

41-45 MILL STREET NORTH, 32-34 PARK STREET

Brampton, ON

HERITAGE IMPACT ASSESSMENT

Issued: November 1, 2024
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The logo for ERA, consisting of the letters 'E', 'R', and 'A' in a stylized, bold, serif font. The letters are white and set against a dark blue background. The 'E' and 'R' are connected at the top, and the 'A' is positioned to the right of the 'R'.

ERA

Project # 23-034-03
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EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment has been prepared by ERA Architects Inc. ("ERA") for the proposed redevelopment of the properties known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the "Site").

The Site is composed of five properties that comprise part of a block bounded by Mill Street North, Nelson Street West, Park Street, and Railroad Street.

Heritage Status

The properties on the Site are not listed on the City's Heritage Register or designated under Part IV or Part V of the *Ontario Heritage Act* ("OHA").

The Site is considered adjacent to the following municipally recognized heritage resources:

- 44 Mill Street North (Designated Part IV): Graham House, c.1875. By-Law 231-2015.
- 45 Railroad Street (Designated Part IV): Copeland-Chatterson/Dominion Skate Building, c.1905. By-law 150-2015.
- 39 Mill Street North (Listed): Ontario Cottage, c.1875.
- 40 Mill Street North (Listed): Hewetson Prairie House, c.1917.

The Site is also located within the Nelson Street West Neighbourhood, an historic neighbourhood in Brampton's downtown core. The neighbourhood is not recognized as a Heritage Conservation District under Part V of the OHA.

In the Nelson Street West Neighbourhood, there is a diverse collection of single-detached houses and the occasional semi-detached house from the mid- and late-19th century and early 20th century, ranging in size from cottages to mansions. Christ Anglican Church on Queen Street West is the neighbourhood's institutional landmark. The neighbourhood extends north to the Grand Trunk

(Canadian National) Railway, south to Queen Street West, east to the east side of Elizabeth Street North and west to the west side of Mill Street North and in places to Park Street.

Cultural Heritage Value

A Cultural Heritage Evaluation Report ("CHER") prepared by ERA examined the five properties comprising the Site, as well as 39 Mill Street North. The CHER, dated July 10, 2023 and revised February 18, 2025, concludes that the properties evaluated are not recommended for designation. 43 Mill Street North was found to have nominal cultural heritage value that would make it a candidate for listing, but not designation, due to the above-average craftsmanship of its brickwork.

Proposed Development

The proposed development introduces a 12-storey student residence building to the Site and is informed by the planned intensification of the neighbourhood. The proposed development would see the extension of Denison Avenue through the block, and the proposed building on the Site would have principal frontage onto Denison Avenue.

Impact Assessment

This HIA studies for adverse impact on the following elements of on-site and adjacent cultural heritage value:

- **The nominal design/physical value in the brick craftsmanship at 43 Mill Street North:** While 43 Mill Street North was not found to be a candidate for designation, the nominal value associated with its brickwork will be lost with the building's removal.

- **The designated property at 45 Railroad Street:** As 45 Railroad Street consists of an adaptive reuse of an historic warehouse as a 23-storey residential tower, the proposal does not present adverse impact on its legibility or value. The proposed building design on Site responds to the boxy, brick industrial warehouse character at 45 Railroad and the properties to the north.
- **The character of the Nelson Street West Neighbourhood, exemplified on Mill Street North through the designated property at 44 Mill Street North and the listed property at 40 Mill Street North:** The removal of three single-detached houses on Mill Street and the reduced building setback and green lawn space presents a visual impact on the Nelson Street West Neighbourhood and its context along Mill Street North.

As 39 Mill Street North was found not to be a candidate for designation in the CHER, it is not included in this impact assessment.

Mitigation Measures

Mitigation measures have been designed into the proposal to address the adverse impacts on (a) the nominal value at 43 Mill Street North; and (b) the Nelson Street West Neighbourhood Character Area, exemplified through 40 and 44 Mill Street North.

To recognize the above-average craftsmanship at 43 Mill Street North, the proposed development will incorporate a brickwork articulation strategy on the west and north elevations of the building that interprets and references the house's unusual brick patterning and treatment. This will be accompanied by a custom-designed interpretive plaque that commemorates and communicates clinker brick as a historic design element, its significance within Arts and Crafts architecture, and its use in Brampton.

To minimize the visual impact to the Nelson Street West Neighbourhood Character Area and the two heritage properties on the east side of Mill Street North, a landscape strategy is proposed along the Mill Street elevation that provides for greenery and substantial tree growth, softening and visually screening the new building's taller streetwall. The building's red-brick material palette was also selected to respond to the existing material palette at 40 and 44 Mill Street North.

Conclusions

This HIA finds that the visual impacts of the proposed development on adjacent heritage resources will be mitigated to the greatest extent possible, recognizing that the Site is located in a neighbourhood in Brampton identified for future intensification.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. (“ERA”) has been retained by Mill Denison Holding Inc. (the “client”) to provide a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of the properties known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the “Site”) in Brampton, Ontario. This HIA was prepared to accompany a Building Permit application for the property.

This report was prepared with reference to the following:

- City of Brampton Heritage Impact Assessment Terms of Reference;
- Provincial Planning Statement (2024);
- Region of Peel Official Plan (2022);
- City of Brampton Official Plan (2024);
- Downtown Brampton Secondary Plan (2019 Office Consolidation);
- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010); and,
- The Ontario Ministry of Culture’s Ontario Heritage Toolkit.

This HIA is accompanied by a Cultural Heritage Evaluation Report (“CHER”) for the five properties comprising the Site, as well as 39 Mill Street North (attached as Appendix A).

1.2 Summary 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 a 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, CAHP is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 20+ 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, CAHP is a Senior 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 Toronto Metropolitan University (formerly 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.

Marina Smirnova is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University (formerly Ryerson University).

2 SUBJECT PROPERTY AND CONTEXT

2.1 Site Description and Context

The Site is composed of five contiguous properties in Brampton, known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street. These properties comprise part of a block bounded by Nelson Street West to the south, Mill Street North to the east, Park Street to the west, and the development at 45 Railroad Street to the north. The area surrounding the Site is mainly residential, with primarily low-rise detached house-form buildings.

The Site is located in the Downtown Brampton Secondary Plan Area, the Downtown Brampton Urban Growth Centre Boundary, and within a future Primary Major Transit Station Area ("PMTSA"), anchored by the Brampton Innovation District GO Station to the northeast of the Site.

The Site contains five properties with detached house-form buildings:

- **41 Mill Street North:** A two-and-a-half storey Edwardian-style residence constructed in 1915, with a two-storey rear addition, constructed at a later date.
- **43 Mill Street North:** A one-and-a-half storey Arts-and-Crafts-style residence constructed in 1915.
- **45 Mill Street North:** A two-and-a-half storey Edwardian residence constructed in 1915, with a one-storey shed addition at the rear, constructed at a later date.
- **32 Park Street:** A one-storey residence constructed between 1941 and 1944.
- **34 Park Street:** A one-storey residence constructed between 1941 and 1944.

The properties within the Site are not listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") or designated under Part IV or V of the OHA.

Contextually, the Site forms part of a residential neighbourhood at the edge of a former industrial hub in Brampton's old downtown. The Site's immediate context includes low-rise house-form buildings used for residential purposes to the south, east, and west. To the north, there are factory/warehouse buildings, and a mixed-use development at 45 Railroad Street that adaptively reused a former industrial building with the addition of a two-tower, 25-storey residential component.

The Site is considered adjacent to two properties that are listed and two properties that are designated under Part IV of the OHA.

2.2 Location Plan



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



Aerial image showing the Site, shaded blue (Brampton Geohub, 2022; annotated by ERA).

2.3 Site and Context Photographs



East (primary) elevations of 41, 43, and 45 Mill Street North (ERA, 2024).



West (primary) elevations of 32 and 34 Park Street (ERA, 2024).



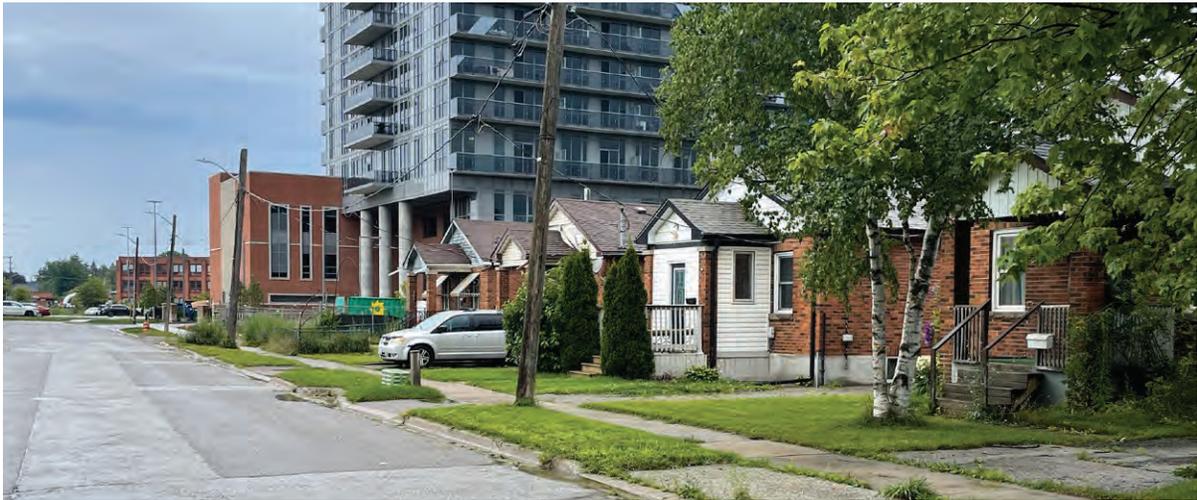
Looking southeast towards the east (primary) elevations of 41, 43, and 45 Mill Street North (ERA, 2024).



Looking east towards the Site from Mill Street North. The yellow house at 39 Mill Street North, adjacent to the Site to the south, is listed on the City's Heritage Register (ERA, 2024).



Looking west towards the Site from Park Street, with 45 Railroad Street visible on the left (ERA, 2024).



Looking northeast towards the Site along Park Street (ERA, 2024).



Looking northwest towards the Site from Mill Street North, with 45 Railroad Street visible on the right (ERA, 2024).



Looking east from Park Street towards the northern boundary of the Site and proposed mid-block connection (which will be the Denison Avenue extension) immediately to the south of the construction fencing (ERA, 2024).



Looking southeast towards the Site along Park Street (ERA, 2024).



Looking north along Park Street (ERA, 2024).



Looking northeast along Mill Street North from Nelson Street West (ERA, 2024).



