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## **COVER SHEET: Executive Summary**

### **Why this CHER was prepared**

A single development proposal is being considered for 47 and 51 Queen Street East. This CHER has been prepared to determine the potential cultural heritage significance of the subject properties, to serve as an architectural and historical guideline for a proposed development on these properties.

### **Evaluation for potential cultural heritage value or interest**

Alterations have been made to 51 Queen Street East, although the building retains its general 1880s appearance. A complete replacement of the 1868 façade was made to 47 Queen Street East sometime around 1950, altering its appearance.

### **The results of the evaluation**

Notable features of architectural merit to preserve at 51 Queen Street include:

- shallow hip roof with overhanging eaves
- red, brown, and orange brick pattern
- vertical load-bearing bricks above windows (similar to voussoirs, but in a horizontal “lintel” form)
- decorative horizontal brick dentils along the underside of the roof cornice, and first floor ceiling
- return quoins at the building corners, accentuated with yellow brick
- the consistent common-bond brick pattern (without intermittent rows of runner bricks) indicating that the builder, William McCulla used a recently-developed skeleton construction technique
- regular (evenly-spaced) window pattern along north façade
- Classical-style first-floor door

### **Recommendations based on the evaluation**

Based on the analysis of the attached CHER, heritage protection is recommended for 51 Queen Street East.

The property owner has proposed to develop both properties as one unit and to unify both into one cohesive development by replacing the current façade of 47 Queen Street East with a façade that complements the architectural characteristics of 51 Queen Street East.

Although the unique architectural character of 47 Queen Street East appears to have been lost, the property remains historically significant, and can be acknowledged with an on-site heritage plaque detailing the property’s past.

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## CULTURAL HERITAGE EVALUATION REPORT

# 47 and 51 QUEEN STREET EAST BRAMPTON, ONTARIO

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## 1.0 INTRODUCTION

### 1.1: Why this CHER is being prepared

This Cultural Heritage Evaluation Report has been prepared to determine the potential cultural heritage significance of the subject properties, and to use the current and past potential historical, contextual and architectural assets of these properties as a guideline for design elements to be used, restored and/or incorporated in some way in the proposed development, as will be detailed in text and images, in Section 7 of this CHER.

The objective of this Cultural Heritage Evaluation Report is to provide relevant information regarding the heritage value of 47 and 51 Queen Street East, based on the criteria set out in Section 3.6.3 of the Brampton Official Plan; September 2023, which states:

#### 3.6.3.29

“A Cultural Heritage Evaluation is completed to obtain a proactive understanding of the heritage value and attributes of a property. It is intended to provide a baseline of understanding of the property to inform property owners and guide future decision making regarding alterations to the property.

#### 3.6.3.30

“The information within a Cultural Heritage Evaluation Report (CHER) is an essential consideration in the earliest design stages, prior to concept development, and within due diligence exercises undertaken by landowners. The conclusions in the CHER will assist in determining whether it is appropriate to proceed to an Impact Assessment

### 1.2: Brief summary of planned development

A proposal is being planned to develop 47 and 51 Queen Street East as part of one proposal, and to unify both properties into one cohesive development by replacing the current façade of 47 Queen Street East (no longer of architectural significance) with a façade that complements the architectural characteristics of 51 Queen Street East.

A similar development was approved for the properties at 41 and 43-45 Queen Street East, in 2011. (See images 7.13.17 and 7.3.18) In this development, the façade of the three-storey building at 41 Queen Street East (built in 1887) was extended eastward along the adjacent two-storey building at 43-45 Queen Street East (built in 1921); unifying both properties as one harmonized building, based on the façade of the 1887 building (John F. Quin residence; later Dr. Samuel D. Stirk’s residence and veterinary office).

The façade replacement at 47 Queen Street East is not intended to precisely mimic the current historic façade of 51 Queen Street East. Instead, similar brick

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materials and a complementary window pattern will be used to harmonize both properties, while allowing the historic character of 51 Queen Street East to remain distinctive. [See elevation drawings in Section 4.4 of this CHER.](#)

An addition to the south (rear) of both buildings is also proposed, but this will have minimal impact on the heritage character of both properties. As noted in Section 6.3 of this report, numerous minor alterations have been made to the rear of both 47 and 51 Queen Street East, compromising the original historic character of the south façades of the buildings on both properties. An original part of 51 Queen Street East, possibly built in the 1870s, was removed sometime before 1949. A large rear addition to 47 Queen Street East, built sometime around 1950 obscures the rear of the original church, set further north on the property. This circa 1950 addition is not of architectural or historical significance.

The historically- and architecturally-significant north (Queen Street) and east (Chapel Street) façades of 51 Queen Street East will be retained as part of the development proposal.

Also regarding the rear addition, it is proposed to setback the alignment of the Chapel Street wall of 51 Queen Street East inward, relative to the current east wall of 51 Queen Street East, to distinguish the historic building from the proposed rear addition.

### **1.3: Property Information**

Because both of the subject properties are part of the same registered plan, they both share the same legal description. Both properties are identified as: Part of Lot 6, Plan Brampton 2, south of Queen Street, east of Chapel Street as in RO552118; T/W RO552118, Brampton. (Amended from the former: RO552118, Brampton.)

47 Queen Street East: Roll number 10-02-0-009-16700-0000

51 Queen Street East: Roll number 10-02-0-009-16800-0000

The properties are located in downtown Brampton, as part of the Queen Street East Precinct. They are located in Ward 3.

The nearest major intersection is Main Street South and Queen Street East, located approximately 130 metres west of the subject properties.

### **1.4: Heritage status of the property**

47 Queen Street East was added to the City of Brampton's *Register of Listed Heritage Resources* in 2016. The initial 2005 review of heritage properties throughout Brampton included 51 Queen Street East.

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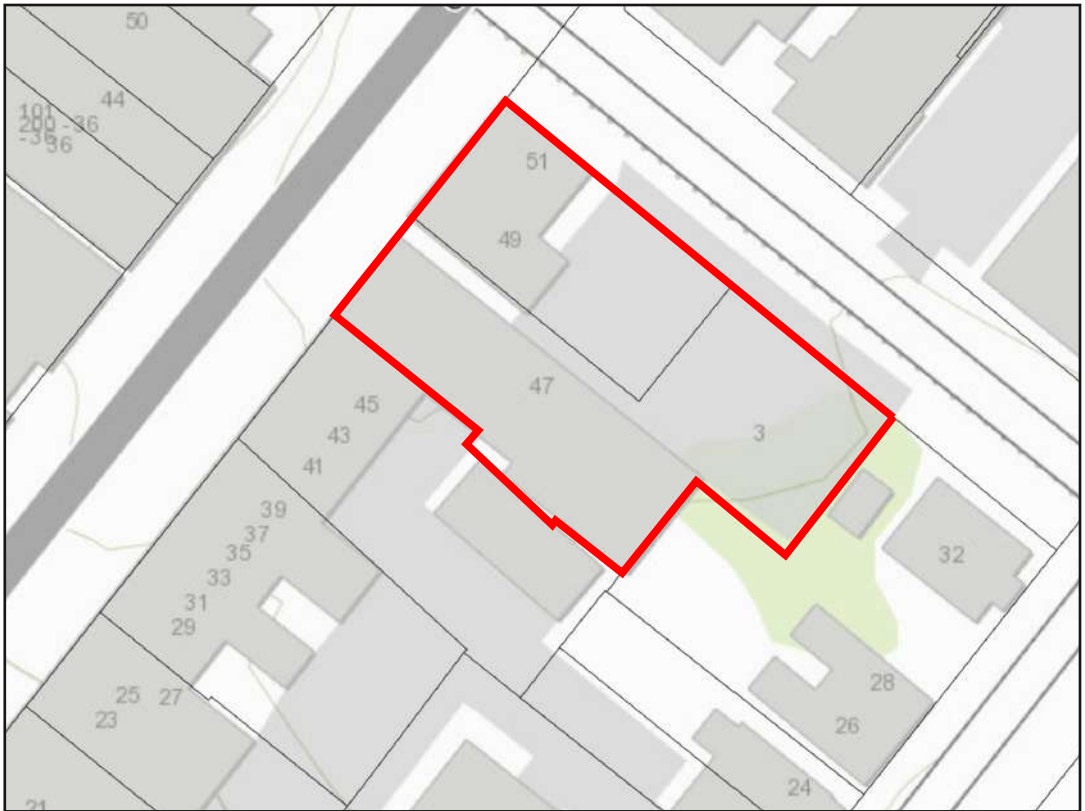
**1.5**  
**Location Maps**



**1.5.1: Properties map, downtown Brampton**



**1.5.2: Aerial image, downtown Brampton**



**1.5.3: Property map, 47 and 51 Queen Street East**



**1.5.4: Aerial image, 47 and 51 Queen Street East**

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## 2.0 APPROACH

### 2.1: Where was information obtained

See Section 8.1: Bibliography

#### Source for images

Cover: Google Streets

all images, Section 1.5

City of Brampton geoHub, at [geohub.brampton.ca](http://geohub.brampton.ca)

all images, Section 4.3

Richard Collins

image 5.1.1

Canadian County Atlas Digital Project, at [digital.library.mcgill.ca](http://digital.library.mcgill.ca)

image 5.1.2

City of Brampton geoHub, at [geohub.brampton.ca](http://geohub.brampton.ca)

images 5.1.3 to 5.1.18

OnLand Ontario Land Registry Access, at [www.onland.ca/ui/43](http://www.onland.ca/ui/43)

images 5.2.1 to 5.2.6 and 5.2.9 to 5.2.10

archivists Kyle Neill and Nick Moreau at Peel Art Gallery, Museum + Archives

images 5.2.11 to 5.2.13

Underwriters' Survey Ltd. at [recherche-collection-search.bac-lac.gc.ca](http://recherche-collection-search.bac-lac.gc.ca)

image 5.2.14

City of Toronto Archives at [www.toronto.ca](http://www.toronto.ca)

images 5.2.15 and 5.2.16

Richard Collins

images 7.3.1 to 7.3.16

Google Streets

images 7.3.17

archivists Kyle Neill and Nick Moreau at Peel Art Gallery, Museum + Archives

images 7.3.18 to 7.3.28

Richard Collins

image 7.3.30

Ottawa Citizen

### 2.2: Details and dates for any site visits

The author of the CHER visited the site of the subject properties, and neighbouring properties on Monday, November 4, 2024. Subsequent visits to the Peel Art Gallery, Museum + Archives were made in the weeks following to research the subject properties, and adjacent properties, and to obtain images for the CHER. Special thanks to Nick Moreau and Kyle Neill of PAMA for their assistance.

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## 3.0 POLICY CONTEXT

### 3.1: Provincial legislation or regulations

Because both 47 and 51 Queen Street East are included in the City of Brampton's *Register of Listed Heritage Resources*, a development proposal for one or both of these subject properties must be reviewed under the criteria set forth in Regulation 9/06 of Clause 29 of Part IV of the Ontario Heritage Act, as amended in 2022.

It is acknowledged, in this report that the City of Brampton – as with all municipalities in Ontario – is required, through the Provincial Policy Statement – 2024 (PPS), to identify and conserve cultural heritage resources. This policy statement defines “cultural heritage” as any site which “provides people with a sense of place.”

Items of the PPS that are relevant to the proposed development at 47 and 51 Queen Street East, Brampton, and are to be considered in preparing a development proposal for the subject property include:

**Item 4.6.1.** “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.”

It is the intention of the property owner to “conserve” the character of 51 Queen Street East, which has been identified by the City of Brampton as a property worthy of designation under the terms of the Ontario Heritage Act. However, specific to the wording of the *Standards and Guidelines for the Conservation of Historic Places in Canada* it is more precise to state that the owner of the property intends to “preserve” the heritage building at 51 Queen Street East, as the most appropriate “primary treatment” for the subject property.

**Item 4.6.2.** “Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.”

An archaeological evaluation has not been made for the two subject properties.

**Item 4.6.3.** “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.”

The building at 47 Queen Street – adjacent to 51 Queen Street East – is part of the proposed development at 51 Queen Street. This property is not recognized as having architectural or contextual merit, so it is the intention on the owner of 47 and 51 Queen Street to replace the existing street-facing façade of 47 Queen Street with a facade that complements the existing architectural style and building materials of 51 Queen Street East, to create a more cohesive streetscape appearance. A similar treatment option was approved by the City of Brampton in 2011 for the two properties at 41 and 43-45 Queen Street East.

**Item 4.6.4.** “Planning authorities are encouraged to develop and implement:  
a) archaeological management plans for conserving archaeological resources

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b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.”

Regarding Item 4.6.4a, see Item 4.6.2. Regarding Item 4.6.4b, it is the intention of the CHER to identify and evaluate the significant built heritage resources (see Section 6.2 of this report) and to ensure the preservation of these attributes.

**Item 4.6.5.** “Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.”

There is no record of these two specific properties as being sites of cultural significant to either the Haudeonsaunee or Anishinabe people.

### **3.2: Objectives and goals from municipal plans**

#### **Items from Brampton’s Official Plan relevant to 47 and 51 Queen Street East**

##### **Item 2.1.2.40**

It is proposed to develop a commercial complex at 47 and 51 Queen Street East to create additional business and office space in Brampton’s downtown core, with the resulting increase in employment opportunities, as stated in Item 2.1 of the Official Plan. The owner proposes to retain the north (front) and east façades of 51 Queen Street, to set back the new development to clearly distinguish the new development from the existing historic building, and to preserve the character of the building at 51 Queen Street, as itemized in Section 6.2 of this CHER. This is consistent with Item 2.1.2.40 of the City of Brampton’s Plan Final Draft; September 2023 which states, “existing areas designated as Neighbourhoods and Employment targeted for intensification and growth, while protecting natural and cultural heritage features and functions and setting targets for sustainable development.”

With this target, the development proposal for 47 and 51 Queen Street East is consistent with the following items of the *City of Brampton’s Official Plan – 2023*:

##### **Item 2.2.7.4 g**

“Where designated or listed heritage buildings are present in a mature neighbourhood, the integration of heritage building elements in the design of dwellings and building additions should be made to the greatest extent possible.”

##### **Item 2.2.7.4 j**

“Conservation of heritage buildings, structures and landscapes.”

##### **Item 3.1.14: Creating Complete Streets**

“placemaking by highlighting prominent landmarks such as natural and cultural heritage features, architecturally significant buildings, landscapes, parks and open spaces and public art.”

##### **Item 3.6.3.5**

“Retention, integration, and adaptive reuse of heritage resources will be the overriding objectives in cultural heritage resource planning while insensitive alteration, removal and demolition will be avoided.”

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The historically and architecturally significant elevations of the 51 Queen Street East – the north (Queen Street East) and east (Chapel Street) facades, which can be seen from the public realm – are to be retained and preserved as-is, as part of the development proposal. The building at 47 Queen Street East will be removed, but this is consistent with Item 3.6.3.5 of the Official Plan because this property is not considered architecturally significant.

**Item 3.6.3.8**

“Where development occurs on properties determined to have cultural heritage value or interest, whether listed or designated under the Ontario Heritage Act, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes wherever possible.”

As per Item 2.1.2.40 of the Official Plan, the proposal for 47 and 51 Queen Street intends to create new employment and business opportunities in downtown Brampton while retaining and preserving the historic attributes of the existing historic building at 51 Queen Street East.

**Item 3.6.3.20**

“Listed properties are subject to restrictions on demolition and will require avoidance and/or mitigation of impacts to their heritage character and/or attributes.”

