minister.
- Question 3a.v. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value included in the Ministry of Citizenship and Multiculturalism's list of provincial heritage properties?
MCM Response: Please note that the Brampton GO Transit/VIA Rail Station was identified by Metrolinx as a provincial heritage property (of local significance).

Please note that if the subject lands or parts of the subject lands are owned or controlled by an Ontario Ministry or Prescribed Public Body (PPB) on behalf of the Crown (the list of PPBs is available as O. Reg. 157/10), a Ministry or PPB may have responsibilities under the [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

Regarding other protected heritage properties (e.g., designated under Part IV or V of the OHA) within or adjacent to the study area, you should contact the Ontario Heritage Trust, Provincial Heritage Registrar at

registrar@heritagetrust.on.ca or 416-212-7104 and the municipal clerk and/or planner to confirm the status of the properties referenced below.

I hope this helps. Let me know if you have any questions.

Regards,
Karla

Karla Barboza, RPP, MCIP, CAHP

Team Lead, Heritage | Heritage Planning Unit | **Ministry of Citizenship and Multiculturalism** | 416-660-1027 | karla.barboza@ontario.ca

From: Jane Law <janel@eraarch.ca>
Sent: May 27, 2023 11:02 AM
To: Archaeology (MCM) <archaeology@ontario.ca>
Subject: Archaeology of Properties in the City of Brampton

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi there,

I was wondering if you could provide me with an understanding of whether the following properties are located within areas of (potential) archaeological significance:
35, 37, 39, 41, and 43 Mill Street North, 50, 54, 56, 58 and 60 Nelson Street West, and 26, 28, 30, 32, and 34 Park Street – all located in the City of Brampton.

Thank you in advance,
Jane

Jane Law | BA Hons, MPI (Urban Development)

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