Looking north along Mill Street North. 45 Mill Street North (situated on the northwest corner of the Site) is shaded in blue. The landscape character is typified by generous lawns and mature trees (ERA, 2024).

2.4 Heritage Status

None of the properties within the Site are listed on the City of Brampton's Heritage Register, nor are they designated under Part IV or Part V of the OHA.

Although the five properties within the Site are not listed on the Heritage Register, a CHER undertaken by ERA, dated July 10, 2023 and revised February 18, 2025, evaluated their potential cultural heritage value. 39 Mill Street is listed on the Heritage Register, and since it is contiguous to the development Site, was considered as part of the evaluation.

The results of the CHER are summarized and discussed in Section 3 of this report.

2.5 Adjacent and Nearby Heritage Resources



Legend

-  SITE
-  DESIGNATED PART IV
-  LISTED

Adjacent and nearby heritage resources (Brampton Geohub, 2023; annotated by ERA).



1 45 RAILROAD STREET (BY-LAW 150-2015)



2 44 MILL STREET NORTH (BY-LAW 231-2015)



3 39 MILL STREET NORTH (LISTED)



4 40 MILL STREET NORTH (LISTED)



The Site is considered adjacent* to two listed and two designated heritage properties, as defined in the City of Brampton's Official Plan ("OP").

45 Railroad Street (Copeland-Chatterson/Dominion Skate Building; Designated)

The Copeland-Chatterson/Dominion Skate Building was designated under Part IV of the OHA by By-law 150-2015 on July 8, 2015. The property is designated for its design/physical, historical/associative, and contextual value. The property's heritage attributes are listed below and the full Designation By-law is included as Appendix B of this report.

***Adjacent:** means those lands adjoining a property on the heritage register or lands that are directly across from and near to a property on the heritage register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green spaces, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted through a by-law

(Brampton Official Plan, 2024).

The heritage attributes comprise all facades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and association building techniques. The detailed heritage attributes include, but are not limited to:

Design or Physical Value

Property Overall:

- *Rectangular plan and massing with partial second-storey addition;*
- *Flat roof profile (parapet walls and rooflines);*
- *Chicago School and Neo-Gothic style influences;*
- *Unpainted red masonry walls;*
- *Brick buttresses;*
- *Foundation wall denoted by coursed cut stone blocks;*
- *Original fenestration; and*
- *Corbelled brick water table.*

Mill Street Facade:

- *Large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first-floor windows);*
- *Window openings along Mill Street facade (recessed slightly into wall and framed by brick corbels);*
- *Stone lintels over above-grade wood casement basement windows;*
- *Graffiti carved into a brick by a penknife with inscription readings: "1949 AD. Dec CNR Survey"; located on the Railroad and Mill Street corner before the first Mill Street window openings; and*

- *Shallow setback of building facade along Mill Street South [sic].*

Railroad Street Facade:

- *Original ground floor office windows with segmental arche [sic] brick voussoirs;*
- *Second-storey addition windows with brick voussoirs;*
- *Fixed single-pane transoms;*
- *Brick parapet wall with ribbed coping tiles;*
- *Brick corbelling;*
- *Heavy pediment over main entrance with radiating brick voussoir and corbelling;*
- *Fixed, single-pane transom over main entrance;*
- *Pre-cast decorative blocks laid in diamond patterns forming second-storey spandrel panels (each spandrel panel sits within a rectangular frame made of coursed voussoirs);*
- *Single pre-cast blocks accentuating the upper outer corners of each second-storey window; and*
- *Brick buttresses and their pre-cast caps.*

Historical/Associative Value

- *Association with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;*
- *Association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton;*
- *Association with the Dominion Skate Factory for nearly 30 years; and*
- *Association with the early industrial history and development of Brampton.*

Contextual Value

- *Landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighbourhood;*
- *Contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and the former CNR railway station; and*
- *Contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.*

44 Mill Street North (Graham House; Designated)

The Graham House was designated under Part IV of the OHA by By-law 231-2015 on September 30, 2015. The property is designated for its design/physical, historical/associative, and contextual value. The property's heritage attributes are listed below and the full Designation By-law is included as Appendix C of this report.

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

- Vernacular estate;
- Two-storey brick home;
- Rectangular plan;
- Truncated hip roof with cross gables;
- Two brick chimneys;
- Two two-storey bays;
- Half-timber in gables;
- Large corner brackets;
- One-over-one sash windows;
- Radiating brick voussoirs;
- Built circa 1875;
- Built for the Graham family;
- Associated with George and Edward G. Graham;
- Associated with the late 19th-century building boom of Brampton;
- Contributes to the character of Mill Street North and Downtown Brampton; and
- Contextually linked with other late 19th- and early 20th-century homes on Mill Street North.

40 Mill Street North (Hewetson Prairie House; Listed)

40 Mill Street North is located east of the Site, across Mill Street North, and is contiguous to the designated property at 44 Mill Street North. The property contains a two-and-a-half storey residential dwelling built in the Prairie Style (evaluation documents included as Appendix D).

39 Mill Street North (Listed)

39 Mill Street North was listed on the City of Brampton's Heritage Register on November 20, 2012. This property is contiguous to the Site, and contains a one-and-a-half storey Ontario Cottage (evaluation documents included as Appendix E). Since being listed on the Heritage Register, the building's decorative door and window surrounds have been removed and/or overclad.

2.6 Nelson Street West Neighbourhood Character Area

In 2009, the City of Brampton carried out a feasibility study for the creation of potential future Heritage Conservation Districts ("HCDs"), led by George Robb Architect. The Nelson Street West Neighbourhood, one of seven character areas identified through the study, was explored and recommended for future study. To date, the City has not proceeded to adopt for HCD designation any of the neighbourhoods identified through the study. As part of this HIA, City Staff have requested a Cultural Heritage Character Area Impact Assessment with regard to the Nelson Street West Neighbourhood.

The 2009 HCD study describes the Nelson Street West Neighborhood as follows:

In the Nelson Street West Neighbourhood, there is a diverse collection of single-detached houses and the occasional semi-detached house from the mid- and late-nineteenth century and early twentieth century, ranging in size from cottages to mansions. Christ Anglican Church on Queen Street West is the neighbourhood's institutional landmark. The neighbourhood extends north to the Grand Trunk (Canadian National) Railway, south to Queen Street West, east to the east side of Elizabeth Street North and west to the west side of Mill Street North and in places to Park Street.

Much of the character described in the study is exemplified along Mill Street North and is represented in the adjacent listed and designated buildings at 40 Mill Street North and 44 Mill Street North, as well as in their landscape character. Therefore, the assessment of impact on the Nelson Street West Neighbourhood Character Area will be considered in conjunction with the assessment of impact on these two heritage resources adjacent to the Site, and the character they contribute along Mill Street North.

3 CONDITION ASSESSMENT

A condition assessment for the five properties comprising the Site was conducted by ERA as part of the CHER (see Appendix A). Excerpts are extracted below.

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 (ERA, 2023).



Rear (west) elevation of 41 Mill Street North (ERA, 2023).

41 Mill Street North: North and South Elevation



North elevation of 41 Mill Street North (ERA, 2023).



South elevation of 41 Mill Street North (ERA, 2023).

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 (ERA, 2023).



Rear (west) elevation of 43 Mill Street North (ERA, 2023).

43 Mill Street North: North and South Elevation



North elevation of 43 Mill Street North (ERA, 2023).



South elevation of 43 Mill Street North (ERA, 2023).

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 (ERA, 2023).



Rear (west) elevation of 45 Mill Street North (ERA, 2023).

45 Mill Street North: North and South Elevations



North elevation of 45 Mill Street North (ERA, 2023).



South elevation of 45 Mill Street North (ERA, 2023).

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 (ERA, 2023).



Rear (east) elevation of 32 Park Street (ERA, 2023).

32 Park Street: North and South Elevations



North elevation of 32 Park Street (ERA, 2023).



South elevation of 32 Park Street (ERA, 2023).

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 (ERA, 2023).



Rear (east) elevation of 34 Park Street (ERA, 2023).

34 Park Street: North Elevation



North elevation of 34 Park Street (ERA, 2023).



South elevation of 34 Park Street (ERA, 2023).

4 CULTURAL HERITAGE EVALUATION REPORT

The properties on the Site are not listed on the City's Heritage Register or designated under Part IV or Part V of the OHA. The client has prepared a CHER to assess the five properties that make up the Site.

The CHER, dated July 10, 2023 and revised February 18, 2025, concludes that, of the properties on Site, only 43 Mill Street North meets any of the O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest. It was found to meet only one criterion, #2, for high craftsmanship or artistic merit. The building on the property is considered to exhibit atypically high craftsmanship in its careful use of local clinker brick in a tight Flemish bond. The Flemish bond would have required much more skill and attention to execute than typical brickwork, including the more common stretcher bond. The building at 43 Mill Street North therefore represents the rare use of such craftsmanship in a small-scale house.

39 Mill Street North was assessed as part of the CHER, as it is a listed property that is contiguous to the Site. The property was determined not to meet the criteria for designation. Therefore, this HIA does not evaluate the potential impacts of the proposed development on 39 Mill Street North, as it is not a candidate for designation.

This HIA evaluates potential impacts to the adjacent designated properties at 45 Railroad Street and 44 Mill Street North, and to the adjacent listed property at 40 Mill Street North. Although it is not a heritage resource or a candidate for designation, the CHER recognizes that 43 Mill Street has nominal cultural heritage value. This property is therefore included in the discussion in Sections 6 and 7.

5 DESCRIPTION OF PROPOSED DEVELOPMENT

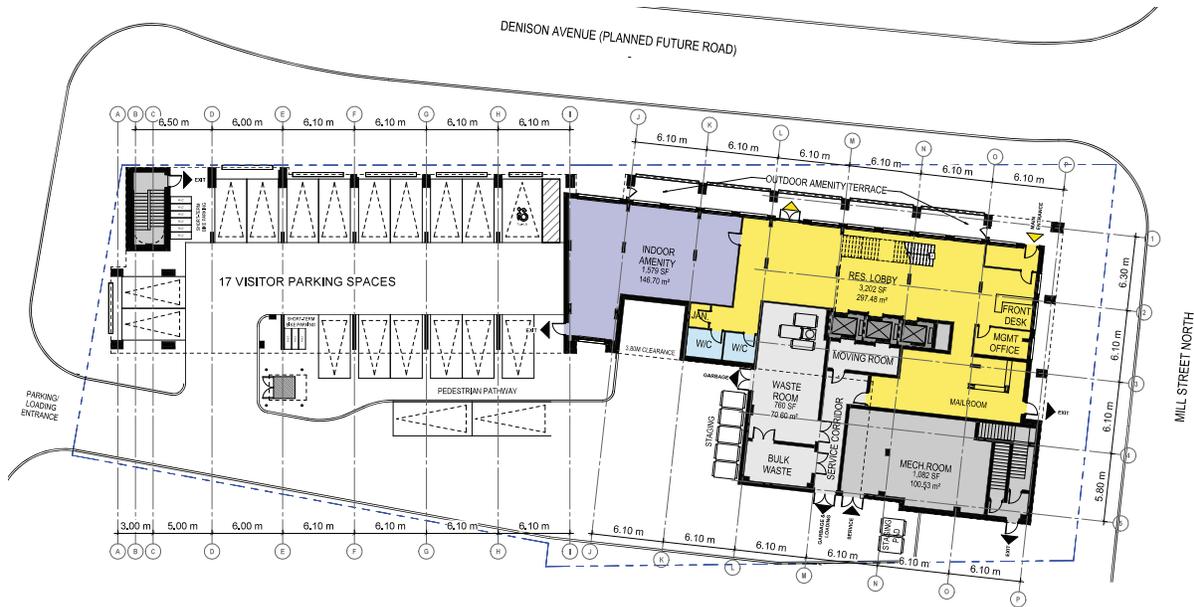
The proposed development introduces a 12-storey student residence building to the Site. The existing buildings on the Site will be demolished.