The building at 51 Queen Street – which is architecturally, historically and contextually significant – will not be demolished. The property identified as 47 Queen Street East is listed (although incorrectly listed as “The Former Bicardi Plant”) but is not of architectural or contextual value, as a result of the significant changes to the facade of the original church at this location. However this property is of considerable historical significance. The property’s lost history can be commemorated with a plaque.

**3.3: Cultural heritage policies from municipal plans**

To protect the cultural heritage of Brampton’s downtown core, intensification in central Brampton (as stated in Section 3.2) is proposed along Queen Street East only east of Etobicoke Creek. Intensification is still considered permissible within the downtown core, but heights are to be restricted to protect the area’s cultural heritage.

Both 47 and 51 Queen Street East are included in the City of Brampton’s *Register of Listed Heritage Resources*, but neither property is currently designated under the terms of the Ontario Heritage Act.

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## 4.0 SITE DOCUMENTATION

### 4.1: Property context

The two properties being reviewed in this CHER – 47 Queen Street East and 51 Queen Street East – are located in the downtown core of Brampton, on the south side of Queen Street East. The two properties lie immediately to the west of the Chapel Street intersection. The rear parking lot for 47 Queen Street East leads out onto Chapel Street.

From a cultural heritage context, the two subject properties are centrally located in an area with many other historically and/or architecturally significant properties. Of the 17 properties on the north and south sides of Queen Street East between Main Street South and Chapel Street/Theatre Lane, seven of these are either designated or are listed on the City of Brampton's *Register of Listed Heritage Resources*. Both 47 and 51 Queen Street East are listed.

The two subject properties are adjacent to five heritage properties – 26, 28 and 32 John Street South, and 2 and 14 Chapel Street. The two Chapel Street properties are designated under the terms of the Ontario Heritage Act. Both of the buildings at 2 Chapel Street (Carnegie library and central Brampton fire hall) were designated in 1982 and 14 Chapel Street (the former 36th Peel Regiment armory) was designated in 1991. The listed property at 32 John Street (William Johnston house, built ~1895) was assessed by the City of Brampton in 2005 as a “Class B” property; not yet designated, but recognized as being suitable for designation.

The adjacent Queen Street East properties are zoned DC-1 commercial. The neighbouring properties on John Street, to the south, are zoned DC commercial. The two neighbouring Chapel Street properties are zoned Institutional-2.

### 4.2: Description of the property

Both subject properties are downtown commercial lots. The topography is flat and there are no vegetation or natural landscape features on either property. The 3 Chapel Street property, south of 51 Queen Street East but part of the 47 Queen Street East property, is a paved parking lot.

There are no detached secondary buildings (sheds, garages) on either of the subject properties.

See Section 4.3 for images of the buildings on both subject properties from all angles, and photos of vistas to and from both lots.

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4.3  
Current photos:  
streetscapes



4.3.1: Chapel Street, looking north



4.3.2: Chapel Street, looking south



4.3.3: Queen Street East, looking east



4.3.4: Queen Street East, looking west

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**4.3**  
**Current photos:**  
**elevations**  
**and details**



**4.3.5: 47 Queen Street East, north elevation**



**4.3.6: 47 Queen Street East, south elevation**



**4.3.7: 47 Queen Street East, east elevation**



**4.3.8: 47 Queen Street East, west and south elevations**



**4.3.9: 47 Queen Street East, east wall details**



**4.3.10: 47 Queen Street East, east elevation details**



**4.3.11: 47 Queen Street East, roof detail**



**4.3.12: 47 Queen Street East, south parking lot**



4.3.13: 51 Queen Street East, north elevation



4.3.14: 51 Queen Street East, south elevation

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4.3.15: 51 Queen Street East, east elevation



4.3.16: 51 Queen Street East, west elevation detail



4.3.17: 51 Queen Street East, north and east elevations



4.3.18: 51 Queen Street East, south and east elevations



**4.3.19: 51 Queen Street East, north wall detail**



**4.3.20: 51 Queen Street East, south wall detail**



4.3.21: 51 Queen Street East, south wall detail



4.3.22: 51 Queen Street East, southeast corner detail



**4.3.23: 47 and 51 Queen Street East south parking lot (looking northeast)**



**4.3.24: 47 and 51 Queen Street East, rear parking lot (looking southwest)**



4.3.25: 47 and 51 Queen Street East, north elevations, looking southeast



4.3.26: 47 and 51 Queen Street East, looking northwest

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**4.3.27: alley between 47 (left) and 51 Queen Street East, looking north**



**4.3.28: alley between 47 (right) and 51 Queen Street East, looking south**

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4.3  
Current photos:  
neighbouring  
properties



4.3.29: 2 Chapel Street



4.3.30: 14 Chapel Street



**4.3.31: 28 John Street, south elevation**



**4.3.32: 28 John Street, south and east elevations**



**4.3.33: 28 John Street, south and west elevations**



**4.3.34: 28 John Street, north and west elevations**



**4.3.35: Primitive Methodist Church manse; 32 John Street, south elevation**



**4.3.36: Primitive Methodist Church manse; 32 John Street, south and east elevations**



**4.3.37: 32 John Street, garage (with 47 Queen Street East in background)**



**4.3.38: 55 Queen Street East**

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## 5.0 HISTORIC CONTEXT

### 5.1: History of the surrounding community and property

#### List of owners from Land Registry records for 47 and 51 Queen Street East

#### Part I: Owners Prior to the Land Survey

##### Haudenosaunee Territory

Tradition passed down through the generations state that the Haudenosaunee were the first to occupy the area that is now the City of Brampton. The Haudenosaunee had no written language and, as a result left no documentation of their time here, but there is archaeological evidence that one or more communities associated with the Haudenosaunee people hunted along the West Humber River through what is now Brampton, and to a lesser extent the Credit River, Fletcher's Creek and Etobicoke Creek.

The Haudenosaunee appear to have moved out of this area in the early 1700s, either as a matter of natural migration, or by being forced out by Anishinabe people who moved into this area from northern Ontario.

##### Anishinabe Territory: ~1700

French explorer Louis Armand Baron de Lahontan wrote in his diary of meeting indigenous people he referred to as the "Mississauga"; so named because he met these people at the wide delta of the Mississagi River, on the north shore of Lake Huron. The word "Mississauga" is the Anishinabemowin word for "river of many mouths", which is an apt description of the river delta that remains today at the place where the indigenous people of this area first met French explorers.

Around 1700, soon after the meeting with Lahontan, the Mississauga's moved south into the area once occupied by the Haudenosaunee. They formed settlements along river flats near Lake Ontario (which was a suitable environment for spear-fishing; the style of fishing preferred by the indigenous people). The closest settlement to our subject properties was the Credit River settlement just north of present-day Port Credit. The Credit Mississaugas, like the Haudenosaunee before them, hunted in the area that is Brampton today, but do not appear to have had long-term settlements here like the ones near the mouth of the Credit River (Mississauga), Twelve-Mile Creek (Bronte) and Sixteen Mile Creek (Oakville).

##### Mississauga Nation: October 7, 1763

In 1763, at the end of the Seven Years' War, the British took possession of French territory in Canada. King George III issued a proclamation that declared the indigenous inhabitants as rightful owners of North America. The proclamation set forth conditions for the purchase of lands from representatives of the corresponding indigenous nations by the British crown. (Paragraphs 13 to 18 of this *Royal Proclamation* became Section 25 of Canada's *Constitution Act of 1982*, at the request of the Assembly of First Nations. This section now protects the land rights of Canada's first nations.)

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At a conference held in 1764 at Fort Niagara between representatives of the Crown and councilors of 22 indigenous nations, the Mississauga nation was acknowledged as the rightful owners of the watersheds that drain into the western half of Lake Ontario and the eastern half of Lake Erie. This includes the Credit and Humber River watersheds, on which Brampton now resides.

**British Crown: October 28, 1818**

In October 1818, Ajetance, Weggishgomin, Cabibonike, Pagitaniquatoibe and Kawahkitahaquibe (representatives of the Mississauga nation) signed Treaty 19 with William Claus (representative for King George III) to surrender the Mississauga Territory, from what is now Eglinton Avenue in Mississauga northward to the north boundary of present-day Peel Region.

From February to April 1819, Richard Bristol surveyed the southern part of the Treaty 19 surrender (northern Mississauga and all of Brampton) into lots and concessions for settlement. At this time the two subject properties – 47 and 51 Queen Street East – became part of a much larger property – Lot 5 of Concession 1 east of Hurontario Street (Conc. 1 EHS, Lot 5) in the Township of Chinguacousy.

**Part II: Owners Following the First Survey**

**Samuel Kenney: November 20, 1821**

Three years passed before the Crown began selling the newly-purchased land to new settlers, and to issue grants to earlier Loyalists in the 1805 *Mississauga Purchase* who had petitioned for land for their descendants. Samuel Kenney's name appears as the first title entry for Conc. 1 EHS, Lot 5 – which itself had been split into east and west halves of ~40 hectares (100 acres, in the measurement of the time) for second-generation Loyalists. (The first Loyalists – being the refugees who left the US at the end of the American Revolution – received ~80 hectare lots. Their descendants were granted half lots.)

Using today's streets as a reference, Queen Street East forms what was the northern boundary of Conc. 1 EHS, Lot 5. The west boundary was Main Street South, and the east boundary was Kennedy Road South. No present road aligns with the southern boundary of Conc. 1, Lot 5, which lies about 200 metres north of Clarence Street. The east boundary of the west half of this lot aligns generally with Centre Street South. (See image 5.1.1)

Kenney received the west half of Conc. 1 EHS, Lot 5 as a “free patent”, indicating that he did not own the land but was likely an agent hired by the Crown to improve the lot for resale.

Today Kenney's land is prime real estate, being at the heart of central Brampton, but there was no downtown here at the time, and no indication that Kenney's lot at the corner of today's Main Street and Queen Street would be the obvious choice for a town centre. Kenney's sole purpose as owner of the lot was to find a buyer. He quickly found that man in John Elliot.

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**John Elliott: February 29, 1821**

Credit goes to John Elliott for establishing this lot as the future downtown core of Brampton. Over the next 27 years, Elliott sold portions of his ~40 hectare lot to other buyers who established businesses along the 5th Sideroad (today's Queen Street East) and Main Street South. Elliott retained a portion of the lot along the east side of Main Street, across from today's Gage Park, for his own house and farm.

When Brampton was granted village status in 1853 – with the authority to elect civic leaders – John Elliot was elected to serve as the first councilor for East Ward.

**Part III; Owners of 47 and 51 Queen Street East, following “Brampton 2”****47 Queen Street East****George Wright: November 21, 1845**

Of the many sections of land sold in Conc. 1, Lot 5 by John Elliott, notable of these was a sale to George Wright. In 1845, Wright purchased the land on the south side of what is now Queen Street East, between today's Main Street South and Chapel Street. Wright hired Crown surveyor John Stoughton Dennis to divide his portion of Conc. 1 EHS, Lot 5 into smaller lots for resale. (This survey was registered in 1868 as the “Brampton 2” plan.)

At this time the two subject properties in the report – 47 and 51 Queen Street – became Lot 6 of the Brampton 2 plan.

**Robert Walker / Brampton Primitive Methodist Church: November 9, 1868**

All of Lot 5 of Brampton 2 was sold in 1868 to Robert Walker, who purchased the property to build a Primitive Methodist Church in Brampton. Walker was a Wesleyan Methodist in Brampton, Cumbria, in the United Kingdom. In a dispute there over church policies which Walker felt were too conservative, he emigrated to Canada to join a burgeoning sect within the Methodist Church in Canada which hoped to return to Methodism's roots. The church he helped build on part of his property – at 47 Queen Street East – served as the social foundation for the growing community that had gathered near the intersection of the Hurontario Colonization Road (Main Street, today) and the #5 Sideroad (present-day Queen Street).

Walker was a dry goods merchant in Toronto (still called “York”, at the time) and was a discontented member of York Wesleyan Methodist Church. Walker knew of a minister in his British hometown, William Lawson, who had recently left the traditional Wesleyan Church there to found a break-away denomination he called the Primitive Methodist Church. Walker sponsored Lawson's emigration to Canada, and urged Lawson to set up roots in the burgeoning farm community of Brampton, and to encourage the rural people there to join his Primitive Methodist Church. In return, Walker agreed to take on the mortgage for the new church (which is why his name appears on the land transaction). The transaction also includes the phrase “et al”, which is Latin for “and others”; in this case referring to the congregation of the new church. As with most early churches, the congregation was expected to cover the cost

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of purchasing the land, and building the church, by passing around the collection plate each Sunday.

With these funds, it appears that a new church was completed within a year of the 1868 purchase date for the property. Based on the church records from Mrs. R.P. Hopper's 1904 essay *Old-Time Primitive Methodism in Canada - 1829-1884*, ministers Robert Boyle and William Johnston were preaching from the Brampton church in 1869. (Lawson had moved soon after completion of Brampton's church to establish more local churches for the Primitive Methodists.)

In 1895, at the time Reverend Johnston was minister, the congregation built a minister's residence, behind the church. This manse (listed in Brampton's heritage registry) still stands, at 32 John Street.

**Queen Street Methodist Church: July 1, 1884**

Led by Bishop Albert Carman, the various factions of Methodism in Canada reunited between 1882 and 1886, with the Primitive Methodist Church in Brampton joining the Methodist Church of Canada near the end of the reunification process. Because the Primitive Methodist Church building was the largest of the Methodist churches in Brampton, the Wesleyan and Episcopal Churches in Brampton (which had united in 1882 under Carman's leadership) congregated at the Primitive's church at 47 Queen Street East. However, the combined membership overcrowded the existing church, so a move to a new, larger church in Brampton was set in motion.

**Manton Treadgold: October 14, 1886**

St. Paul's Methodist Church (now St. Paul's United Church; image 7.3.24), at 30 Main Street South opened in 1886. The now-vacant Primitive Methodist Church at 47 Queen Street East was sold to Manton Treadgold. (Perhaps to the disappointment of Robert Walker, Treadgold was a Presbyterian.)

Treadgold is listed in various local directories and newspaper advertisements as a furniture maker and salesman, as an undertaker and also manager of a music store. As diverse as these trades appear to be, they have one factor in common. As stated in his 1927 obituary, Treadgold arrived in Brampton in 1872 as a carpenter. Carpentry, naturally, would be a necessary skill for making furniture but, as with most undertakers at the time, Treadgold would also make wooden coffins. The "music store" listed as being at 47 Queen Street East in the *Directory of the County of Peel, 1873-1874* may have been where Treadgold made and sold pianos and other wooden instruments.

The music store aspect of Treadgold's business appears to have faded. His 1927 obituary in the *Toronto Star* made no mention of a music store when it noted that Treadgold, "established a furniture and undertaking business on Queen east, where the old Primitive Methodist Church was once located."

The 1894 and 1917 fire insurance maps of Brampton identify 47 Queen Street East as a furniture store with a "hall" on the second floor. This suggests that Treadgold sold furniture and manufactured coffins (with the latter taking place at the rear part of the

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former church) on the ground floor, and provided funeral services at the “hall” on the second floor, which functioned as a funeral home.

Treadgold was mayor of Brampton for two one-year terms, in 1891 and 1892.

**Thomas H. (“Harry”) McKillop and Elmer F. McIntyre: July 2, 1920**

Treadgold died in 1927, but his *Toronto Star* obituary noted that “of late years . . . had been confined to his home”, suggesting that he had stopped selling furniture and making coffins at the time he sold his business to McKillop and McIntyre in 1920. McKillop had been an undertaker in Brampton, at another location, since 1910.

**Elmer F. McIntyre: March 26, 1930**

McKillop sold his half of *Brampton Home Furnishings* to his partner, making McIntyre the sole owner of the company, which continued as an undertaker and funeral service on the second floor, with the retail furniture outlet on the ground floor. Dissolution of this partnership may not have been a cordial one. McKillop opened his own “furniture studio” next door, at 41 Queen Street East, in 1934. McKillop ran this store with his son Robert, but went out of business in 1942, after Robert was killed in action, as an RCAF pilot.

**Elmer F. McIntyre, Arnott H. McClure and James S. Torrance: June 28, 1927**

To help manage both the furniture retail business and undertaking service, McIntyre formed a partnership with Arnott McClure and James Torrance to run *Brampton Home Furnishings*.

**Elmer F. McIntyre and Arnott H. McClure: October 6, 1930**

In 1930, James Torrance sold his shares in *Brampton Home Furnishings* to his two partners.

**Arnott H. McClure: November 7, 1931**

Arnott McClure purchased Elmer McIntyre’s shares in *Brampton Home Furnishings*, and as sole owner of the furniture retailer and funeral service, he renamed the business *McClure’s Home Furnishers*.

The land registry records for “Brampton 22, Lots 1 and 2” (the two lots immediately south of Brampton 2, Lot 6) show that McClure purchased these lots because they fronted onto Chapel Street South. McClure purchased these lots to provide access to the south end (rear) of his 47 Queen Street East property for his hearse and, later, an ambulance. This access was necessary during funerals for transporting bodies from his funeral hall to the cemetery. This access to Chapel Street remains part of the 47 Queen Street East property in 2024.

Because this 3 Chapel Street property is now used only as a parking lot, and has never had a built structure on it, this lot is included as part of the land registry history for 47 Queen Street East, for clarity.

**Susan D. McClure: February 17, 1943**

Arnott McClure died in 1941, but the company continued to operate as *McClure’s of Brampton*. In 1943, his wife Susan D. McClure (née, Davidson) was appointed manager and executrix. When funeral directors Garfield Cotton and William Hodgson

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left in 1953, Susan closed the business, and rented the property. It was *Edward's Dress Shop* for the next two years.

It is likely Susan McClure who installed the stucco-surfaced façade addition to 47 Queen Street East sometime between 1943 and 1953, during the period when she turned the family's furniture, coffin factory and funeral home into a strictly retail outlet. An advertisement from 1953 (images 5.2.7 and 5.2.8) shows the store with a modern façade that reveals no trace of the former Richardsonian Romanesque façade.

**Adams Furniture Company: August 4, 1955**

The property changed hands in 1955 when Adams Furniture Company purchased the assets of *McClures of Brampton Ltd.* The store at this location served as the Brampton branch of the Adams chain that had three stores in Metro Toronto, with a large retail centre and office complex in Toronto at 211 Yonge Street (designated in 1990 under the terms of the Ontario Heritage Act.)

**Angelo Sacco: May 31, 1989**

Adams Furniture was purchased by a British company, Woodhouse in 1977. Woodhouse closed the former Adams retail stores in Toronto, with the outlet at 47 Queen Street East being operated as an independent furniture store.

In 1989, this furniture store closed and the property was converted by the new owner, Angelo Sacco, into two separate units. Sacco ran a hair styling school in the easterly of the two halves (47-b Queen Street East) and rented the other unit (47-a Queen Street east) as a retail rental unit.

The property is still a retail rental duplex in 2024.



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## 51 Queen Street East

### William Armstrong McCulla: February 5, 1870

In order to pay down the cost of purchasing land for their church, and construction of the current building at 47 Queen Street East, the congregation of Brampton's Primitive Methodist Church sold the eastern half of Lot 6 (which up to now had been slated for use as a cemetery) to one of its parishioners, William McCulla.

McCulla was elected as an East Ward councilor when Brampton was elevated to town status in 1874. He then served as mayor of Brampton for three one-year terms, from 1880 to 1882. From 1887 to 1890, McCulla represented Peel County in federal parliament, as a Conservative. He ran for re-election in 1890 but lost his seat due to a controversy within Canada's Orange Lodge in which McCulla (as a former local lodge master) chose to become a moderate.

To simplify an otherwise complex dispute, some members of this pro-British order wanted to steer it towards a more conciliatory relationship with Francophone Canadians, while old guard members of the Orange Lodge wanted to hold fast to the Order's ultra-conservative origins. By not choosing a side, McCulla lost the support of Orange voters in Peel from both factions.

The date of construction of the current building at 51 Queen Street East is uncertain. A building owned by McCulla is known to have been located at this site in 1873 because he is listed in the *Directory of the County of Peel - 1873-1874*. However, the building listed in the directory may not necessarily be the current building – based on the architectural style of the current building, which is generally not consistent with early 1870s styles.

Because McCulla was a contractor, he could have built the main structure at 51 Queen Street East at any time during his tenure as owner of this property. A smaller home may have been built around 1870, but it is relatively certain that the current building existed in 1894. A brick building of the same dimensions as the current building appears on the 1894 Underwriters Survey Ltd.'s fire insurance map (image 5.2.9).

A possible indication that the current building does not date to 1870, when McCulla purchased the lot, can be inferred from a sketch of the building drawn in 1934 (image 5.2.3). This sketch suggests that McCulla may have started out with a smaller home around 1870. A one-storey annex to the south (rear) of the main structure can be seen in W.F.B. Godfrey's 1934 sketch (image 5.2.4) of McCulla's property from the south. This annex is consistent in plan and elevation with "first style" homes that were built by early settlers, which then became a summer kitchen once a larger home was built forward of the first home. (Benares Historic House in Mississauga, image 5.2.13, has an 1837 annex which served as the Harris family's first home until the larger main residence was added – to the left, in the photo – in 1858.)

A business directory created in the 1980s by Brampton resident Alan Hickman, compiled from advertisements and articles from Brampton's newspapers, offers

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another reason for suspecting that the current building does not date to 1870, when McCulla purchased the property. Although the newspaper resources Hickman consulted date back to 1867, his earliest reference to a residence and business building at 51 Queen Street East dates to 1881.

For the sake of caution, this report concludes that the current building at 51 Queen Street East was built sometime around 1880, and that the now-demolished south annex may have been built as a smaller home for the McCullas when William first purchased the lot in 1870.

The current main building at 51 Queen Street East is shown on the 1894 fire insurance map (image 5.2.9) as being a duplex; with a residence to the west (49 Queen Street East) – marked on the map as “DWG” (dwelling) – with the northern half of the building (51 Queen Street East) being a business.

Revisions made to the 1894 fire insurance map in 1911 (image 5.2.11) still shows the current main building as being both a residence (49 Queen Street East) and a business (51 Queen Street East) but the 1917 fire insurance map (image 5.2.14), and the 1921 and 1924 maps (image 5.2.15) indicate that both halves had become residences.

Godfrey’s 1934 sketch identifies the current building at 51 Queen Street East as being the “old McCulla house”. This is consistent with Hickman’s directory records which indicates that the subject building was either a combined residential and retail rental complex, or possibly a boarding house, in 1934.

**Louisa M. Derby: January 9, 1925**

The 1934 reference to the property being the “old McCulla home” is consistent with land titles which show that 51 Queen Street East was no longer owned by the McCulla family at that time. A quit claim was made on the property in 1925 granting the property to Louisa Derby. No information has been found on this person, but it can be assumed that she was known to William’s son, John B. McCulla. This can be inferred because the transfer of property was a “quit claim” as opposed to an outright purchase of the property. An outright sale of the land would have been the more likely method for transferring ownership of the property had Derby been a buyer unfamiliar to the McCulla family.

**Wilbert Wallace Bartlett: May 27, 1949**

Dr. Bert Bartlett opened his medical practice at one of the rental offices at 51 Queen Street East in 1932. Land registry records show that 51 Queen Street East was granted to him in 1939, suggesting that he was either related to the McCullas or to Derby (no family connection could be confirmed from cemetery records) or that he was an unusually well-liked tenant.

**Bartholme Enterprises Ltd.: March 3, 1965**

With this 1965 transfer, ownership of 51 Queen Street East remained with Dr. Bartlett, but now through a farm and horse breeding company, Bartholme Enterprises. This company was co-owned by Bert’s brother Robert Bartlett. They bred prize Hackney horses.

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After a brief time as a boarding or rooming house, the building at 51 Queen Street East became a retail and medical office rental building, similar to the retail “blocks” elsewhere on Queen Street East including the Walsh Block (12-14 Queen East – see photo 5.2.16) and the Wilkinson Block (29-37 Queen East).

These two buildings, just to the west of 47 and 51 Queen Street East, are true “blocks”. This word was commonly used in the late 19th century and early 20th century for a commercial building commissioned by a property owner to be rented for retail and/or office use. By contrast, the building at 51 Queen Street East was originally built as a “work-live” property (to use a modern term) for William McCulla, who used part of the building (49 Queen Street East) as his family’s home and the other half (51 Queen Street) as the office for his contracting company. So historically, 51 Queen Street is not a true commercial block, even though it has essentially functioned as one since the mid 1930s.

Several grantees have owned the property since 1979. This building remains a retail and office rental building.

### **3 Chapel Street**

In 1871, when a survey of the portion of Conc. 1 EHS, Lot 5 south of the 1845 “Brampton 2” plan was completed and registered as the “Brampton 22” plan, McCulla purchased Lots 1 and 2 of this plan. These lots were directly south of his Brampton 2, Lot 6 property, and extended his combined property south to John Street. In 1895, McCulla sold most of this property, but in 1936 the northerly half of Brampton 22, Lots 1 and 2 were sold to Arnott McClure (owner of 47 Queen Street, next door). He purchased this land to provide a Chapel Street exit for his ambulance and hearse. This parcel of land, identified today as 3 Chapel Street, is part of 47 Queen Street East.

### **Primitive Methodist Church**

To better understand the historical importance of 47 Queen Street East, following is a brief history of the Primitive Methodist Church in Canada and of the prominent role that Brampton played in the early foundation of this denomination.

At the time Brampton’s first church, and Brampton itself, was founded, in the 1830s there were four conflicting branches of the Methodist community in Canada. The Wesleyan Methodist Church traced its roots back to John and Charles Wesley who had founded Methodism in the UK about 100 years earlier. The Episcopalian Methodist Church was founded about a generation later by British Methodists who had moved to the US. Two smaller factions – the Methodist New Connexion and the Primitive Methodists – had recently been established by members of the two older churches who felt that their old church had strayed from the faith. Both break-away groups hoped to return Methodism to its more pious roots in their own way.

The Primitive Methodist were never a significant influence on Methodism at large in Canada, but they were an important part of community life in early Brampton, and

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members of the Primitive Methodist Church in Brampton laid the earliest foundations of this movement across Canada.

Methodism itself originated in the UK as a break-away faction of the Church of England in the 1730s. (The Anglican Church is the Canadian partner of the “C of E”.) Some church members felt that the Church of England had become a social meeting place for elite families. Feeling that business, fashion and politics had replaced Bible lessons on Sunday morning, the Wesley brothers and their followers formed new churches and considered themselves to be a revitalization of true Anglicanism. Members of the existing Church of England ridiculed the “dissenters” for their rigid beliefs, and mocked them for their “methodical” adherence to scripture. The dissenters took the insult as a badge of honour and adopted their mocking name, becoming “Methodists”.

Inherently opposed to British conservatism, Methodists were the largest religious group emigrating to Upper Canada around the time Brampton was being settled. But because these Wesleyan Methodists came to dominate social affairs in the new colony, they became the very business and political elite they had opposed back in the UK. Primitive Methodism was a response to this growing secularism in Canada’s Methodist community.

William Lawson is one of the most important names in the early days of the Primitive Methodist movement. And he is also one of Brampton’s most prominent early citizens. It is, in fact, Lawson who gave Brampton its name. Lawson moved from the UK to York (Toronto) in 1829, but found the Wesleyan congregation there more interested in matters economical than ecumenical so in 1834, he accepted an invitation from a like-minded Methodist to move to Brampton. Lawson’s friend was John Elliott – the man who settled the lot of land on which 47 and 51 Queen Street East now stand. Elliott urged Lawson to found a pious Methodist church for his community and in return Elliott “released” (granted free in return for a promise to use the land for a goal specified by the owner) part of his “Brampton 2, Lot 6” parcel to one of Lawson’s business partners, Robert Walker; which is how Brampton’s first church got to be where it is now, at 47 Queen Street East.

During his brief stay in Brampton (he was urged by the early Primitive movement to found more churches across Ontario) Lawson brought many new settlers to this town by encouraging them to join his Primitive Methodist movement, which centred on Brampton; conveniently located at the outskirts of conservative Toronto. Unlike the older established Wesleyan and Episcopal Methodist churches, which Lawson felt had become exclusive clubs for Toronto elites, Primitive Methodism took a more evangelical approach, hosting camp meetings near today’s Eldorado Park, open to anyone interested in hearing Lawson spread his word.

Two earlier Primitive Methodist churches were established in Toronto, but due to the influence Lawson had in the early church, his parish in Brampton became the early administrative centre of the movement. In the early days of the church, when there

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weren't a sufficient number of men trained in theology to serve as ministers in all the various communities, an established minister would be assigned a "circuit" in addition to his home church. He was expected to ride through this circuit on a regular basis to preach to these smaller, local congregations.

Lawson had an impossibly large circuit at the time. The Brampton Circuit covered all of Ontario north and west of Toronto. "Saddlebag preaching" over such a large region was made all the more challenging considering the poor condition, or absence in some cases, of roads. Fortunately, evangelism seemed to be in Lawson's blood. (He had come to Brampton, Ontario from Brampton, Cumbria with the goal of traveling the frontier for new adherents.)

In later years, the northern extent of Brampton's circuit was cut back to about where Alliston, Ontario is today, and a Brantford Circuit was formed to ease the burden of Brampton's ministers in southwestern Ontario. Even though the size of the Brampton Circuit continued to diminish as the province grew, Brampton remained an important centre of the Primitive Methodist Church, thanks to its pioneering role in establishing the church in Canada. Brampton, for example, hosted the first conference of Primitive Methodist ministers; held in 1854 to confirm the church's ecumenical principles, although ironically at this conference, Brampton became a branch circuit, with its administrative leaders being reappointed at this time to a head office in Hamilton.