The proposed building will be oriented towards Denison Avenue, the planned mid-block connection, with the primary entrances situated along the north end of the Site facing Denison Avenue. A secondary entrance is proposed along Mill Street. Access to the surface visitor parking and loading areas is proposed from Park Street.

The proposed building is rectangular with simple massing. All four elevations feature punched window openings with a pattern of pre-cast masonry and spandrel panels and glazing, arranged in a rectilinear grid pattern. There is a vertical glazed reveal on the north and south building faces at approximately the mid-point of the building. Approximately half of the north elevation features a continuous glazed double-height ground floor, punctuated by evenly spaced vertical brick piers. There is narrow landscaped open space running along the east and north elevations, including trees and planting beds. Visitor parking is provided at street level on the eastern half of the Site and is accessed from Park Street by a lane adjacent to the northern boundary of the Site.



Conceptual rendering of the proposed development, looking at the north and east elevations from Mill Street North (Sweeny & Co Architects, 2024).



Proposed Site Plan (Sweeny & Co Architects, 2024, annotated by ERA).

The proposed material palette includes pre-cast masonry panels, spandrel panels, and a glazed curtain-wall at a portion of the building's base.

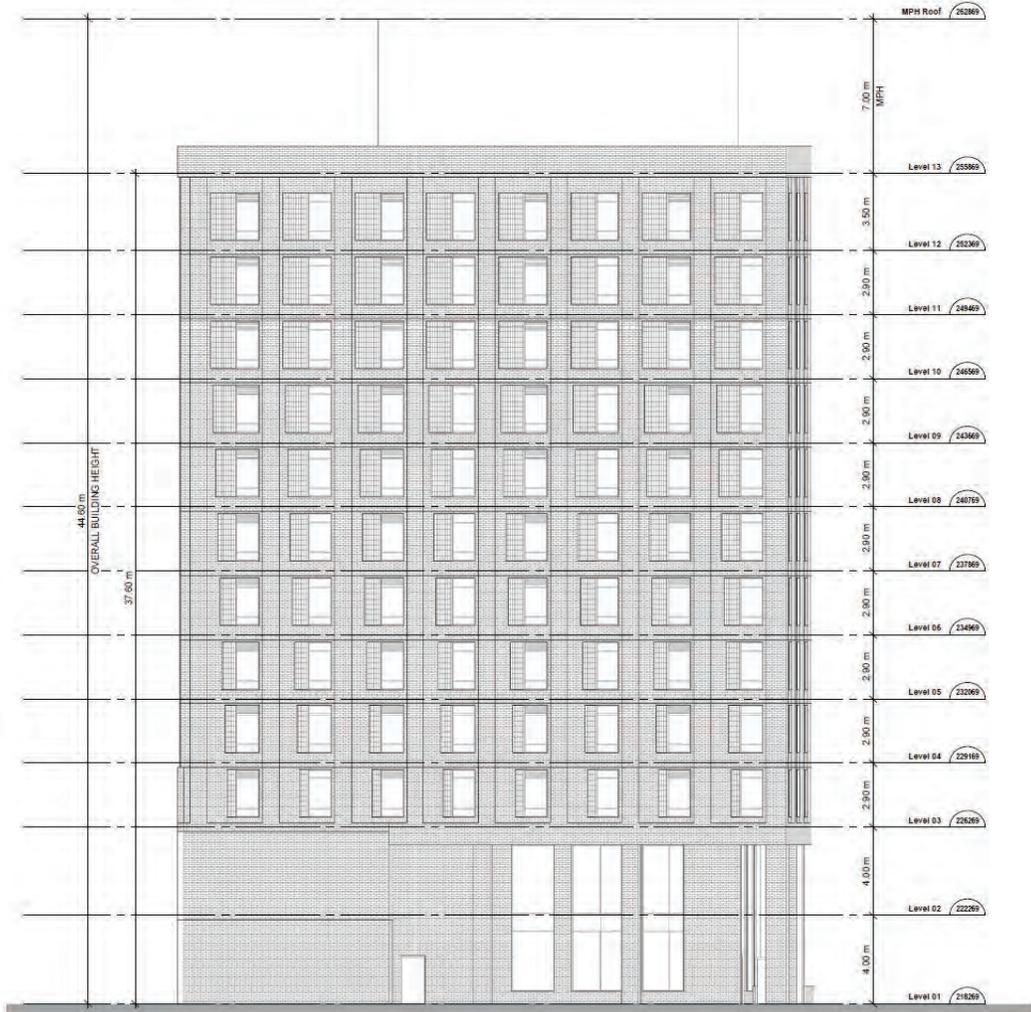
The proposed development is informed by the planned intensification of the neighbourhood. The Site is located in close proximity to the Brampton Innovation District GO Station (approximately a six-minute walk), and this proposal will provide for growth within a PMTSA, in line with municipal and provincial intensification policies.



Proposed north elevation along the extension of Denison Avenue (Sweeny & Co Architects, 2024).



Proposed south elevation (Sweeny & Co Architects, 2024).



Proposed east elevation along Mill Street North (Sweeny & Co Architects, 2024).



Proposed west elevation along Park Street (Sweeny & Co Architects, 2024).

6 IMPACT ASSESSMENT

The Site does not contain any heritage properties. The proposed development will remove the five existing residential buildings, replacing them with a 12-storey residential tower. The residential use of the Site will be maintained. This section evaluates the impacts of the proposed development on:

- The nominal cultural heritage value identified at 43 Mill Street North;
- The designated adjacent heritage property to the north at 45 Railroad Street; and
- The Nelson Street West Neighbourhood Character Area, as exemplified through the character of Mill Street North and the adjacent listed and designated properties at 40 and 44 Mill Street North.

The Site is located adjacent to four heritage properties, two of which are designated, and two of which are listed on the City's Heritage Register.

39 Mill Street North, immediately adjacent to the Site to the south, was determined not to carry cultural heritage value sufficient to meet the O. Reg. 9/06 Criteria (see CHER in Appendix A), and so no impact assessment has been conducted for this property.

The adjacent listed and designated properties at 40 and 44 Mill Street North respectively are located across the street on the east side of Mill Street North. 45 Railroad Street (designated) is located directly north of the Site.

43 Mill Street North

43 Mill Street North, located on the Site, has been determined to carry nominal cultural heritage value for its careful brickwork, although the building itself is not exceptional. The building is proposed to be removed, which will result in a minor adverse impact on the Site's cultural heritage value.

45 Railroad Street

The Site is located at the interface between historic industrial and residential uses, evidenced by the grouping of industrial buildings around the Mill Street North railroad crossing, including 45 Railroad Street. The former Copeland-Chatterson/Dominion Skate factory building at 45 Railroad Street was adaptively reused in 2015, retaining and rehabilitating the heritage resource while introducing a mixed-use

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

podium with two high-rise residential towers. Given the planning context of the area and future proposed intensification, a decision has been made to prioritize reference to the adjacent industrial character at 45 Railroad Street in the design of the new building on Site. The design of the proposed building on the Site responds to this historic industrial character, bringing it further down Mill Street North with its rectangular footprint, flat roof profile, and its shallow setback from Mill Street North. With references to the red-brick material palette, boxy form and regular punched window openings on the two-storey factory at the base of 45 Railroad Street, the proposed 12-storey development on the Site is not anticipated to have any adverse impacts on the cultural heritage value or attributes of 45 Railroad Street.

The Nelson Street West Neighbourhood and Adjacent Heritage Properties (40 & 44 Mill Street North)

The proposed development introduces a 12-storey building on a historically-low-scale residential streetscape on Mill Street North, part of the Nelson Street West Neighbourhood Character Area.

While the proposed development on the Site will have no adverse impacts on the value and attributes of the adjacent heritage properties at 40 and 44 Mill Street North, the new building's large scale and massing relative to the area to the south will present a visual impact.

The Nelson Street West Neighbourhood is characterized primarily by detached and semi-detached residences dating to the mid- to late-19th century and early 20th century. Furthermore, as is the case in many older residential neighbourhoods, the landscape character of the area is typified by lawns, landscaping, and mature trees. The removal of residential lawns as part of the proposed development of the Site and the proposed tight setback along Mill Street East, necessary to accommodate the new building, constitutes an impact to this character.

7 MITIGATION

7.1 Impact Mitigation Measures

Several mitigation measures will be implemented to address the proposed development's impact on the removal of 43 Mill Street North, and the character of the Nelson Street West Neighbourhood, exemplified along Mill Street North and by the adjacent properties at 40 and 44 Mill Street North.

43 Mill Street North

The proposed development addresses the removal of 43 Mill Street North. While ERA's assessment in the 2023 CHER has found that it does not rise to the threshold of candidacy for designation that would carry expectation of its retention, its clinker-brick construction in a tight Flemish bond is recognized for its above-average craftsmanship.

Flemish bond brickwork, which alternates between the stretcher and header at every brick, involves more careful and intensive time and work than Stretcher bond brickwork (where only the stretchers are used) and Common bond brickwork (where every fifth line is a line of headers, and the rest are stretchers), and is thus less commonly found in Ontario. Meanwhile, the use of clinker brick headers reflects a distinctive and relatively rare element of Arts & Crafts design, despite the fact that the building itself is not an exceptional example of the style.