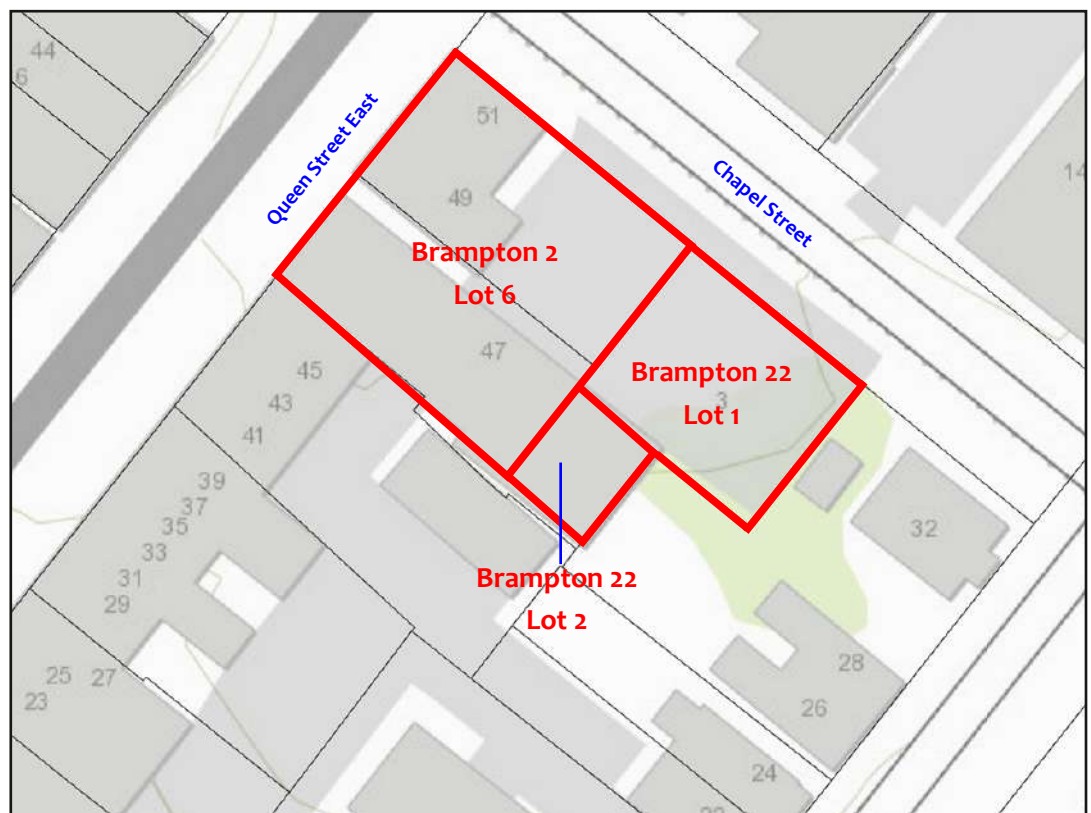
Thanks indirectly to Lawson's efforts, the four factions of the Methodist community reunited between 1882 and 1886 as an increasing number of Wesleyan and Episcopal Methodists came to agree with the Primitives that their older churches had lost their enthusiasm for preaching the word of God. The Episcopal and Wesleyan churches in Canada reunited in 1882, bringing their two Brampton churches together for the first time. The Primitive Methodists who motivated the reunification held out, but consented to join the union in 1884.

Fittingly, the conference that approved the Primitive church's reintegration into the *Methodist Church of Canada* was held in Brampton, at the church at 47 Queen Street East. Reverend Thomas Griffith, who hosted the conference, was the last Primitive Methodist minister in Brampton, although he continued to serve as a minister of the Methodist Church outside of Brampton.

5.1  
Land Registry  
Records



5.1.1: Concession 1 E.H.S. (east of Hurontario Street), Lot 5



5.1.2: Registered plans Brampton 2, Lot 6 and Brampton 22, Lots 1 and 2

47 and 51 Queen St. E.

LOT No. 5 West 1/2		CONCESSION East					
NO. OF INSTRUMENT	DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
Patent	30 Nov 1821		John Elliott	✓ Samuel Penny	100 Acres		
1596	B.S.	1 Dec 1821	29 Jan 1822	✓ Samuel Penny	John Elliott	100 Acres	£ 100
1597		3 June 1824	15 May 1825	John Elliott et ux	Abijah Lewis	40 Acres	£ 200
1598			John Elliott et ux	Abijah Lewis & Joseph			
17299		10 Sep 1834	May 1840	John Elliott et ux	George Bell	5 Acres	£ 500
18039		2 June 1841	1 June 1841	Abijah Lewis et ux	Oliver Howland	1/2 Acre	£ 200
18040		2 June 1841	9 Aug 1843	George Bell	Joseph Bell	1/2 Acre	£ 100
18041		2 June 1841	9 Aug 1843	George Bell	George Knight	1/2 Acre	£ 100
18042		12 Sep 1845	21 Oct 1845	George Knight et ux	William Maudsley		£ 200
18043		12 Sep 1845	21 Oct 1845	William Maudsley et ux	Joseph Bell		£ 200
18044		12 Sep 1845	21 Oct 1845	John Elliott et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18045		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18046		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18047		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18048		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18049		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18050		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18051		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18052		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18053		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18054		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18055		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18056		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18057		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18058		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18059		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18060		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200

5.1.3: Concession 1 E.H.S, west half of Lot 5, Book A, page 1

18061		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18062		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18063		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18064		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18065		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18066		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18067		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18068		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18069		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18070		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18071		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18072		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18073		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18074		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18075		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18076		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18077		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18078		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18079		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18080		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18081		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18082		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18083		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18084		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18085		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18086		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18087		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18088		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18089		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18090		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18091		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18092		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18093		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18094		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18095		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18096		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18097		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18098		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18099		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200
18100		12 Sep 1845	21 Oct 1845	William Maudsley et ux	William Maudsley	200 yds 1/2 Acre	£ 200

5.1.4: Concession 1 E.H.S, west half of Lot 5, Book A, page 2

# LOT No. 5 West 1/2 1st CONCESSION East.

No. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
14441	R of B. 1466 1866 1766 1866	1466 1866 1766 1866		Emeline Gueman	William Gueman All		£100	
587	Shall 27 July 1868 2 May 1871	27 July 1868 2 May 1871		John L. L. et al	Jane L. L. et al			
1923	B & S. 19 Sept 1874 19 Sept 1874	19 Sept 1874 19 Sept 1874		Kenneth L. L. et al	Henry Carter et al parts 1/2	1000		Baptist Church Property
1415	B & S. 2 Feb 1876 2 Feb 1876	2 Feb 1876 2 Feb 1876		John L. L. et al	John L. L. et al	1/2	506	
2419	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	Francis Puffer et al		650	
2434	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4030	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4034	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4039	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4041	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4042	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4043	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4044	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4045	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4046	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4047	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4048	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4049	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4050	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4051	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4052	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4053	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4054	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4055	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4056	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4057	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4058	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4059	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4060	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4061	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4062	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4063	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4064	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4065	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4066	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4067	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4068	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4069	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4070	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4071	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4072	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4073	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4074	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4075	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4076	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4077	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4078	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4079	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4080	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4081	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4082	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4083	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4084	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4085	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4086	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4087	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4088	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4089	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4090	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4091	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4092	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4093	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4094	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4095	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4096	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4097	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4098	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4099	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	
4100	B & S. 15 Mar 1876 15 Mar 1876	15 Mar 1876 15 Mar 1876		John L. L. et al	John L. L. et al		1500	

5.1.5: Concession 1 E.H.S, west half of Lot 5, Book B

Date Plan Registered: No Date

Owners: George Wright et al

Lots Subdivided: Pts S. 1 E.H.S. & O.

Abstract Index  
Répertoire par lot

6

Plan/Concession BR-2

George & Chapel Street

Page 1

Ontario

Registration Number (Instrument)	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Terrain/Remarques
94	Release	9 Nov 1868	Robert H. Smith	Rev. John Fleisher	£500	All
95	Ass't of Mort	9 Nov 1868	Robert Walker et al	Rev. John Fleisher	5 Shillings	All
273	B. & S.	5 Feb 1870	John Fleisher Sr. et ux	William A. McCulla	2400.00	Part
4069	Decl.	14 Oct 1886	Re: Trustees, Queen Street	Methodist Church		All (1)
4070	B. & S.	14 Oct 1886	William Elliott et al	Nanton Treadgold	1800.00	Part & O.L.
4071	Mortgage	14 Oct 1886	Nanton Treadgold et ux	Richard Hewson et al	1500.00	Part & O.L.
4164	Mortgage	2 Feb 1887	Nanton Treadgold et ux	Richard Hewson	3000.00	Part and O.L.
5224	Agree't	19 Apr 1892	Nanton Treadgold	John F. Quin	115.00	Part and O.L.
5569	Mortgage	24 Oct 1894	William A. McCulla et ux	Henry P. Lawson	5700.00	Part and O.L.
6496	Q.C.	14 Feb 1902	Nanton Treadgold et ux	Richard Hewson William H. Smith Jeremiah Pickering Executors of Edward Hillock, deceased	1.00 & c	Part and O.L. Together with right-of-way 8 ft. in width 69ft. in length adjoining the westerly limit of said land and extending from the side line
6497	B. & S.	14 Feb 1902	Richard Hewson William H. Smith Jeremiah Pickering Executors of E. Hillock, Dec'd	Mary Ann Hillock, widow Minnie Etta Cheyne Alfred F. Hillock	1.00 and	the premises. Part and O.L. Together with a right-of-way etc.
7104	Notice and Declaration	26 May 1905	Henry Pratt Lawson	William A. McCulla Elizabeth McCulla Eliza Ferster		Part (5193 sq. ft.) and O.L. Notice and Declaration exercising Power of Sale in Mortgage No. 5569

10321 (M)
FORM 1
Continued on back of page

5.1.6: Brampton 2, Lot 6, page 1

Abstract Index Répertoire par lot						
Lot		Plan/Concession		BR-2		Page 2
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement At (M)   (D)   (Y)	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-lands/Observations
7104	Continued			James H. Forster Fred Forster Executors of the late John Forster, deceased William C. Irvine Archibald McKechnie Executors of the Estate of the late John Irvine Peaker & Son and The Ontario Bank		
7228	B. & S.	2 Dec 1905	John F. Quin	Annie Quin	1.00 AN. 1.55.	Part & OL. Together with the right to use the party wall
7275	B. & S.	10 Mar 1906	Henry Pratt Lawson	Elizabeth McCulla	1000.00	Part (5193 sq. ft.) And Subj't also to a Mortgage thereon for \$2000.00 and Interest
7636	Will and Codictl	26 Jun 1907	Mary Ann Hillock, widow	my daughter Minnie		An undivided 1/3 and other bequests etc.
7940	B. & S.	2 Dec 1908	Joseph Love Newlove Minnie Ella Cheyne Exrs. of Mary Ann Hillock, deceased.	Minnie Ella Cheyne	1.00 and	the premises 1/3 and OL. save and except portion sold off etc. and together with a right-of-way etc.
7941	B. & S.	2 Dec 1908	Minnie Ella Cheyne	Edwin Charles Denison	2800.00	Part and OL. Undivided 2/3. Save and except that portion sold. Together with a right-of-way etc.
8035	B. & S.	28 Apr 1909	Alfred F. Hillock et ux	Rhoda H. Elliott wife of James E. Elliott	1600.00	and the premises. Part and OL. Save and except that portion heretofore sold and conveyed as therein described Together with a right-of-way 8ft. in width and 08ft. in length adjoining

5.1.7: Brampton 2, Lot 6, page 2

Abstract Index Répertoire par lot						
Lot		Plan/Concession		BR-2		Page 3
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement At (M)   (D)   (Y)	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-lands/Observations
8035	B. & S.	Continued				the westerly limit of said land etc. Together with a narrow strip west of the Northerly 40 ft. the Westerly wall etc.
8209	B. S.	7 Feb 1910	Rhoda H. Elliott	Edwin Denison	\$1800.00	Part and OL
11032	B. & S.	29 Jun 1912	Annie Quinn, widow	Sarah Stirk	\$500.00	Part and OL
12563	B. & S.	5 Jul 1917	Sarah Stirk	Samuel D. Stirk	\$500.00	Part and OL
12564	Mortgage	5 Jul 1917	Samuel D. Stirk et ux	Harriett Stirk	2100.00	Part and OL
13726	B. & S.	2 Jul 1920	Amy E. Wakefield	McKillop & McIntyre	6000.00	Part and OL
15469	Q.C.	9 Jan 1925	John B. McCulla et ux	Louisa H. Derby	2100.00	Part and OL
15819	Grant	30 Mar 1926	Thomas H. McKillop et ux	Elmer F. McIntyre	1.00 &c	Part and OL
16265	Grant	20 Jun 1927	Elmer F. McIntyre et ux	James S. Torrance Annett H. McClure Elmer F. McIntyre	1.00 &c	Part and OL with right-of-way
17182	Grant	6 Oct 1930	James S. Torrance et ux	Annett H. McClure Elmer F. McIntyre	1.00 &c	Part. Undivided 1/3 interest
17432	Grant	17 Nov. 1931	Elmer F. McIntyre et ux	Annett H. McClure	1.00	Part and OL & interest
19163	Mortgage	10 Nov 1936	Mabel Scott	Euphemia Reed	\$200.00	Part & OL (1/3 interest in lands)
20570	Grant	17 Feb 1943	Susan D. McClure Extn. of Annett H. McClure Est.	Susan D. McClure	\$1.00 &c	Treas. Consents (O. 30.) Attached All excepts Comm at N angle lot 6

5.1.8: Brampton 2, Lot 6, page 3

Abstract Index Répertoire par lot							
Lot		Plan/Concession		BR-2		Page	
6						4	
Représentation Municipale d'enregistrement	Instrument Type Type d'acte	Représentation Date d'enregistrement AA   MM   JJ	Parties from Parties	Parties to Parties	Considération Contrepartie	Land/Remarks Branche/Observations	
20570	Grant	Continued				Thence S 101°5' X W 51° X N101°4' X E51° to p. of & a B' X 89' R of Way & Interest in W. wall as set out in No. 5224 & OL	
23603	Grant	27 May 1949	Mabel Scott Sur. Exrx. of Elizabeth McCulla Est	Wilbert W. Bartlett	\$1.00 &c	Part: Comm. at M. angle lot S., thence S 101° X W 51° X N 101° X E 51° to p. of c., Tog. with R. of Way (8' X 89')	
29934	Grant	27 May 1955	Susan D. McClure	William E. Beatty	\$1.00 &c	Part as in No. 20570 & OL	
30313	Lease	4 Aug 1955	William E. Beatty	Adams Furniture Co. Ltd.	\$6,050.00	per annum. Part as in No. 20570 & OL	
54730	Grant	3 Mar 1965	Wilbert W. Bartlett	Bartholme Enterprises Limited	2.00 &c	Part as in No. 23603. Tog. with R of W	
147775VS	Q.C.	14 Aug 1970	Bartholme Enterprises Limited	Wilbert W. Bartlett	2.698c	Part & r. of w. as in No. 23605	
GR291486VS	Cert	26 Nov 1973	Treasurer's Consent	William E. Beatty Estate		Re: No. 29934	
205579VS	Grant	27 Dec 1973	Harriet E. Beatty Exrx. of William E. Beatty Est	Harriet E. Beatty	\$2.00 &c	(1) All & exception & right of way as in No. 20570 & OL	
43R-6809	Reference Plan		(Part 1 & OL) Tog. with agree'd	Re. No.'s 5224 & 6184		Part 3 & OL & OL	
528157	Grant	7 Sept 1979	Emma L. Bartlett Robert D. Bartlett William E. West Executors of William W. Bartlett estate	John Tracey JACK M. Frieman as tenants in common	\$1.00 &c	Part as in No. 23603. Tog. with R of Way	

5.1.9: Brampton 2, Lot 6, page 4

Abstract Index Répertoire par lot							
Lot		Plan/Concession		BR-2		Page	
6						5	
Représentation Municipale d'enregistrement	Instrument Type Type d'acte	Représentation Date d'enregistrement AA   MM   JJ	Parties from Parties	Parties to Parties	Considération Contrepartie	Land/Remarks Branche/Observations	
550118	Cert	12 June 1980	Treasurer's Consent	Samuel D. Stirk (Estate)		Part & OL designated as pts 1 & 3 on 43R-6809 re: No. 12563. Tog. with right & easements Re: No.'s 6184 & 5224. Tog. with r of w over pt lot 3 BR-2 & pt lot & BR-22	
551768	Grant	3 July 1980	Gerald D. Stirk Samuel A. Stirk Harry L. Stirk Executors of Samuel D. Stirk estate	Gerald D. Stirk	\$2.00 &c	Part & OL designated as parts 1 & 3 on 43R-6809. Tog. with right Re: 6184. Tog. with R of Way	
552118	Grant	3 July 1980	John Tracey Jack M. Frieman	448226 Ontario Limited	\$2.00 &c	Part as in 23503. Tog. with R of Way	
811755	Grant	04 08 87	STIRK, Gerald D.	IANNACI, William		Part & OL. Being pt 1 & 3 on 43R-6809. Tog. with right-of-way over pt lot 3 being pt 2 on 43R-6809. Tog. with right to use party wall & easements as in 6187	
811756	Mort	04 08 87	IANNACI, William	The Royal Bank of Canada	400,000.00	Part & OL. Being pts 1 & 3 on 43R-6809. Tog. with right to use party wall & easements as in 6187	
825328	Order	16 12 87	The City of Brampton			Pt as in 552118. Tog. with right of way. Order to comply with property standards.	
830933	Mort	04 01 88	448226 Ontario Limited	Bank of Montreal		Pt as in 552118	
830934	A. of Rents	04 01 88	448226 Ontario Limited	Bank of Montreal		Pt as in 552118	

5.1.10: Brampton 2, Lot 6, page 5

Abstract Index Répertoire par lot							
Lot		Plan/Concession		BR-2		Page	
Ontario							
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Don-fonds/Observations	
43R-16750	Reference Plan	89 04 12				Parts 1 & 2-being part & QL as in 295579VS	
896259	Notice	89 05 31	BEATTY, Harriet	SACCO, Angelo		part & QL designated as pts 1 & 2 on 43R-16750	
910383	Grant	89 09 18	BEATTY, Harriet Elizabeth	SACCO SCHOOLS LIMITED	\$1,900,000.00	part & QL designated as pts 1 & 2 on 43R-16750. Subj't to a r. of w. over pt 2	
901304	Mort	89 09 18	SACCO SCHOOLS LIMITED	BEATTY, Harriet Elizabeth	\$700,000.00	Part & QL designated as pts 1 & 2 on 43R-16750	
935363	Mortgage	90 04 20	448226 Ontario Limited	LAURENTIAN BANK OF CANADA	\$75,000.00	Part as in 552118	
980992	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & QL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118	
980993	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & QL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in No. 552118	
RD 985987	Certificate	91 10 10		Aelfa Research Incorporated COB as Aelfa Structures Plaintiff		RE: 980992 and 980993	
RD 995503	Mort	92 01 24	448226 Ontario Limited	Long Island Holdings Limited	\$2,600.00	Part as in 552118	
RD 1084967	Charge	95 02 10	448226 Ontario Limited	CAMPBELL, Mary	\$100,000.00	Part as in 552110	

**5.1.11: Brampton 2, Lot 6, page 6**

Abstract Index Répertoire par lot						
Lot		5		Plan/Concession		38-2
Page		7				
Registration Number Numéro d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscriptions YY MM JJ	Parties from Parties	Parties to Parties	Consideration Considération	Land/Remarks Situ/Remarques/Observations
RD 1114269	Certificate	96 05 13	The City of Brampton			Tax Arrears, Part as in 552116
RD 1117414	Statutory Declaration	96 06 24	The City of Brampton			RE: No. RD 1114259.
RD1144687	Certificate	97 06 16	THE Corporation of the City of Brampton			Cancel Certificate No. RD114469
<p><b>NOTICE</b> All Documents/Instruments inscribed on this day</p> <p>JUL 29 1997 CP</p> <p>OVER RECORDED IN THE LAND REGISTRY ACT INDEX SET OUT IN SUBSECTION 21(1) OF THE REGISTRY ACT</p> <p>91-07-17</p>						

**5.1.12: Brampton 2, Lot 6, page 7**

Date Plan Registered: Dec. 4 1871		Abstract Index Répertoire par lot		Plan/Concession		Page	
Owners: John Coyne		Lot 1		BR-22		1	
Lots Subdivided: (Pgs. 5, 1 EMS)		Town of Brampton		John & Chapel Street			
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement (YY   MM   JJ)	Parties from Parties de	Parties to Parties à	Consideration Contrepartie	Land/Remarks Branche/Observations	
564	B. & S.	4 Dec 1871	John Coyne et ux	W. A. McCulla	\$200.00	ALL & OL	
5629	B. & S.	2 Mar 1895	William A. McCulla et ux	William H. Johnston	1100.00	ALL & OL	
16984	Grant	7 Feb 1930	Margaret E. Johnston Exr. William H. Johnston	Margaret E. Johnston and Barbara H. Gosnell as joint tenants	1.00	Part	
19168	Grant	13 Nov 1936	Mabel Scott, Extr. of Elizabeth McCulla Est.	Arnott McClure	\$550.00	All except 51y 70' & OL. Sketch attached	
20570	Grant	17 Feb 1943	Susan D. McClure, Extr. of Arnott H. McClure Est.	Susan D. McClure	\$1.00 &c	ALL except 51y 70' & OL. Treas. Consents (O. & D.). Attached	
29934	Grant	27 May 1955	Susan D. McClure	William E. Beatty	\$1.00 &c	Part as in No. 20570 & OL	
30313	Lease	4 Aug 1955	William E. Beatty	Adams Furniture Co., Limited	\$6,050.00	per annum, Part as in No. 20570 & OL	
34662	Grant	2 May 1958	Harry A. Willis et al. Exrs. of Margaret E. Johnston Est.	Annie M. Moore Olive J. Moore as joint tenants	\$12,000.00	Part. Treas. Consent attached. Comm. in W. Unit of Chapel St. 70' from John St. Thence W 60' X 5.70' X E 60' X 70' to p. of c.	
GR291486VS	Cert.	26 Nov 1973	Treasurer's Consent	William E. Beatty Estate		Re: No. 29934	
295579VS	Grant	27 Dec 1973	Harriet E. Beatty Extr. of William E. Beatty Est.	Harriet E. Beatty	\$2.00 &c	(3) part & OL. See lot 3 BR-2 for desc. & OL. Dominion Consent attached	
429513	Cert.	9 May 1977	Treasurer's Consent	Annie M. Moore Estate		Re: 34662	
554952	Grant	5 Aug 1980	Olive J. Moore	Frenzel Investments Ltd.	\$2.00 &c	Part as in No. 34662 & OL	

5.1.13: Brampton 22, Lot 1, page 1

Date Plan Registered: Dec. 4 1871		Abstract Index Répertoire par lot		Plan/Concession		Page	
Owners: John Coyne		Lot 1		BR-22		2	
Lots Subdivided: (Pgs. 5, 1 EMS)		Town of Brampton		John & Chapel Street			
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement (YY   MM   JJ)	Parties from Parties de	Parties to Parties à	Consideration Contrepartie	Land/Remarks Branche/Observations	
630180	Grant	18 01 82	Frenzel Investments Ltd.	A. Tech Real Estate Development Inc.	2.00 &c	Pt as in No. 34662 except Comm. point is E. of lot 1 & OL	
727419	Assgt of tenancy & Rents	18 09 85	A. Tech Real Estate Development Inc.	The Interior Trust Co.		(1) pt as in (1) of 630180 & OL	
727420	Assgt of Rents	18 09 85	A. Tech Real Estate Development Inc.	The Interior Trust Co.		(1) pt as in (1) of 630180 & OL	
793102	Grant	31 03 87	A. Tech Real Estate Development Inc.	Glyn-William, Edgar		Pt & OL. Comm El. Thence SE 102' X NW 112.50' X NE 7.47' X NE 41.26' X SE 40.37' X NE 61.50' X SW 72' to p. of c. Top. with r. of w. Subj't to r. of w.	
798268	Grant	06 05 87	GLYN-WILLIAMS, Edgar	FERGUSON, Gary GERLACH, David J. each i int.		Pt & OL. Tog. with & subj't to r. of w as in 793102	
835907	N. Agt. P & S	22 02 88	FERGUSON, Gary	510 Lansdowne Holdings Ltd.		Part & OL as in No. 793102. Tog. with and subj't to r. of w	
836478	N. Agt. P & S	26 02 88	FERGUSON, Gary	GERLACH, David		Part & OL as in 793102. Tog. w. R. of W. & Subj't to R. of W.	
838181	Grant	14 03 88	GERLACH, David John FERGUSON, Gary	GERLACH, David John		Part & OL as in 798268. Tog. w. R. of W. & Subj't to R. of W.	
838874	Q.C.	21 03 88	510 LANSDOWN Holdings Ltd.	GERLACH, David John		Part & OL as in 793102. Tog. with R. of W. & Subj't to R. of W.	

5.1.14: Brampton 22, Lot 1, page 2

Abstract Index Répertoire par lot						
Lot		Plan/Concession		BR-22		Page 3
Register Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Branche/Observations
959999	Mort	93 08 28	GERLACH, David John	H. H. The Queen Canada	124,470.73	Part & OL Tog with R of W & Subj to R of W as in 959999
43R-16750	Reference Plan	YR MTH DAY 89 04 12				Part 1-Being part & OL as in 2955795
896259	Notice	89 05 31	BEATTY, Harriet	SACCO, Angelo		Part & OL designated as part 1 & 2 on 43R-16750
910383	Grant	89 09 18	BEATTY, Harriet Elizabeth	SACCO SCHOOLS LIMITED	\$1,500,000.00	part & OL designated as pts 1 & 2 on 43R-16750. Subj't to r of w over pt 2
910384	Mort	89 09 18	SACCO SCHOOLS LIMITED	BEATTY, Harriet Elizabeth	\$700,000.00	part and OL designated as pts 1 & 2 on 43R-16750
919889	Mort	89 12 01	GERLACH, David John	The Royal Bank of Canada	\$80,000.00	Part & OL together with right of way as in 838181 Qtd by 899999 and 919889 17 Dec 95
924060	Agreement	90 02 13	H. H. The Queen	The Royal Bank of Canada		
934222	Agreement	90 04 09	GERLACH, David John	The Royal Bank of Canada		Re: Amending 919889
980992	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
980993	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
RD 985887	Certificate	91 10 10		Aelfa Research Incorporated COB as Aelfa Structures Plaintiff		RE: 980992 and 980993

5.1.15: Brampton 22, Lot 1, page 3

Abstract Index Répertoire par lot						
Lot		Plan/Concession		BR-22		Page 4
Register Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Branche/Observations
RD 1008289 Assigned by RD 1097867	Mort	92 06 08	GERLACH, David John	CANADIAN Imperial Bank of Commerce	\$500,000.00	Part & OL as in 838181 (793102) Tog. with right-of-way and subj't to right of way
RD 1032776	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RD 1032777	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RD 1032778	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RD 1034102	Stat. Decl.	93 03 31	THE City of Brampton			Re: RD 1032776
RD 1034103	Stat. Decl.	93 03 31	THE City of Brampton			Re: RD 1032776
RD 1034104	Stat. Decl.	93 03 31	THE City of Brampton			Re: RD 1032777
RD 1049477	Charge	93 10 07	GERLACH, David John	THE Commission Exchange Incorporated	200,000.00	Part & O.L. as in no. 838181
RD 1063202	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181
RD 1063203	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181 Tog with & Subj to R of W
RD 1063204	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181 Tog with & Subj to R of W

5.1.16: Brampton 22, Lot 1, page 4

Abstract Index Répertoire par lot						
Lot			Plan/Concession		Page	
R01963204			R0-22		5	
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Remarques
R0 1094428	Assignment	95 07 31	Royal Bank of Canada	The Commission Exchange Incorporated		Re: 919889
R0 1097865 Assigned by R0 1097866	Charge	95 09 01	GERLACH, David John	JACOBS, Sam JACOBS, Julia 26.83% int. on joint account with right of survivorship BOLTON, Ida 29.26% int.	205,000.00	Pt as in 798268 & OL Tog with & Subj to R of W
R0 1097866	Assignment	95 09 01	GERLACH, David John	JACOBS, Sam JACOBS, Julia 26.83% int. on joint account with right of survivorship BOLTON, Ida 29.26% int.		Re: No. R0 1097865
R0 1097867	Assignment	95 09 01	Canadian Imperial Bank of Commerce	The Commission Exchange Incorporated		Re: No. R0 1008289
	Deposit	95 09 01	See Deposit No. R0 1097866			Part & OL as in No. 798268.
R0 1097887	Postponement	95 09 01	The Commission Exchange Incorporated	BOLTON, Ida as to 29.26% int. JACOBS, Sam JACOBS, Julia as to 26.83% int on Jnt Acct Rt Surv. SZIVEK, John SZIVEK, Anna as to 14.15% int on Jnt Acct Rt Surv. Laurentian Trust of Canada Inc. in trust as to 29.76% int.		No. 919889, R0 1094428, 934222 postponed to R0 1097865.

5.1.17: Brampton 22, Lot 1, page 5

Abstract Index Répertoire par lot						
Lot			Plan/Concession		Page	
			R0-22		6	
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Remarques
R0 1097888	Postponement	95 09 01	THE Commission Exchange Incorporated	BOLTON, Ida as to 29.26% int. JACOBS, Sam JACOBS, Julia as to 26.83% int on Jnt Acct Rt Surv. SZIVEK, John SZIVEK, Anna as to 14.15% int. on Jnt Acct Rt Surv. Laurentian Trust of Canada Inc. as to 29.76% int. in trust. H.M. The Queen Canada		No. R0 1049477 postponed to No. R0 1097865, 919889, 859999 & R0 1008289.
R0 1097889	Postponement	95 09 01	THE Commission Exchange Incorporated	BOLTON, Ida as to 29.26% int. JACOBS, Sam JACOBS, Julia as to 26.83% int. on Jnt Acct Rt Surv. SZIVEK, John SZIVEK, Anna as to 14.15% int. Jnt Acct Rt Surv. Laurentian Trust of Canada Inc. in trust as to 29.76% int. The Commission Exchange Incorporated H.M. The Queen - Canada		No. R0 1008289 postponed to No. R0 1097865, 919889, 859999.
<p><b>NOTICE</b> All Documents/Instruments Antérieurs to JUL 29 1997 are recorded 97-07-16 and recorded in the public and private index set out in subsection 21(2) of the REGISTRY ACT</p>						