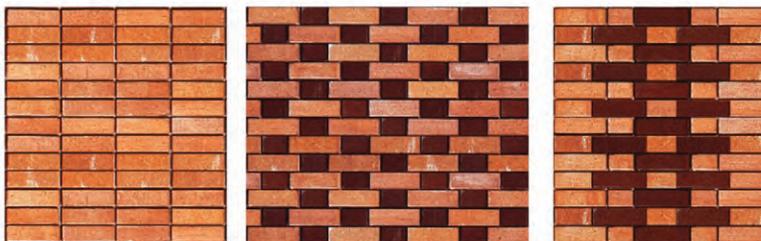
The proposed brickwork treatment on the new building has been designed to interpret and reference the careful brickwork at 43 Mill Street North, complementing the character of the existing streetscape while providing visual interest and texture. Proposed brick patterns are included below, with rendered views of their application on the Mill and Denison Street facades on the following page. See Appendix F for Sweeny & Co's brick articulation strategy package.



Close-up of clinker brick treatment at 43 Mill Street North (ERA, 2023).



38 Isabella Street. The property is designated under Part IV of the OHA (City of Brampton, n.d.)



The proposed material palette for the new building, which includes typical brickwork (left), and interpretive brickwork on the Mill St facade and along the columns between bays on Mill and Denison Streets (Sweeny & Co Architects, 2024).

In addition to the brickwork articulation strategy, ERA recommends the installation of a custom-designed interpretive plaque on or adjacent to the building's Mill Street North elevation to commemorate and communicate clinker brick as a historic design approach, its significance within Arts and Crafts architecture, and its use in Brampton, including nearby at 38 Isabella Street and historically on the Site.



Proposed brick articulation strategy on the Denison Avenue facade (Sweeny & Co Architects, 2024).



Proposed brick articulation strategy on the Mill Street North facade, which is designed in part to minimize the impact of a solid streetwall at the elevation's south end (Sweeny & Co Architects, 2024).

The Nelson Street West Neighbourhood and Adjacent Heritage Properties (40 & 44 Mill Street North)

The visual impact of the proposed development of the Site on the adjacent heritage resources at 40 and 44 Mill Street North, as well as the Nelson Street West Neighbourhood more broadly, is mitigated through the implementation of the urban design approach outlined below.

The materiality of the new building, including a proposed brickwork articulation strategy, appropriately responds to the materiality of



The building at 40 Mill Street North (listed), is clad in a reddish-brown brick laid in a Flemish bond, with brown brick horizontal banding between the first and second storeys (ERA, 2024).



The building at 44 Mill Street North (designated) is clad in red-brick masonry laid in a stretcher bond (ERA, 2024).

both 40 and 44 Mill Street North, both of which feature brick-masonry construction in several different shades of red and brown brick.

A landscape strategy is proposed within the tighter setback along the Mill Street North elevation in order to respond to and extend the residential lawn/mature tree character of the streetscape as far as possible. The proposed landscape strategy includes:

- Planting beds surrounded by short, decorative metal fences;
- Tall, native grasses planted at the centre of the beds, surrounded by perennials, comparable to what may be present on a large residential lawn;
- Decorative paving that extends from the Mill Street North elevation to the street; and
- Red Maple trees along the Mill Street North facade, which will mature and grow taller over time, contributing to the canopy cover typical of a mature residential neighbourhood with generous lot sizes, and fall foliage colour in the autumn.

Precedent photos are provided to convey a sense of the landscape strategies under consideration for Mill Street North.



A planting bed with tall grasses surrounded by perennials (MHBC, 2024).



Planting beds surrounded by short, decorative metal fences (MHBC, 2024).



Decorative paving with planting beds containing a mixture of vegetation, including tall, native grasses (MHBC, 2024).

7.2 Considered Alternatives

An alternative strategy was considered that would reduce the footprint, scale, and/or massing of the proposed development in order to mitigate for impact on the Nelson Street West Neighbourhood Character Area. A substantial reduction in scale and/or massing (for instance, down to four to five storeys) could provide for a transition from the tall building at 45 Railroad Street to the house-form neighbourhood scale to the south of the Site, maintaining the historic residential neighbourhood character. A reduced building footprint could also provide for a greater landscaped setback along the Mill Street frontage, contributing to the residential Mill Street streetscape.

This alternative was deemed infeasible given the balance of objectives on this Site (principal among them to provide substantial student housing) and the context of planned intensification and density targets in this PMTSA. The proposed development elects to prioritize the Site's intensification, with the recognition that the Nelson Street West Neighbourhood is not designated as a Heritage Conservation District under Part V of the OHA, and should expect to see change in the decades to come.

8 CONCLUSION AND RECOMMENDATIONS

ERA has reviewed the impacts of the proposed development at 41-45 Mill Street North and 32-34 Park Street on the cultural heritage value of the nearby properties at 39 Mill Street North, 40 Mill Street North, 44 Mill Street North, and 45 Railroad Street.

The Site does not contain properties that are listed on the Heritage Register, nor designated under Part IV or Part V of the OHA. In the 2025 CHER, ERA evaluated the five properties comprising the Site and determined that the properties do not meet sufficient criteria for designation under O. Reg. 9/06 of the OHA. 43 Mill Street North was found to meet one criterion due to its physical value, expressed through its craftsmanship.

The proposed development of the Site presents no potential adverse impacts to 45 Railroad Street. The building at 43 Mill Street North possesses nominal cultural heritage value due to its clinker brick construction, so its removal will involve minor impact on the Site's cultural heritage value. The proposed development will introduce a tall building to the Site, which will pose an impact to the predominantly low-rise character of the historic Nelson Street West Neighbourhood, exemplified here by the adjacent heritage resources at 40 and 44 Mill Street North.

This HIA finds that the visual impacts of the proposed development will be mitigated. The proposed building's materiality responds to the materiality of many of the buildings in the Nelson Street West Neighbourhood Character Area, including those adjacent to the Site at 40 and 44 Mill Street North. A landscape strategy proposed along the Mill Street North elevation responds to the residential character of the streetscape, helping to further integrate the proposed building into the neighbourhood and screen its visual impact, as far as possible.

To recognize the nominal cultural heritage value of 43 Mill Street, the proposed development will incorporate a brickwork articulation strategy on the west and north elevations of the building by interpreting the masonry treatment of the building.

To commemorate and communicate the masonry treatment and its significance to the Arts and Crafts architectural style, ERA recommends the installation of a plaque on or adjacent to the building on Mill Street North that speaks about clinker brick as an historic design approach, and its use and significance in Brampton.

9 APPENDICES

APPENDIX A: CULTURAL HERITAGE EVALUATION REPORT
(CHER) FOR 39-45 MILL STREET NORTH, 32-34 PARK
STREET (ERA ARCHITECTS INC., DATED JULY 10,
2023 AND REVISED FEBRUARY 10, 2025)

CHER provided under separate cover.



This photocopy is a true copy of the original document which has not been altered in any way.

Earl Evans
Deputy City Clerk
City of Brampton

Date: *July 15* 20 *15*

THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

150-2015

**To designate the property at 45 Railroad Street
as being of cultural heritage value or interest.**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **45 Railroad Street**, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **45 Railroad Street** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS **8TH** DAY OF *July*, 2015.

Approved as
to form
KP
June 25 15

Linda Jeffrey
LINDA JEFFREY - MAYOR

Earl Evans
~~PETER FAY - CLERK~~
EARL EVANS - DEPUTY CITY CLERK

Approved as to content:

Heather MacDonald
Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE A

PROPERTY DESCRIPTION:

PART OF LOT 18 & PART OF WELLINGTON STREET (CLOSED BY BY-LAW 292, IN BL370), PLAN BR35, LOTS 1 & 2, SW OF MILL ST., PART OF LOTS 14 & 15, SOUTH OF RAILROAD ST., LOTS 3 & 4, SW OF MILL ST., LOTS 16 & 17, SE OF DENISON ST., PART OF LOT 5, SW OF MILL ST., PART OF LOT 15, SE OF DENISON ST., PLAN BR4, DESIGNATED AS PARTS 1 & 2 ON REFERENCE PLAN 43R-32198; BRAMPTON.

PIN: 14108-0534 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design / Physical Value:

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the façade between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses.

Coping tiles crown the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, voussoirs over the office windows, a radiating voussoir over the main entrance, corbelling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.

More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

Historical /Associative Value

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterson on the basis of Copeland's patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly out grew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory's machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 90 of these patents originated in Canada. A particularly successful product manufactured at the Brampton

facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

Contextual Value:

The property also holds contextual value as part of a significant industrial grouping that includes the former Hewetson Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

Design / Physical Value:

Property Overall:

- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.

Mill Street façade:

- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Dec ___ CNR Survey"; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:

- original ground floor office windows with segmental arch brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

Historical /Associative Value:

- association with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.

Contextual Value:

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.

December 19, 2019

ONTARIO HERITAGE TRUST

Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

DEC 20 2019
RECEIVED

Re: Notice of Passing of Designation By-law 231-2015

Dear Erin Semanade,

Please find enclosed a copy of the municipal by-law passed by City Council designating 44 Mill Street North under Part IV, Section 29 of the *Ontario Heritage Act*.

The by-law has been registered against the property affected in the land registry office, and the City has also published the Notice of the Passing of the By-law.

Please feel free to contact me for any further information.

Regards,

Harsh Padhya
Assistant Heritage Planner
905-874-3825
Harsh.Padhya@brampton.ca

**HERITAGE DESIGNATION
NOTICE OF PASSING OF BY-LAW
44 Mill Street North**

TAKE NOTICE that the Council of the Corporation of the City of Brampton enacted By-law Number 231-2015 on September 30, 2015 to designate 44 Mill Street North in the City of Brampton, as being of cultural heritage value or interest under Part IV subsection 29(1) of the *Ontario Heritage Act*, R.S.O. c. O. 18.

A copy of [By-law 231-2015 is linked here.](#)

For further information about this designated property, please contact:

Harsh Padhya
Assistant Heritage Planner
Heritage, Planning & Development Services
City of Brampton
905-874-3825
Harsh.Padhya@brampton.ca

Date: December 19, 2019

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2172 (voice), 905-874-2119 (fax), 905-874-2130 (TTY)
cityclerksoffice@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

231-2015

To designate the property at 44 Mill Street North
as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 44 Mill Street North more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 44 Mill Street North and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 30TH DAY OF September, 2015.

Approved as
to form
[Signature]
Sept. 16/15

[Signature]
LINDA JEEFREY - MAYOR

[Signature]
PETER FAY - CLERK

Approved as to content:

[Signature]
Heather MacDonald, Acting Executive Director of Planning

SCHEDULE "A" TO BY-LAW 231-2015

LEGAL DESCRIPTION

**LOT 8 BLK 10, PLAN BR-4, EAST OF MILL ST.; LOT 9 BLK 10 ON PLAN BR-4,
EAST OF MILL ST; LT 10 BLK 10 PLAN BR-4, EAST OF MILL ST; AND PART OF
LOT 1 BLOCK 10 PLAN BR-4, WEST OF ELIZABETH ST AS IN VS3695; CITY OF
BRAMPTON**

14123-0047 (LT)

SCHEDULE "B" TO BY-LAW 231-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 44 MILL STREET NORTH:

The property at 44 Mill Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design/Physical Value:

The cultural heritage value of 44 Mill Street North is related to its design and physical value as a Vernacular style estate. The house is a two-storey brick structure with a stone foundation. It has a rectangular plan with multiple rear brick additions. It has a truncated hip roof with cross gables and two brick chimneys. Two two-storey bays are located on both the front façade and south wall. Each bay is topped with a gable that features Tudor elements such as vergeboard, half-timber details and large corner brackets. An in-style enclosed porch has been added to the entry and the south wall overlooking the yard. The windows are one-over-one sash windows and feature brick, and radiating voussiors.

Historical/Associative Value:

The property also has historical value as it is associated with the early history of Brampton. The house was built circa 1875 at the height of the housing construction and population growth. It is also associated with the Graham family, a prominent family in Brampton and the surrounding area. The assessment roll (1877) indicates George Graham as the owner of lots 9 and 10 on Mill Street, with a property value of \$2,700 and three people as occupants. Graham was a Peel County Treasurer of Irish descent. His son, Edward G. Graham, is also associated with the property. E.G. Graham was born in Brampton in 1862. He was a distinguished senior lawyer, honoured with the status of King's Counsel.

The property was also once owned by H. Anne Stirk, sister of prominent veterinarian, Dr. Samuel D. Stirk.

Contextual Value:

The house at 44 Mill Street North also holds contextual value as it defines, maintains and supports the historical character of the Mill Street North streetscape. The street is a

quiet street with mature trees and many late 19th century and early 20th century homes. 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 surrounded by other listed heritage resources including 39 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Copeland Chatterton/Dominion Skate building at 45 Railroad Street. It is also located within close proximity to Downtown Brampton and Brampton's Industrial complex.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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

- Vernacular estate
- Two-storey brick home
- Rectangular plan
- Truncated hip roof with cross gables
- Two brick chimneys
- Two two-storey bays
- Half-timber in gables
- Large corner brackets
- One-over-one sash windows
- Radiating brick voussoirs
- Built circa 1875
- Built for the Graham family
- Associated with George and Edward G. Graham
- Associated with the late 19th century building boom of Brampton
- Contributes to the character of Mill Street North and Downtown Brampton
- Contextually linked with other late 19th and early 20th century houses on Mill Street North

APPENDIX D: CULTURAL HERITAGE EVALUATION
DOCUMENTS FOR 40 MILL STREET NORTH

**Heritage Report:
Reasons for Heritage Designation**



**40 Mill Street North
“The Hewetson Prairie House”
June 2022**

Profile of Subject Property

Municipal Address	40 Mill Street North
PIN Number	141230048
Roll Number	10-04-0-032-08600-0000
Legal Description	PLAN C9 LOTS 3,4
Ward Number	1
Property Name	The Hewetson Prairie House
Current Owner	Maria-Luise Sebald and David Sebald
Owner Concurrence	
Current Zoning	R2B(1) – Residential Extended One Zone
Current Use(s)	Residential
Construction Date	1917-1918
Notable Owners or Occupants	Alfred Russell Hewetson & Rosa Breithaupt Hewetson Clark
Heritage Resources on Subject Property	House
Relevant Council Resolutions	
Additional Information	

1. Current Situation:

The property at 40 Mill Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 40 Mill Street North is located on the eastern side of Mill Street North, north of Nelson Street West, and south of Railroad Street. It is the middle lot in a series of three large lots located along the east side of Mill Street North. The house is substantially set back from the road and is surrounded by a mature tree canopy.

It is a 2.5 storey house, with a one storey side wing to the left and a two storey side wing to the right. The front entrance is located on the left side of the house, an unusual location for most houses, but less so for Prairie Style Houses. The house also has a back walled in patio which is not visible from the streetscape. The side gable roof is quite steep and has a popped out section on the front façade with a series of casement windows.

The property is located within the downtown core of Brampton and south of the Railroad Tracks to the west of Main Street North. It is in Secondary Plan 7 which emphasizes the importance of heritage building retention. The importance of conserving heritage resources on their original sites is stated in this Plan. It is a unique and historical area based on the lot pattern, the presence of historical dwellings and an existing mature tree canopy.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The design/physical value of 40 Mill Street North is related to its Prairie Style of architecture. The Prairie Style reflects the ideas of Frank Lloyd Wright's Prairie School of Architecture in the United States of America. Francis C. Sullivan was a Canadian architect who studied under Wright at his Prairie School and brought many of those teachings back to Canada. He is the most well-known Canadian Architect that practiced in this style.

The Prairie Style emphasized horizontal lines, projecting eaves, geometric patterning in finishes and window design, and unadorned detailing. Brick was frequently used for its linear visual effect and in some cases was purposefully elongated to emphasize horizontal lines.

The Hewetson Prairie House at 40 Mill Street North has many of these architectural features while also pulling from Francis C. Sullivan's influence. The exterior of the home displays artistic merit, including deep eaves, horizontal banding under the second floor, casement windows, side entry porch, planters supported by corbelled brick, and the brick is laid in a flemish bond. The general cubic massing is split horizontally by a darker brown brick band of soldier course, which also shortens the second storey. This darker brown brick band is on the second storey and on the first storey, and the dark brown brick is used horizontally as the upper foundation to further emphasize the vertical nature of the house. The house has simple geometric glazing in the casement windows, and planter boxes held up by brick brackets, purposefully built into the design.

The roofline has large projecting eaves, a trademark of Prairie Style. It also boasts cornice returns and a steeply pitched side gable main roof, which are inspired by Sullivan's work and reference traditional Ontario building forms. The roof pitch also flattens close to the eaves, typical when a gable roof is used on a Prairie Style House.

Raising the main floor of the house up almost a full half storey is also a common alteration in Sullivan's work as opposed to Wright's. Sullivan preferred strong vertical accents as well as the horizontal emphasis in his Prairie Style buildings. By setting back the side entrance and the two storey projection on the right, the emphasis on this building is on the front square massing. The chimney adds to the vertical nature of this resource.

The Hewetson Prairie House at 40 Main Street North is a vernacular interpretation of the Prairie Style with significant influence from Francis C. Sullivan's designs.

Historical/Associative Value:

The historical/associative value for, 40 Mill Street North, also known as The Hewetson Prairie House is related to the Hewetson Family. Alfred Russell Hewetson was the son of John William Hewetson, owner of the Hewetson Shoe Factory also on Mill Street North.

Alfred purchased Lots 7 & 8, Block 10, BR-4 on the east side of Mill Street North in 1917 for \$1200. He also married Rosa M. Breithaupt of Kitchener in the same year and

they began construction of the Prairie Style house shortly after their marriage. Rosa may have been influential in the design choice for their house as she studied music and art at the Ontario Ladies College in Whitby. Alfred and Rosa had four children together; Ruth, Dorothy, Rosemary, and Russell.

Alfred had a vision of turning the Hewetson Shoe Factory into a co-operative factory where the workers shared in the profits. Unfortunately, Alfred passed away from pneumonia in 1928 at the age of 40. He was unable to implement his vision in the factory prior to his death. Rosa Hewetson also attempted to implement her late husband's vision for the factory but to no avail. Rosa sold the house at 40 Mill Street North in 1938 to the Cochrane's. The house was sold to the Hilliard's in 1961, followed by the Gardner's in 1966, and the Sebalds in 2004.

The Hewetson Prairie House is strongly associated with the ideas of Frank Lloyd Wright's Prairie School. Notable Canadian architect Francis C. Sullivan studied under F.L. Wright, then came back to Canada and designed many houses and institutional buildings in that style. The design of the house is closely similar to that of the "Connors House" in Ottawa, designed by Sullivan, although some elements have been simplified. The closeness in similarity is such that it even if the house at 40 Mill Street North is not the work of Francis C. Sullivan, it is clearly and directly inspired by that building. Both the Ottawa house and 40 Mill Street North are identified as a Canadian interpretation of the Prairie Style (Blumenson 1990: 187). Unfortunately, the architect for 40 Mill Street North is unknown. There is a possibility that Rosa Hewetson designed or took part in the design of the house, but that too is unknown.

Contextual Value:

The Hewetson Prairie House resides in a late 19th century, early 20th century neighbourhood and helps define and maintain that character. It is visually linked to its neighbours as each is sized like an estate lot. The Prairie House is a familiar but distinctive structure along Mill Street North, making it a recognizable landmark.

40 Mill Street North is two blocks away from the Hewetson Shoe Factory, which the Hewetson's owned, and operated.

Ontario Regulation 9/06 Evaluation:

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Hewetson Prairie House is a rare example of its kind in Ontario, and a unique example in Brampton.
b) Displays a high degree of craftsmanship or artistic merit	Yes	The exterior of the home displays artistic merit, including deep eaves, horizontal banding under the second floor, casement windows, side entry porch, planters supported by corbelled brick, and the brick is laid in a flemish bond.
c) Demonstrates a high degree of technical or scientific achievement	Yes	The Prairie House is an innovative design unto itself, where its architecture is altered to create an open, light feeling. The elements of the building are organized differently than previously well used architectural styles such as Gothic or Queen Anne.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The Hewetsons commissioned the house which was built in 1917-1918. Alfred Russell Hewetson was the son of John William Hewetson, owner of the Hewetson Shoe factory on Mill Street North. The Hewetsons were influential in bringing more industry and jobs to Downtown Brampton.

<p>b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	<p>No</p>	<p>The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.</p>
<p>c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</p>	<p>Yes</p>	<p>The Hewetson Prairie House reflects the work and ideas of Frank Lloyd Wright's Prairie School. Notable Canadian architect Francis C. Sullivan studied under Wright, then came back to Canada and built many resources in that style. The design of the house is closely similar to that of the "Conners House" in Ottawa, designed by Sullivan, although some elements have been simplified. The closeness in similarity is such that it even if the house at 40 Mill Street North is not the work of Francis C. Sullivan, it is clearly and directly inspired by that building. Both the Ottawa house and 40 Mill Street North are identified as a Canadian interpretation of the Prairie Style (Blumenson 1990: 187). The architect for 40 Mill Street North is unknown.</p>
<p>Contextual Value</p>		
<p>a) Is important in defining, maintaining, or supporting the character of an area</p>	<p>Yes</p>	<p>The house resides in a late 19th century, early 20th century neighbourhood and helps define and maintain that character.</p>
<p>b) Is physically, functionally, visually, or historically linked to its surroundings</p>	<p>Yes</p>	<p>The Hewetson Prairie House is visually linked to its neighbours as each is sized like an estate lot. It is also two blocks away from the Hewetson Shoe Factory, which the Hewetson's owned.</p>

c) Is a landmark	Yes	The Prairie House is a familiar structure along Mill Street North, making it a recognizable landmark.
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4. Description of Heritage Attributes/Character Defining Elements

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

- Steeply pitched main roofline with deep eaves
- Hip roof on each side projection
- Dark brown brick horizontal banding on the second floor and on the first floor
- Upper foundation wall built with brick to emphasize vertical nature of building
- Windows:
 - All windows
 - side-light windows beside front door
 - stone sills on some windows
- side entry porch
- planters supported by corbelled brick
- light brown/reddish brick laid in Flemish bond
- brick chimney
- backyard walled in patio
- natural wood front door with minimal detailing

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- possible introduction of exterior screens on select windows

6. Archaeological Potential

Due to the large number of heritage resources in the area and the close proximity to both Fletcher’s and Etobicoke Creek, there is archaeological potential on this property.