5.1.18: Brampton 22, Lot 1, page 6

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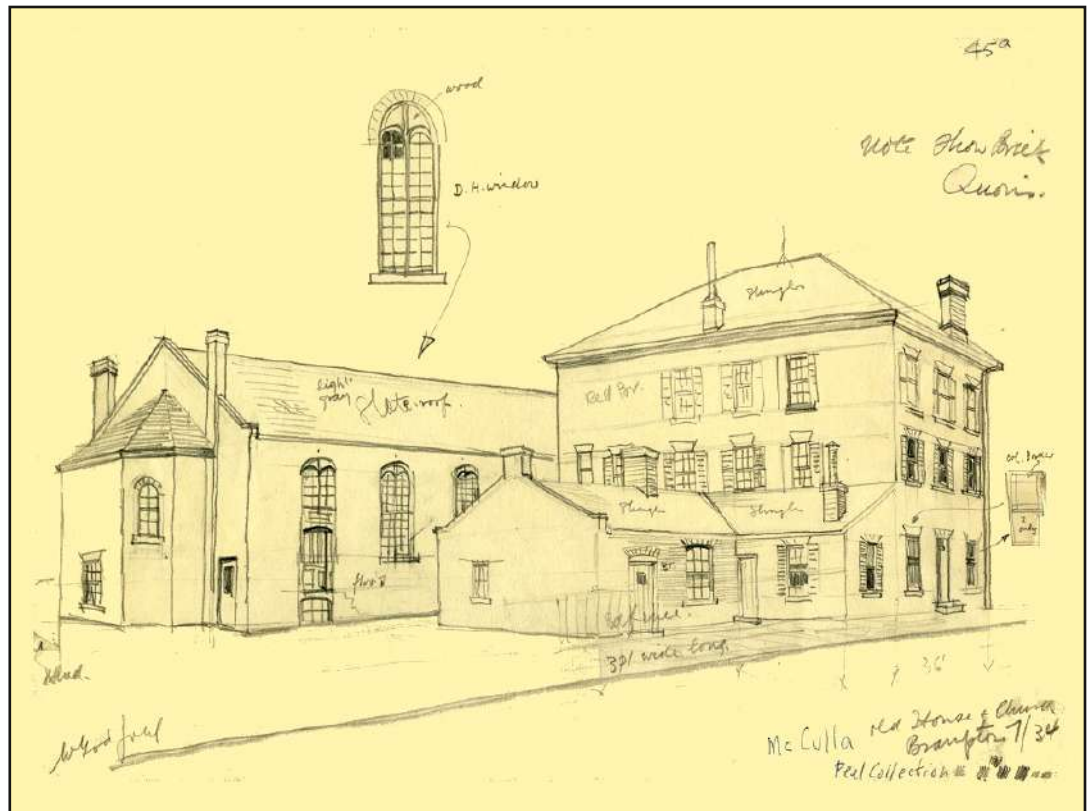
5.2  
Historic Images



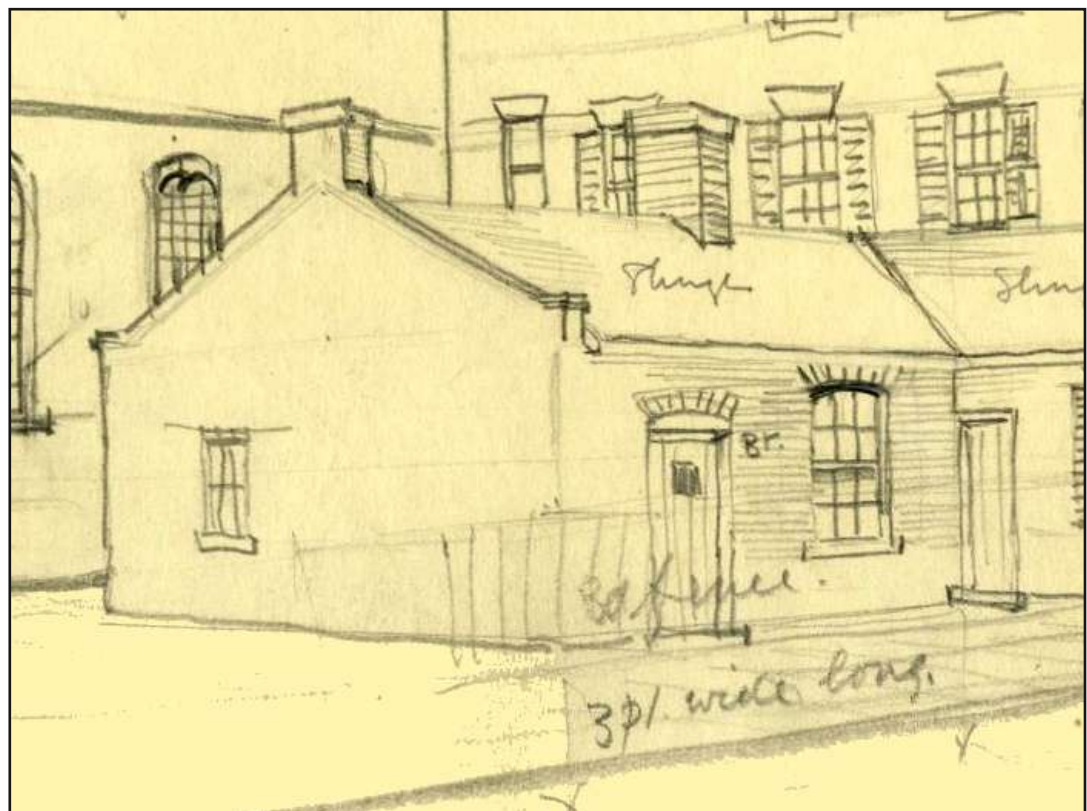
5.2.1: Downtown Brampton, ~1900, with 47 and 51 Queen Street East at left



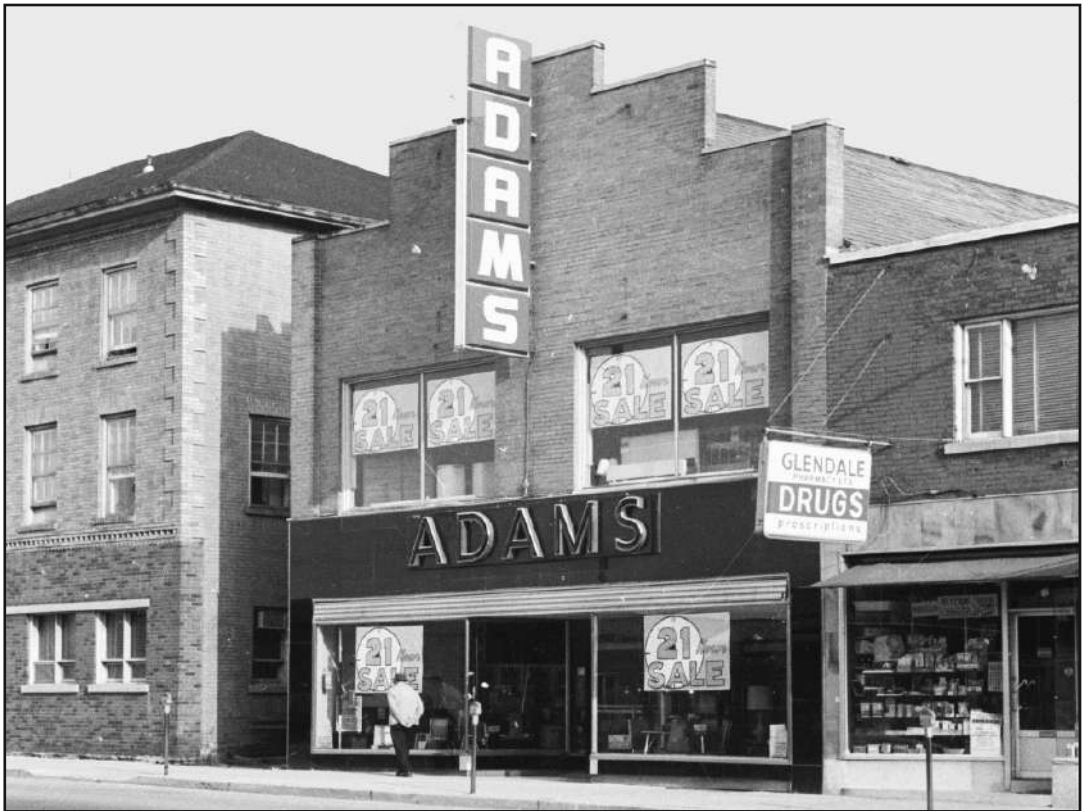
5.2.2: Downtown Brampton, ~1910, with 47 and 51 Queen Street East at left



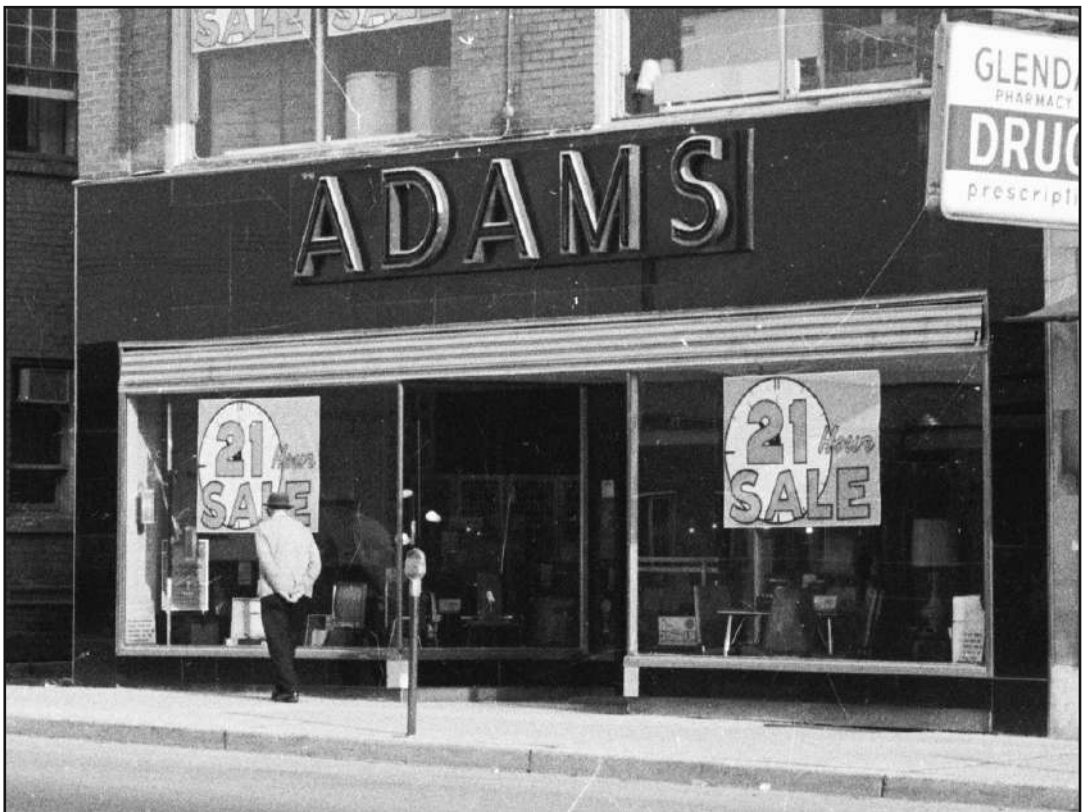
5.2.3: 1934 sketch of rear of 47 and 51 Queen Street East, by W.F.G. Godfrey



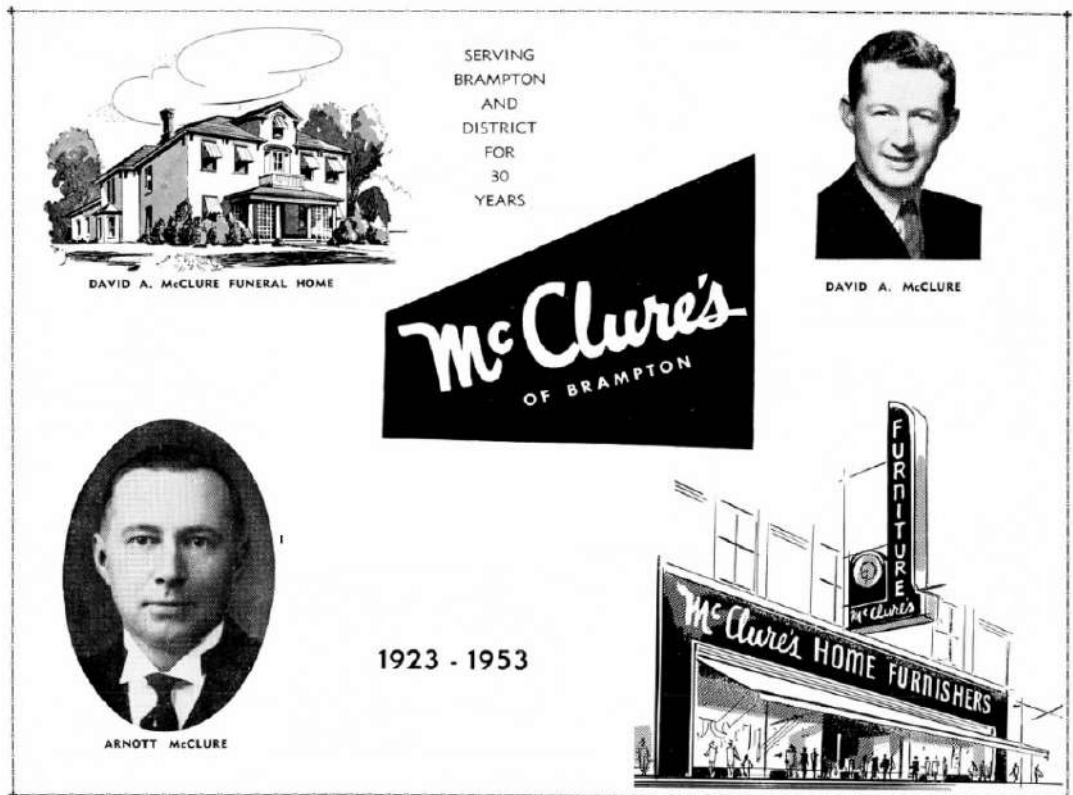
5.2.4: Detail of 51 Queen Street East from W.F.B. Godfrey's 1934 sketch



5.2.5: 47 Queen Street East, ~1965



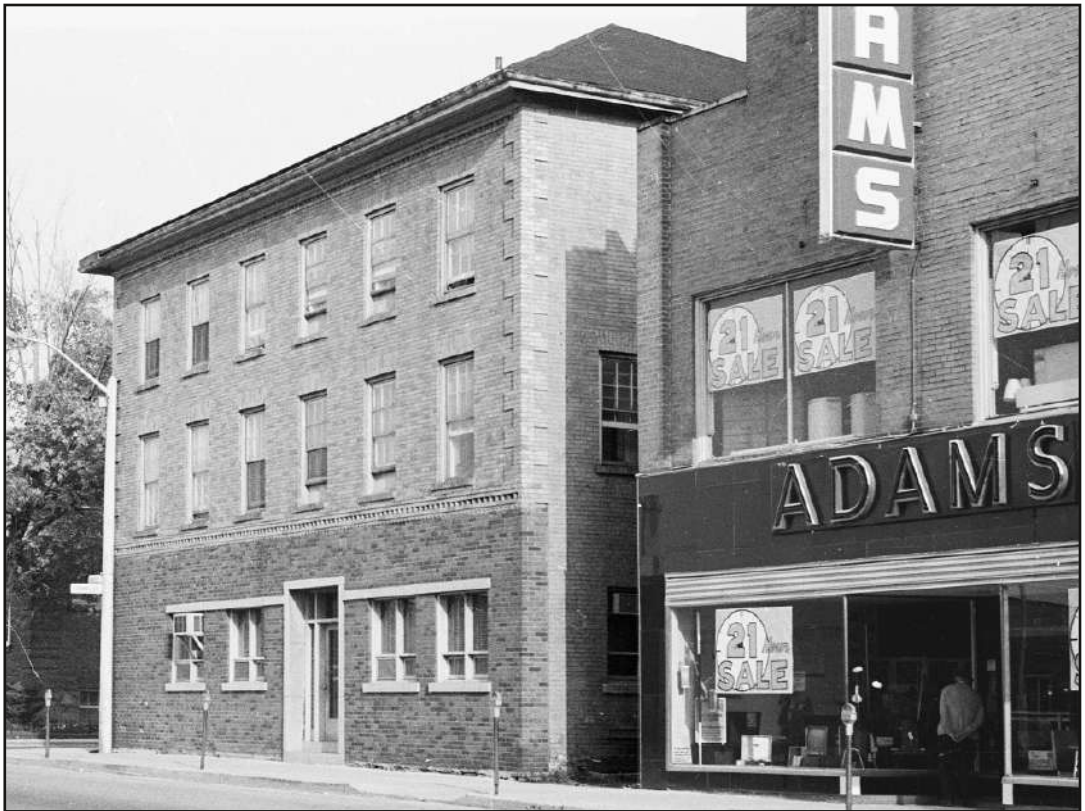
5.2.6: 47 Queen Street East, detail of ground floor, ~1965