7. Policy Framework

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

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

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

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

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

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

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

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

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

8. Resources

Brampton Fire Insurance Plan, Montreal and Toronto: Underwriters Survey Bureau, Limited. February 1917, plate 5.

Brampton Fire Insurance Plan, Montreal and Toronto: Underwriters Survey Bureau, Limited. June 1921, revised February 1924, plate 5.

Chinguacousy Township Cemetery No. 16, Brampton Cemetery, Brampton, Ont. Halton-Peel Ontario Genealogical Society, 1973, rev. 1981.

“A Community of Artists Rosa and Spencer Clark and The Guild of All Arts”, Market Gallery, Toronto Culture, June 30-November 4, 2001

Lan Records, Peel Region Registry Office, C-9, Lots 3 and 4, Brampton

Langley, Ruth. “Hewetson Family Collections,” 1987, in Archive of H. Spencer Clark and Rosa Breithaupt Clark at the University of Waterloo, Peel Region Archives general information file “Hewetson Family”.

Livingston, Anne and Graves, Lee. A Short History [The Guild]. The Guild Renaissance Group, n.d.

Loverseed, Helga V. *Brampton: An Illustrated History*. Burlington: Windsor, 1987.

Seaman, Michael. “Heritage Designation Report: The Hewetson Shoe Company Building, 57 Mill Street North, Brampton, Ontario,” 1994.

Unterman-McPhail Associates. “Summary of Historical Associations for Purposes of Inventory Evaluation, City of Brampton,” July 2001.

Blumenson, John. “Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present” January 1990. Page 186-187.

9. Appendix

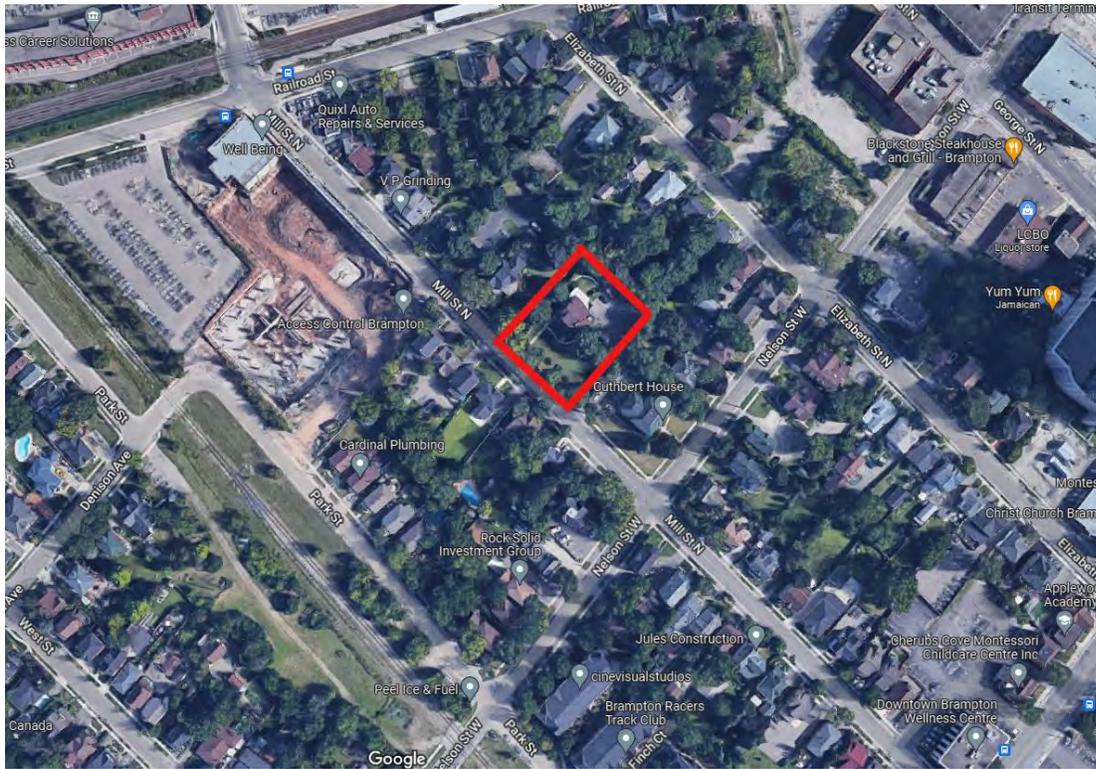


Figure 1. Google Maps 2022 Aerial View of Subject property at 40 Mill Street North



Figure 2. City of Brampton Planning Viewer; mapping of property lines for 40 Mill Street North



Figure 3. City of Brampton Planning Viewer; mapping of surrounding listed (brown) and designated (green) Heritage Resources

by stark geometric forms that in and of themselves possess little aesthetic value, but when combined create spatial depth, texture and colour. The cubic mass or squareness of a typical design is marked by a continuous stone foundation sill, continuous string course or band of dark-stained wood delineating a shortened horizontal second-storey level, and square roof cornice with wide unsupported eaves. Plain horizontal stone trimming or bands may terminate a chimney or corner piers. Geometric glazing patterns repeated in all windows complement the rectilinear quality of the house. Also typical is the use of plain boards, not only for accent strips, but also for windows and door trim. Often windows of the narrow casement variety are grouped in twos or threes and, defying traditional construction techniques, are sometimes placed at corners.

The Conners House in Ottawa, built from 1914 to 1915, represents Sullivan's finest extant example of a Prairie-style residence, even though there remains an apparent concession to Ontario's traditional building forms, i.e., the tall gable roof and end-wall chimney.



20-1
Noteworthy features of this Prairie-style house in Ottawa include:

- continuous stone sill
- string courses of dark-stained wood bands
- a shortened second-storey level
- horizontal or all-stretcher brick bond
- square roof cornice
- unsupported eaves
- geometric window glazing

Prairie (1910-1930)



20-2
While lacking some of the finishes and details of the Conners House, this vernacular version shares the shortened second storey and the overall shape and proportion of the Conners House. (Brampton)

neys. There is, however, no doubt that the bold geometric and unadorned composition reflects Sullivan's appreciation of Wright's concepts as expressed in the Prairie style. The horizontal characteristic so typical of the ideal Prairie style has much of its strength diluted in Ontario by Sullivan's personal preference for strong vertical accents, such as the large projecting corner piers, heavy brick porch supports and tall chimneys. One's initial reaction to this unconventional geometric composition of the Conners House is that if it were not for the massive chimneys anchoring the roof and walls, the roof would either fly off or would slide down the chimney sides, crushing the urns, and reduce the house by one storey. However, the Prairie style had no rigid dogma, no strict rules or technical pattern books to follow, thus allowing liberal interpretations of Wright's original concept of "organic flow or growth," so that no two houses were ever identical.

When compared to other then current architectural styles, Sullivan's buildings are indeed very avant-garde, and have much in common with modern architectural trends, not only in the United States, but in Europe, as well. The most obvious recognizable traits shared by Sullivan and his European contemporaries pioneering the International style include a strong preference for geometric shapes and the abhorrence of historically derivative ornament. There are no Classical or Gothic mouldings and enrichments.

Figure 4. Excerpt from Ontario Architecture A Guide to Styles and Building Terms 1784 to the present authored by John Blumenson

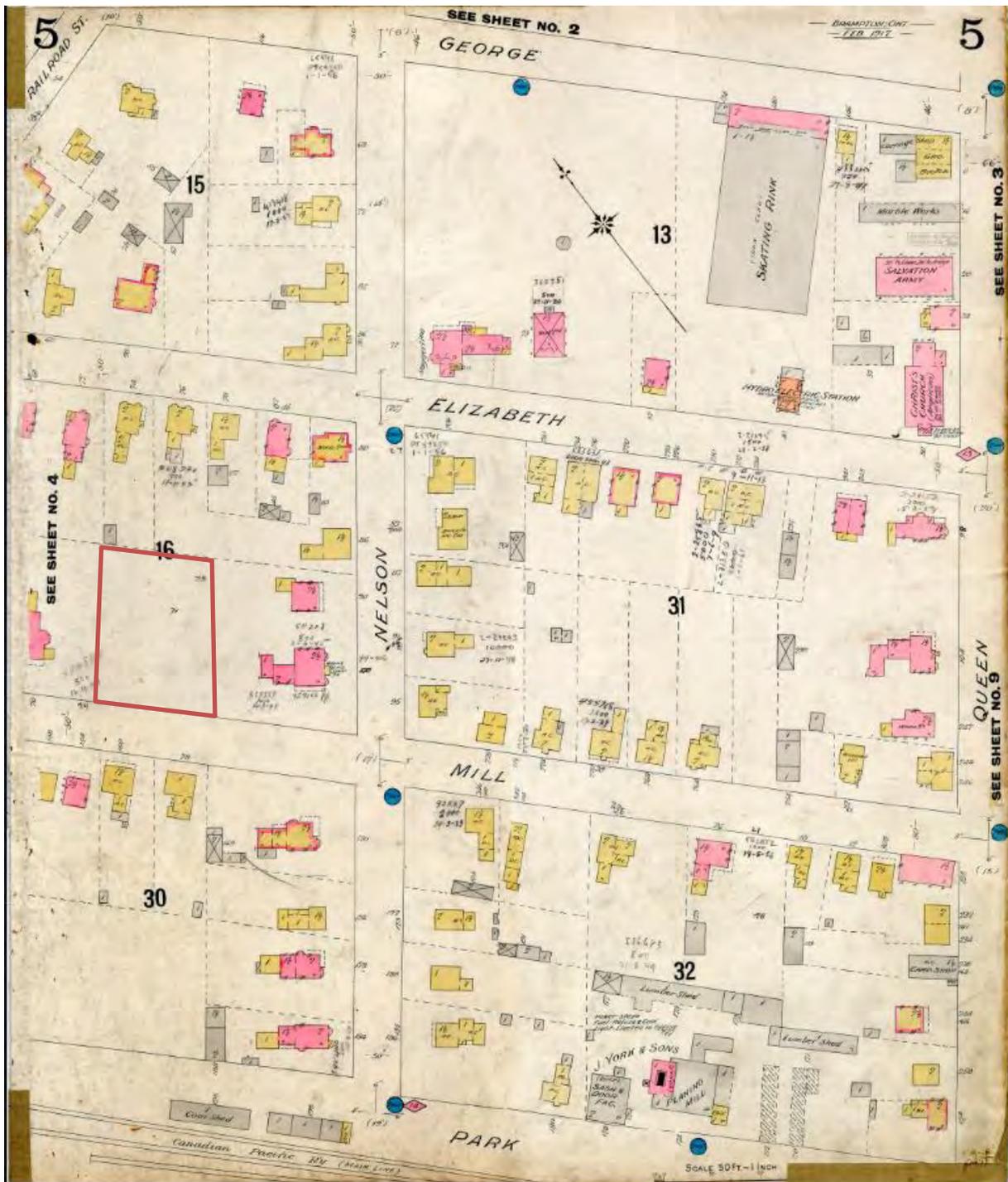


Figure 5. February 1917 Fire Insurance Map (Source: PAMA) with red outline where the Prairie House is to be built