5.2.7: A 1953 newspaper ad showing front exterior of 47 Queen Street East



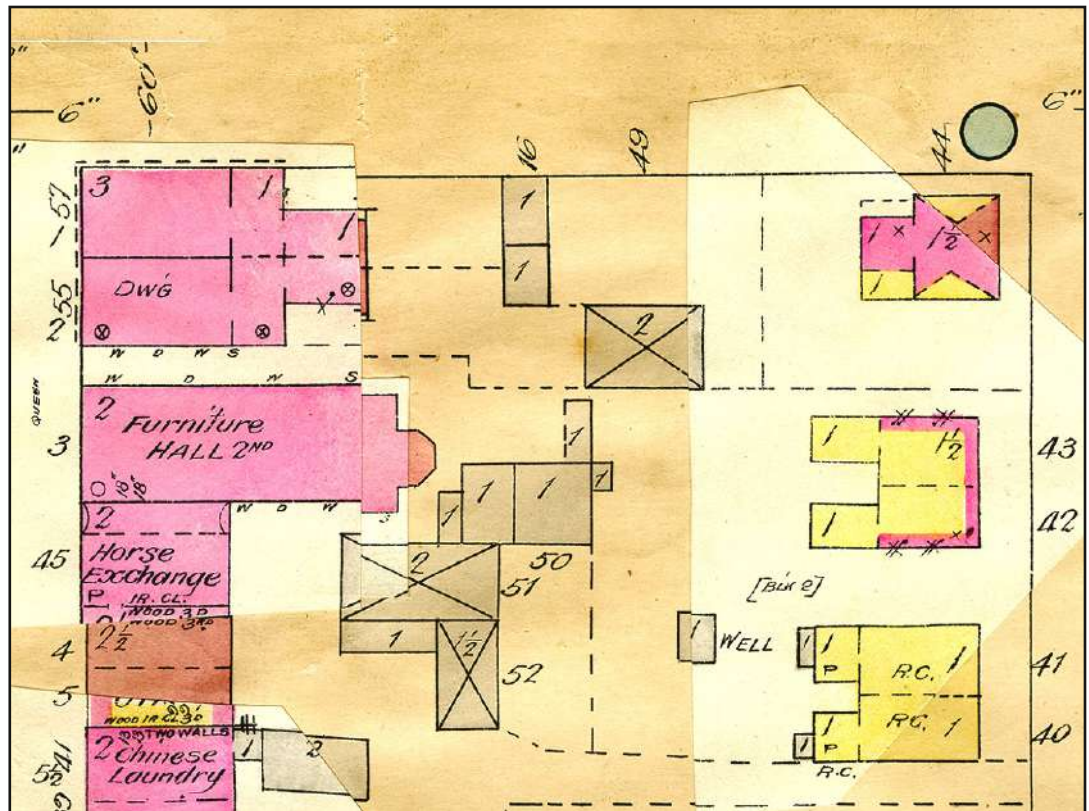
5.2.8: Detail of the store front, with exaggerated width to make the store look bigger



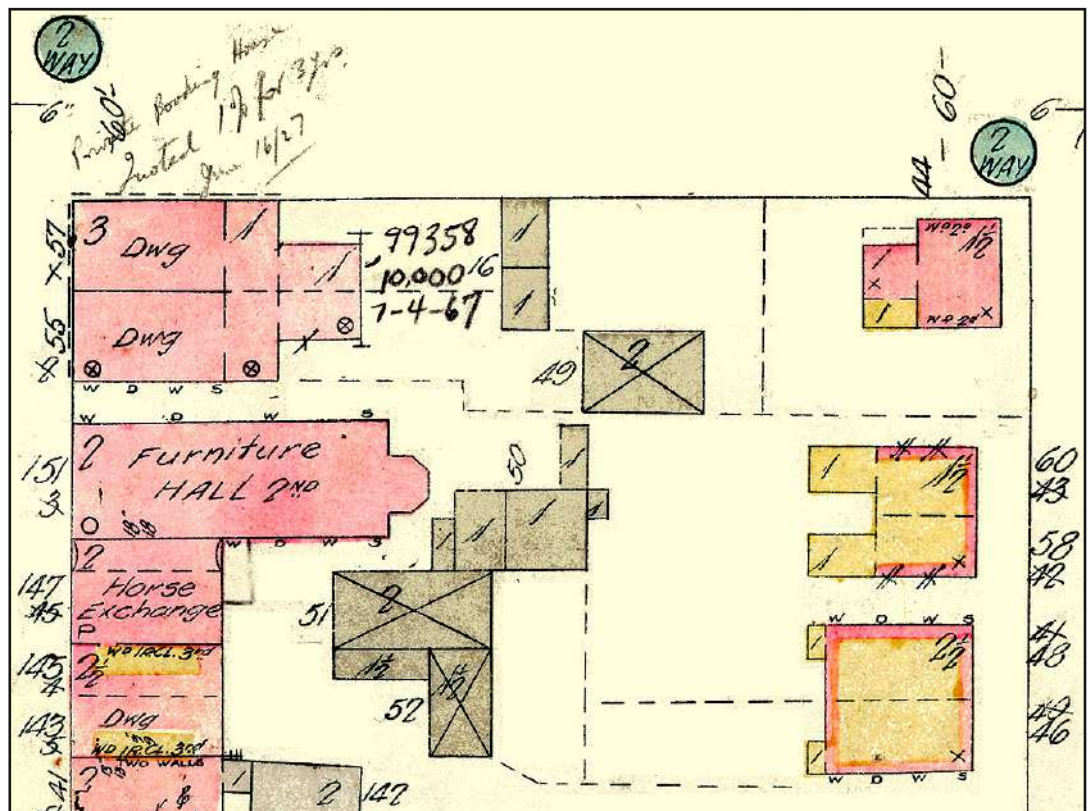
5.2.9: 47 (right) and 51 Queen Street East, ~1965



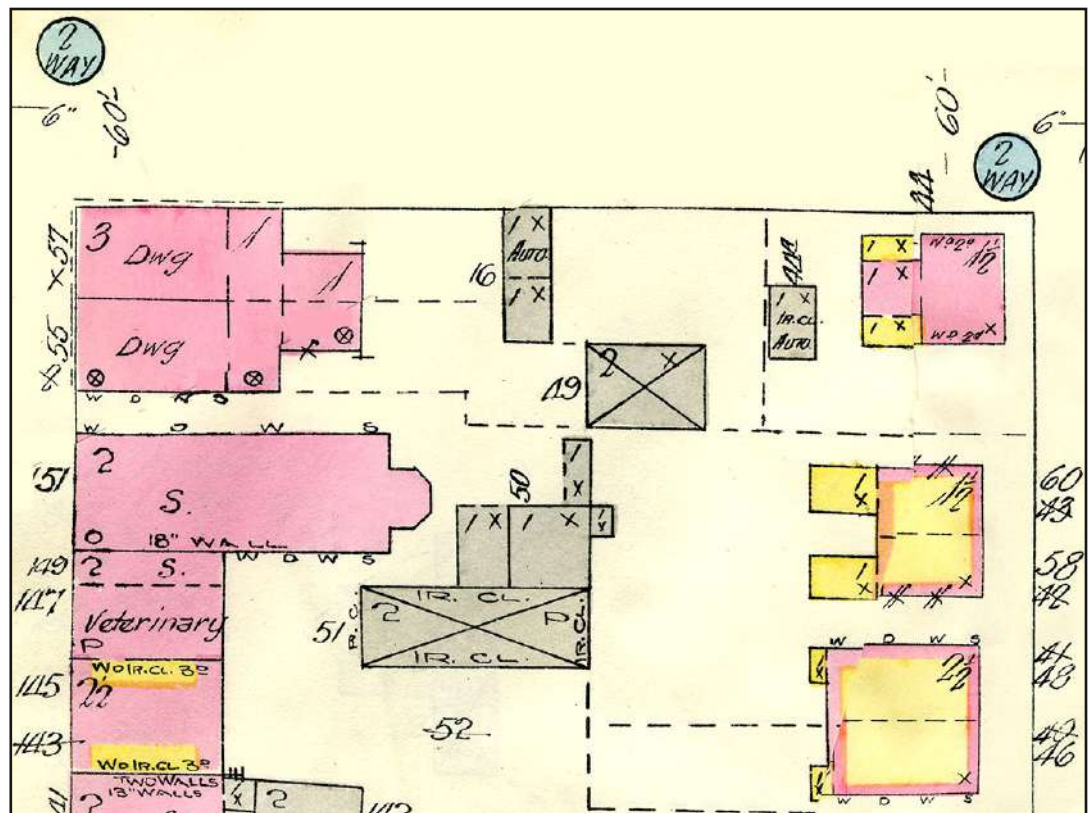
5.2.10: 51 Queen Street East, detail of ground floor, ~1965



5.2.11: Underwriters' Survey Ltd. fire insurance map, 1894 with 1911 additions



5.2.12: Underwriters' Survey Ltd. fire insurance map, 1917





5.2.15: Benares, Clarkson; typical “first style” residence, converted to rear annex



5.2.16: Typical commercial “block”; 12-14 Queen Street East, Brampton

## 6.0 EVALUATION

### 6.1: Regulation 9/06 (2022)

#### Part I: 47 Queen Street East

1. The property has physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	1. Because of the extensive alterations made to the façade of the 1869 building sometime around 1950, the building in its current state no longer represents the Richardsonian Romanesque style of architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	2. As with criterion 1, the building does not display a high degree of artistic merit due to extensive alterations made to the façade of the building.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	3. The building does not display a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	4. The building on the property was built in 1869, making it one of the oldest in Brampton's downtown core. This building was the first large church built in Brampton. It was also the central administrative church for the "Brampton Circuit" of the Primitive Methodist Church. The founder of the Brampton church, William Lawson, was a founder of the Primitive Methodist Church in the UK, and the man who brought Primitive Methodism to Canada. Lawson was a minister in Brampton, Cumbria and is the man who gave Brampton, Ontario its name.

<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>Yes</p>	<p>5. The Primitive Methodist Church in Canada sought to reform the traditional Methodist church partly by moving away from urban centres like Toronto, where conservative Methodism had taken root. The church's founder, William Lawson founded his first Canadian church in Brampton, beyond the influence (at the time) of Toronto. This building is a reminder of a time when Brampton's early settlers were at the centre of religious reform within what is now the United Church of Canada.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>No</p>	<p>6. The architect of the building has not been determined, and is not currently significant since his work has been altered. From the south and east, there is still evidence of the original church architecture (notably the surviving gable roof – see image 4.3.11) although the distinctive Richardsonian Romanesque features of the church have been removed, or obscured.</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>Yes</p>	<p>7. This church was one of the earliest to be founded by Primitive Methodists. The builder and first minister, William Lawson, hosted successful evangelical camp meetings to encourage reform-minded Methodists to move here, making Brampton an early centre of religious reform.</p>

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	8. Brampton has a number of historic churches in the downtown core, but alterations made to this Queen Street building have given this historic building the appearance of a retail outlet. As a result, the building is not currently visually linked to its past.
9. The property has contextual value because it is a landmark.	No	9. Because of the physical alterations which have given the building a conventional retail appearance, it is not considered locally to be a landmark.

**6.1: Regulation 9/06 (2022)**  
**Part II: 51 Queen Street East**

1. The property has physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	1. Although not a commercial “block” when built around 1880, the building does represent many of the characteristic features of commercial blocks built at around the same period, including a strong emphasis on vertical and horizontal lines with a simple, moulded wood cornice, flat roof, decorative brick work that is distinctive but not elaborate, and use of coloured bricks to create patterns around windows and at corner quoins.
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2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

Yes

2. The main building on this property is an early representative example of the skeleton-frame commercial buildings that were popular from the 1880s to 1920s. Unlike early masonry buildings with load-bearing walls (like 47 Queen Street next door) the unbroken rows of standard stretcher bricks (without need of intermittent rows of headers, for structural integrity) subtly reveals the modern (for the time) skeleton frame construction underneath.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

Yes

3. The construction technique is not outstanding (it became the standard form for commercial building in North America) but this building is an early example of the style and technique, as described in criterion 2.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Yes

4. The first (and long-time) owner of this building, William McCulla, was a mayor of Brampton at about the time this building was constructed, and was later a county warden and member of federal parliament.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

No

5. The main building on this property is now a representative example of a downtown office and retail rental building from the 1880s, although it was initially built as a live-work building for its first owner.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	6. The likely architect and builder of the main building on this property was the successful contractor in Brampton, William McCulla. Some of his residential buildings in Brampton have been designated; notable among these being the 1876-built William Elliott house at 10464 Torbram Road. The early use of skeleton construction at 51 Queen Street East is representative of his skills as an innovative contractor.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	7. The building is one of many buildings along Queen Street East that, in unison, help define the downtown core of Brampton. The building at 51 Queen Street East is consistent with other properties of historic, architectural and/or contextual significance in defining the late 19th century period when Brampton evolved from a small village to the county seat and regional businesses centre of Peel County; reflected in the number of, and prominence of commercial and office buildings along the section of Queen Street between Main Street and Chapel Street.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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9. The property has contextual value because it is a landmark.	Yes	9. As stated in Item 3.1.1 of the <i>City of Brampton's Official Plan – 2023</i> , “[l]andmarks are prominent, memorable landscapes and buildings that are recognizable for their symbolic significance, cultural heritage values, special visual appeal or a combination of these factors.” Being one of many buildings along Queen Street East that are characteristic of Brampton’s growth into a regional centre in the late 19th century, 51 Queen Street East is important in defining the character of downtown Brampton.
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## 6.2: Statement of cultural heritage value or interest

As clarified in Section 7 of this report, both of the subject properties, separately, meet two or more of the criteria of Regulation 9/06, making both properties suitable for designation under the terms of Part IV of the Ontario Heritage Act.

The building at 51 Queen Street East was constructed by a former Brampton mayor. The oldest part of the building at 47 Queen Street East was Brampton’s first church, and was also an important administrative centre for a short-lived but unique movement within what is now the United Church of Canada.

### Architectural attributes of 51 Queen Street East to be preserved

**roof:** The building at 51 Queen Street East is unique from other commercial buildings in not having the characteristic flat roof that typifies Queen Street East’s other Victorian-era commercial and office “blocks”. The hip roof that William McCulla incorporated is an indication that this building was originally a residence.

**exterior wall features:** Several unique brick characteristics have been incorporated into the exterior walls of 51 Queen Street East, including a random pattern of red and brown brick. More intentional was McCulla’s use of yellowish-toned brick, in contrast to the reddish tone of the general wall bricks, to accentuate the buildings corners. These “quoins” were commonly seen on Georgian-style buildings.