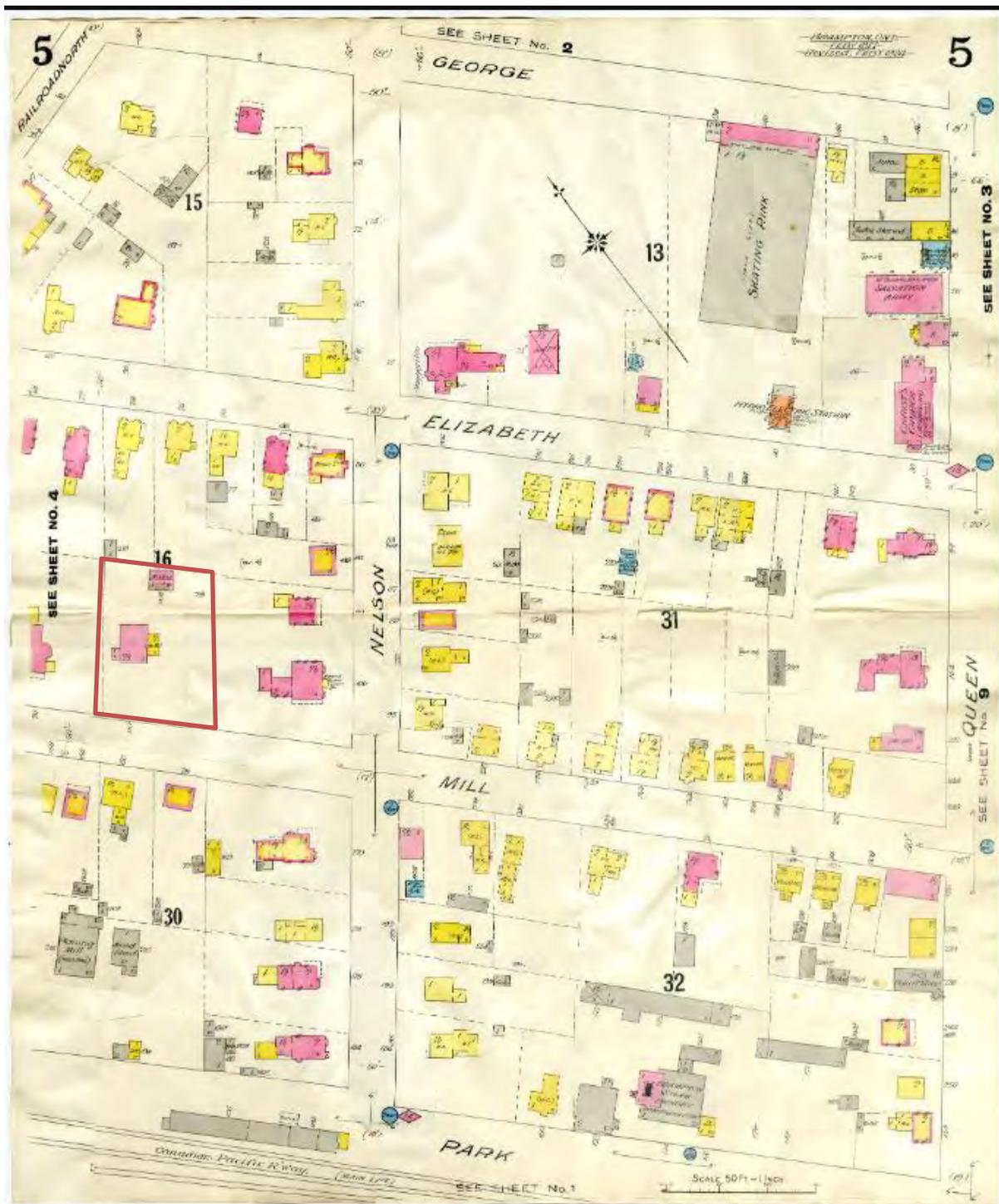


Figure 6. 1921 Revised 1924 Fire Insurance Map (Source: PAMA) with red outline where the Prairie House was built between 1917 and 1921



Figure 7. 2004 image of the Prairie House (Source: City of Brampton).

L 5-1

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	- 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.

L 5-3

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

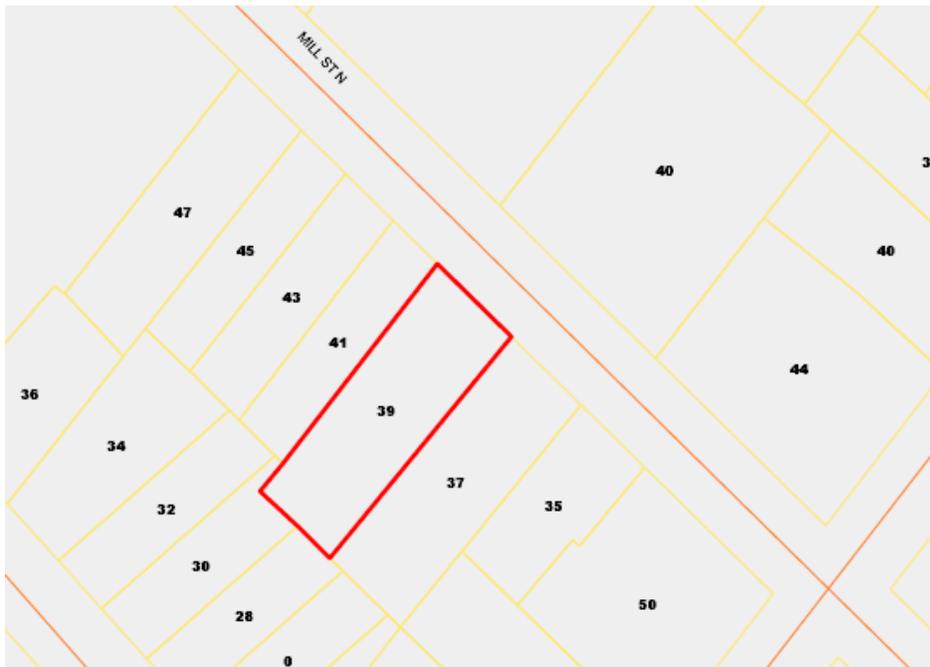


Figure 1: Location of 39 Mill Street North, north of Nelson Street West

L 5-6

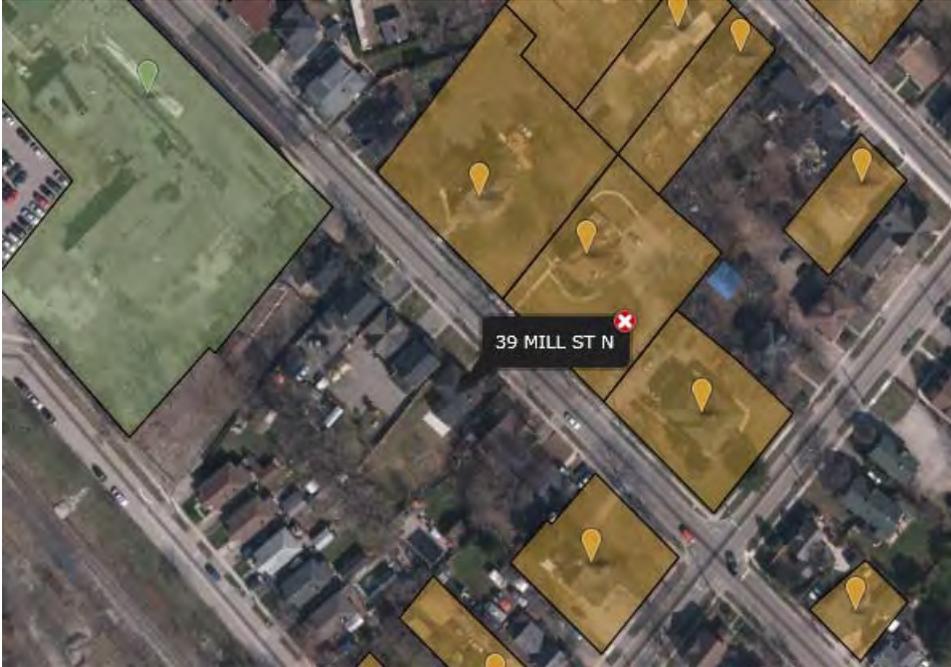


Figure 2: Interactive Heritage map of the Mill Street Neighbourhood showing properties currently on Brampton's *Municipal Inventory of Cultural Heritage Resources*

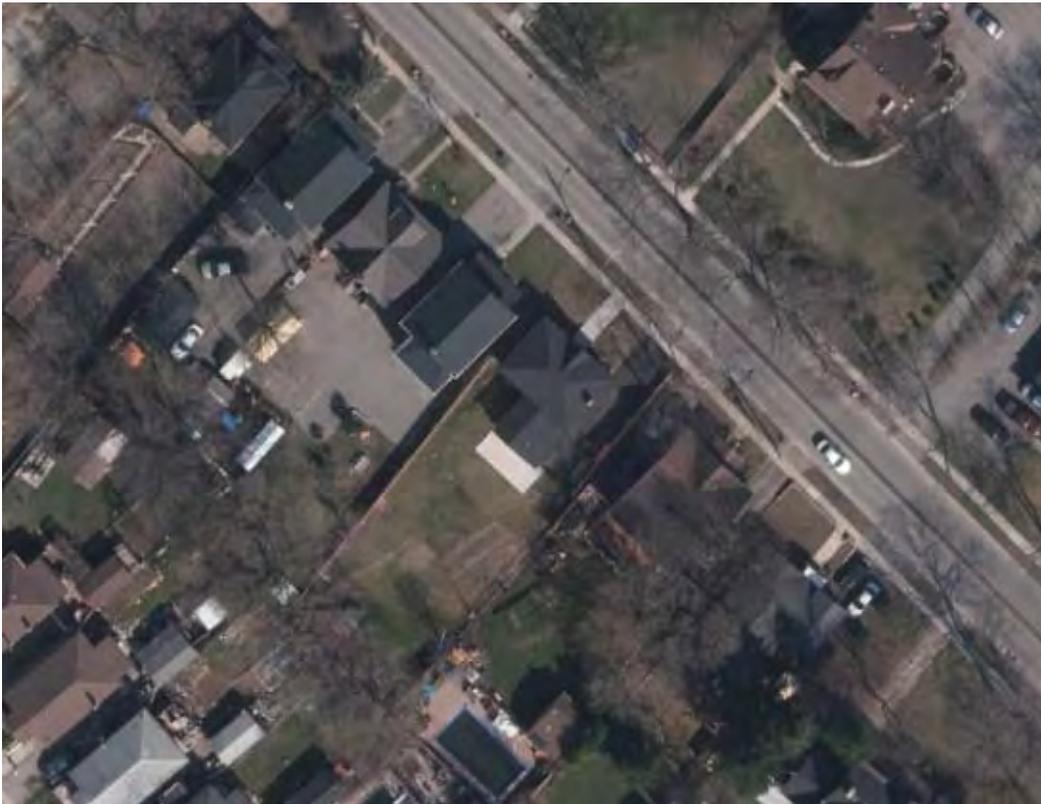


Figure 3: Aerial view of 39 Mill Street North

L 5-7



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

L 5-8

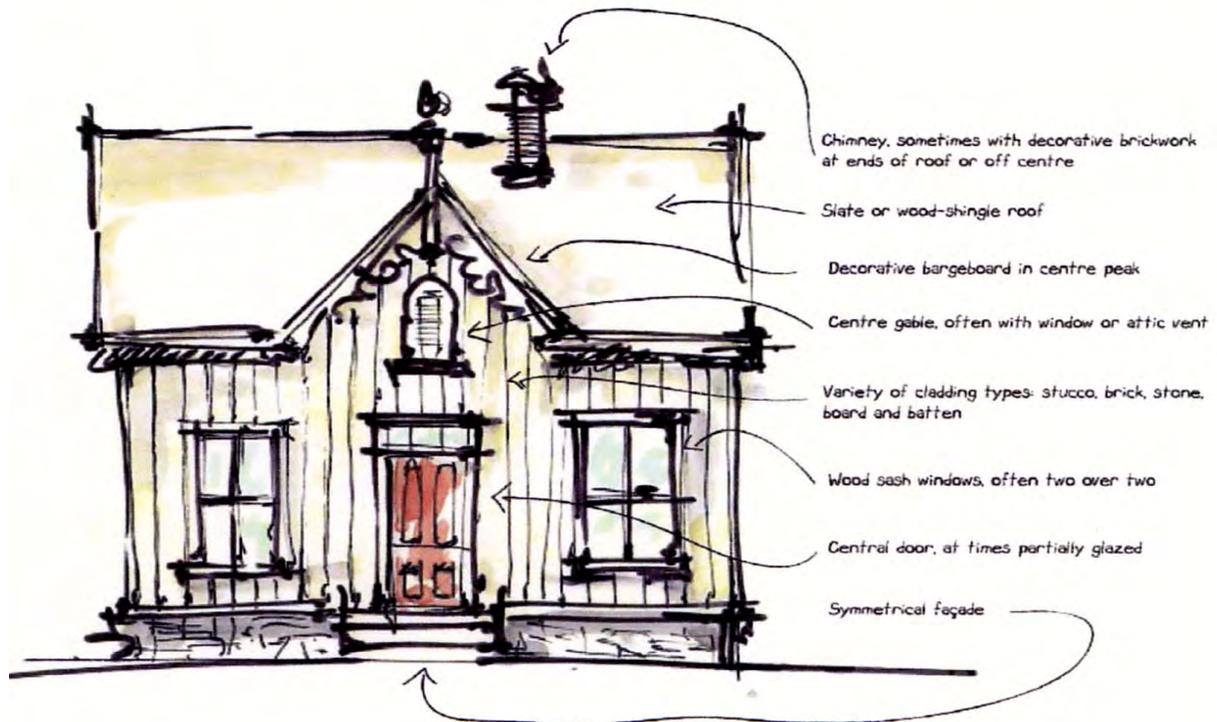


Figure 6: Illustration of the typical Gothic cottage (Source: Shirt Tales)



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

L 5-10

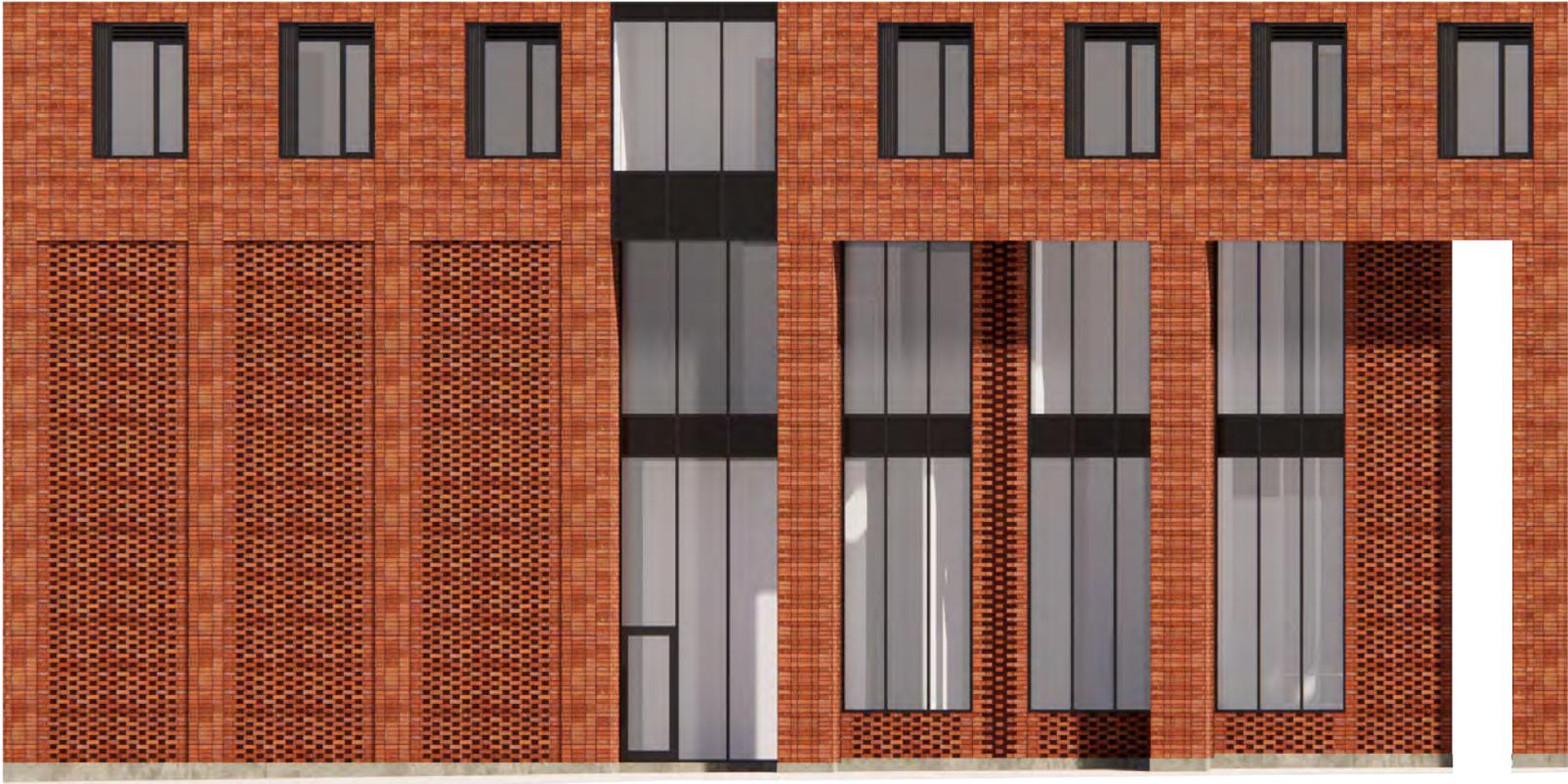
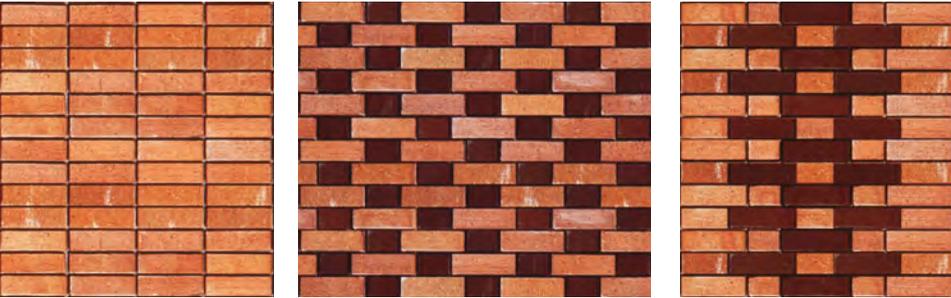


Figure 10: Unique window surrounds with spindling

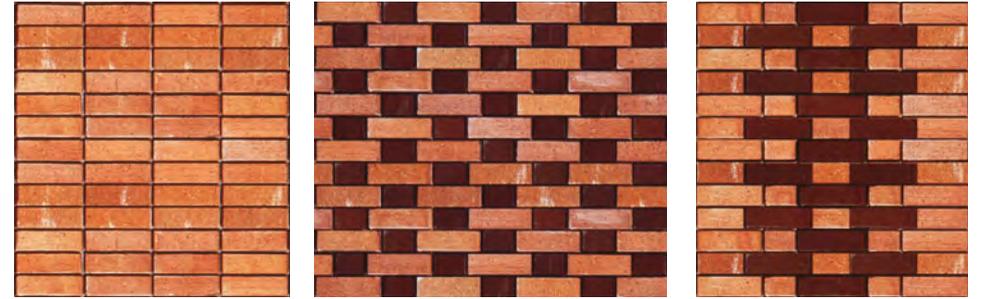
ALGOMA UNIVERSITY
STUDENT RESIDENCE

Brick Articulation Strategy
2024-09-24

Sweeny&Co
Architects



MILL STREET NORTH



DENISON STREET