In contrast, McCulla adopted a more common Victorian motif for the brickwork above the windows. Georgian and Classical buildings typically have arched brick “voissours”; vertically-laid bricks to add structural support above windows (the opening in the wall would otherwise be a structural weak spot in a wall). McCulla however used a simple, straight “lintel” of vertical bricks above the windows; sometimes called a “jack arch”, with “jack” being a British slang for something that is slight or non-existent. This pattern is a common brick style for window lintels, but the lintels at 51 Queen Street East are unique in being highlighted by use of yellowish brick.

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An architectural highlight of 51 Queen Street, and one that is unique to this building is the two rows of decorative dentils; one row along the underside of the roof cornice and a second row along the top of the first ground floor.

Perhaps the most important feature of 51 Queen Street is one that doesn't exist. Up to the 1880s (at the time the subject building was erected) contractors built "double-wythe" (two layers) brick walls to provide structural integrity for buildings of three or more stories. To anchor the walls, every sixth or seventh row of bricks was laid as a row of "runner" (or "header") bricks (bricks laid in a perpendicular fashion; crosswise to the two wythes of lengthwise "stretcher" bricks of the rows above and below). These runner rows are absent at 51 Queen Street East because McCulla – a contractor and builder, by trade – used a building technique that was advanced for the time (but now common for brick buildings). The building at 51 Queen Street East is a frame building, with the bricks applied as cladding, rather than as structural support. Every fifth row utilizes runner bricks in an "Flemish bond" pattern, but this is likely a decorative decision that McCulla made, rather than a structural necessity.

**doors:** One feature along the north (front) façade of 51 Queen Street East that is out of architectural context is the ground floor door. It is concrete (a building material used nowhere else in the building, except for the foundation). The lintel above the entrance is in the style of Classical entablature, which contrasts with the predominant Georgian Revival style of the overall building.

The pattern of doors and windows on the ground floor is unbalanced, compared to the evenly-spaced harmony of second and third floor windows. This is an indication that the ground floor was remodeled, possibly around 1925, when the property was sold by the McCulla family, and became a boarding house (Compare window placement, size and style in images 4.3.13 and 5.2.10). The Beaux arts style (which revived Classical features) was a popular architectural motif in the mid 1920s. However the entablature that defines this style was not added until after 1965, based on Image 5.2.10 of the CHER.

This uncharacteristic door is off-set, but this may be consistent with the fact that 51 Queen Street was initially built as a duplex, with McCulla living in the easterly section (which incorporates the Classical door) with the westerly half being rented for commercial use. If the layout of McCulla's residential portion of the building was designed with its entrance to one side (common to later Edwardian-style homes), rather than centered, this would explain why the main entrance into the building is not centered, as it would otherwise be in a single-use Georgian Revival building.

#### **47 Queen Street East**

In applying a complementary façade to 47 Queen Street, the new façade should remain distinguishable from 51 Queen Street while remaining in harmony with it through use of similar building materials and window and door patterns.

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### **6.3: Non-contributing elements**

#### **Part I: 47 Queen Street East**

This property has a rich history, but much of its former architectural significance was removed or obscured during renovations to the main building that took place probably sometime between 1943 and 1953.

1: The front façade is not a contributing element to the architectural heritage of 47 Queen Street. The circa 1950s façade was likely intended to give the former church (with its rustic Richardson Romanesque characteristics) a more simplified and streamlined look better suited to consumer marketing in the 1950s, when the property was converted from a funeral hall into a retail rental property.

2: The large addition to the rear of the former church was probably built at, or around, the same time as the front façade renovations and, like the front renovations, the rear addition obscures, or caused the removal of the former apse that typified the rear portion of Methodist churches in Canada. (See image 5.2.3)

3: The tall narrow stained-glass church windows (typical of the traditional Romanesque style) that can be seen in the 1934 sketch of the 1869 church (image 5.2.3) were replaced by smaller windows more consistent with office or residential uses. These are non-contributing elements (image 5.3.9). The original church windows were likely removed at, or near, the same time as the front façade renovations and the rear annex addition.

Conclusion: As part of any future development at 47 Queen Street East, the current front façade, the second-generation windows on the east elevation of the 1869 portion of the building, and the large south annex can be removed without loss of cultural heritage value.

#### **Part II: 51 Queen Street East**

Aside from the customary back-lit storefront signs, there are few non-contributing architectural elements at 51 Queen Street East.

1: The only notable alteration made to the north (front) and east façades of this building (the façades that can be seen by Queen Street traffic) has been the replacement of 10 (per floor) narrow, arched windows of the second and third floors of the ~1880 building with six (per floor) wider windows. This change is a subtle one, and may not be noticeable to the general public since care was taken at the time the second-generation windows were installed. A buff-coloured brickwork motif that was used for the original ~1880 corner quoins was carried over to the square-topped windows that replaced the arched ~1880 windows, to add a visual cohesion that didn't exist in William McCulla's original ~1880 design. (See image 4.3.19 for a detail of the second-generation brickwork.)

2: A rear annex that can be seen in a 1934 sketch of the rear of 51 Queen Street East (image 5.2.4) and which likely predated the main ~1880 northerly portion of the building, was removed – likely before 1949 when the building was converted from a duplex boarding house into an office retail rental building. A smaller annex extending

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outward from just the west side of the rear of the building suggests that this annex was built when the property was still two half-duplex residences. This annex is not of historic significance and is not consistent with the general architectural character of McCulla's ~1880 original building.

3: Probably to stop further decay of aging, water-damaged bricks (see images 4.3.20 and 4.3.22) part of the rear of 51 Queen Street East has been stuccoed. This economical resurfacing material is inconsistent with the McCulla's ~1880 brickwork.

4: Ancillary elements such as the west-elevation fire escape stairs (image 4.3.16) and heat pump installation (image 4.3.21) are not original to the ~1880 structure. Assuming that any new development at 51 Queen Street East would include sprinklers and an HVAC system, these inconsistent exterior elements could be removed without need of replacement.

Conclusion: As part of any future development at 51 Queen Street East, the small south annex and the stucco wall surfaces can be removed without loss of cultural heritage value.

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## 7.0 CONCLUSION

### 7.1: Summary of the research and evaluation

Note: Based on revisions to the Ontario Heritage Act enacted in 2022, a property must meet at least two of the nine criteria as stated in Regulation 9/06 to be considered for designation under the terms of Part IV of the Ontario Heritage Act.

#### Part I: 47 Queen Street East

##### Architectural Value

This property meets none of the criteria of Regulation 9/06 regarding architectural value.

##### Historical Value

This property meets two of the criteria of Regulation 9/06 regarding historical value.

The building on the property was built in 1869, making it one of the oldest in Brampton's downtown core. This building was the first large church built in Brampton. It was also the central administrative church for the "Brampton Circuit" of the Primitive Methodist Church. The founder of the Brampton church, William Lawson, was a founder of the Primitive Methodist Church in the UK, and the man who brought Primitive Methodism to Canada. Lawson was a minister in Brampton, Cumbria and is the man who gave Brampton, Ontario its name.

The Primitive Methodist Church in Canada sought to reform the traditional Methodist church partly by moving away from urban centres like Toronto, where conservative Methodism had taken root. The church's founder, William Lawson founded his first Canadian church in Brampton, beyond the influence (at the time) of Toronto. This building is a reminder of a time when Brampton's early settlers were at the centre of religious reform within what is now the United Church of Canada.

From the south and east, there is still evidence of the original church architecture (notably the surviving gable roof – see image 4.3.11)

##### Contextual Value

This property meets one of the criteria of Regulation 9/06 regarding contextual value.

This church was one of the earliest to be founded by Primitive Methodists. The builder and first minister, William Lawson, hosted successful evangelical camp meetings to encourage reform-minded Methodists to move here, making Brampton an early centre of religious reform.

In its current form, 47 Queen Street East has lost most of its architectural and contextual value (criteria 1 to 3, and 7 to 9 of Regulation 9/06) but with its physical location unchanged, 47 Queen Street East does retain its historical significance (as per criteria 4 to 6).

**This CHER concludes that 47 Queen Street East meets three of the nine criteria of Regulation 9/06.**

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## **Part II: 51 Queen Street East**

### **Architectural Value**

This property meets all three criteria of Regulation 9/06 regarding architectural value.

Although not a commercial “block” when built around 1880, the building does represent many of the characteristic features of commercial blocks built at around the same period, including a strong emphasis on vertical and horizontal lines with a simple, moulded wood cornice, flat roof, decorative brick work that is distinctive but not elaborate, and use of coloured bricks to create patterns around windows and at corner quoins.

The main building on this property is an early representative example of the skeleton-frame commercial buildings that were popular from the 1880s to 1920s. Unlike early masonry buildings with load-bearing walls (like 47 Queen Street next door) the unbroken rows of standard stretcher bricks (without need of intermittent rows of headers, for structural integrity) subtly reveals the modern (for the time) skeleton frame construction underneath.

Criterion 3. The construction technique is not outstanding (it became the standard form for commercial building in North America) but this building is an early example of the style and technique, as described in criterion 2.

### **Historical Value**

This property meets two of the criteria of Regulation 9/06 regarding historical value.

The first (and long-time) owner of this building, William McCulla, was a mayor of Brampton at about the time this building was constructed, and was later a county warden and member of federal parliament.

The likely architect and builder of the main building on this property was the successful contractor in Brampton, William McCulla. Some of his residential buildings in Brampton have been designated; notable among these being the 1876-built William Elliott house at 10464 Torbram Road. The early use of skeleton construction at 51 Queen Street East is representative of his skills as an innovative contractor.

### **Contextual Value**

This property meets two of the criteria of Regulation 9/06 regarding contextual value.

The building is one of many buildings along Queen Street East that, in unison, help define the downtown core of Brampton. The building at 51 Queen Street East is consistent with other properties of historic, architectural and/or contextual significance in defining the late 19th century period when Brampton evolved from a small village to the county seat and regional businesses centre of Peel County; reflected in the number of, and prominence of commercial and office buildings along the section of Queen Street between Main Street and Chapel Street.

As stated in Item 3.1.1 of the *City of Brampton’s Official Plan – 2023*, “[I]andmarks

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are prominent, memorable landscapes and buildings that are recognizable for their symbolic significance, cultural heritage values, special visual appeal or a combination of these factors.” Being one of many buildings along Queen Street East that are characteristic of Brampton’s growth into a regional centre in the late 19th century, 51 Queen Street East is important in defining the character of downtown Brampton.

**This CHER concludes that 51 Queen Street East meets seven of the nine criteria of Regulation 9/06.**

## **7.2: Determination of cultural heritage value or interest**

### **Part I: 47 Queen Street East**

As stated in Item 7.1, this CHER concludes that 47 Queen Street East meets three of the nine criteria of Regulation 9/06.

As such, the property can be designated under the terms of Ontario Heritage Act, at the discretion of Brampton’s city council, based on suitable recommendations from City staff and the Brampton Heritage Board.

The property is significant as an early church in Brampton. The church was significant as an early centre of religious reform within the Methodist Church in rural Ontario. The property meets criteria 4, 5 and 7 of Regulation 9/06. There are also some visually-obscured elements which fit the conditions of criteria 6.

### **Part II: 51 Queen Street East**

As stated in Item 7.1, this CHER concluded that 51 Queen Street East directly meets seven of the nine criteria of Regulation 9/06.

As such, 51 Queen Street East can be designated under the terms of Ontario Heritage Act, at the discretion of Brampton’s city council, based on suitable recommendations from City staff and the Brampton Heritage Board. The property is consistent with the criteria 1 to 4 and criteria 6 of Regulation 9/06. When included with the other listed and designated properties on Queen Street East, forming a cohesive corridor of culturally-important buildings, then 51 Queen Street is also consistent with criteria 7 and 8 of Regulation 9/06.

## **7.3 Recommendations for next steps**

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

As per Chapter 2 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, three options are to be considered in achieving the objective of protecting the cultural heritage value of 51 Queen Street East.

Three options are cited in the *Standards and Guidelines for the Conservation of Historic Places in Canada* report as suitable responses for development at the property so designated: “Preservation, rehabilitation, restoration – or a combination of these actions or processes”.

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### Applicable Standards

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place, and will be considered the most suitable “primary treatment” for 47 and 51 Queen Street East for the following reasons, as stated in the Standards and Guidelines.

(a) Materials, features and spaces of the historic place are essentially intact and convey the historic significance, without extensive repair or replacement;

(c) Continuation or new use does not require extensive alterations or additions to the historic elements of the existing building.

Rehabilitation is not considered necessary because:

(a) Repair or replacement of deteriorated features is not necessary;

(c) Depiction during a particular period in its history is not appropriate, and not requested by heritage staff.

Restoration is not considered necessary because:

(a) as per *Rehabilitation (a)*, restoration to a specific period has not been requested by heritage staff

(c) additions or alterations in a style that is contemporary to the existing building has not been requested by heritage staff.

As per Chapter 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the following General Standards are to be observed in regard to the proposed development at 51 Queen Street East, and the extension of this property’s characteristics to the neighbouring property at 47 Queen Street East.

1. No removal or substantial alteration of character defining elements, as listed in Section 6.2 of this CHER.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right. Changes to the number of, and placement of windows on the north (front) façade of 51 Queen have become part of the building’s current, familiar context.

3. As per General Standard 2, heritage value is preserved by “adopting an approach calling for minimal intervention” of the existing structure.

4. Replace of the current non-descript (and much-altered) north (front) façade of 47 Queen Street East with materials consistent in character and style of the current façade of 51 Queen Street, while being careful not to “create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.”

5. Minimal change to character-defining elements of 51 Queen Street East.

7. Current heritage value is to be respected in regard to proposed additions to ensure that additions complement the existing heritage character of 51 Queen Street East, without precisely matching the character, as would otherwise be required if a restoration approach were considered.

10. Character-defining elements will be repaired rather than replaced. Currently

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the heritage elements of 51 Queen Street are not considered to be structurally compromised. However, replacement will be considered (where necessary) with in-kind materials, where possible. If in-kind replacement is not possible, new building materials that match the elements will be used.

11. In extending the style of the facade of 51 Queen Street East to the neighboring property at 47 Queen Street East, the heritage character-defining elements – as stated in Section 6.2 – will be acknowledged. New work at 47 Queen Street East will complement the character of 51 Queen Street East but, as recommended by the *Standards and Guidelines for the Conservation of Historic Places in Canada*, will be physically and visually distinguishable from 51 Queen Street East.

12. Return to an earlier form will be conserved, as recommended by the *Standards and Guidelines for the Conservation of Historic Places in Canada* so that the essential form and integrity of the existing heritage character of 51 Queen Street East will not be impaired if the new work is removed in the future. Regarding the current structure at 47 Queen Street East, Item 12 is not considered important considering that the visual attributes of the existing structure are not significant.

#### **Non-Applicable Standards**

The following General Standards from Chapter 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* that are not applicable to the proposed development at 47 and 51 Queen Street East, are as follows:

6. Stabilization of the current subject buildings to protect visual and structural integrity will not be necessary since the current subject buildings are not structurally compromised. Mitigation measures will be taken, in consultation with City of Brampton heritage staff if any items of archaeological significance are uncovered.

8. For the most part, the north and east façades of 51 Queen Street (the façades which are to be retained) are in good condition. Extensive use of replacement building materials is not expected. There are no notable deteriorated or missing materials. A principle of replacement in kind will be adopted if problems regarding the existing building materials is found during redevelopment of the properties.

9. Since it is the property owner's intention to preserve the current facade (regarding 51 Queen Street East, which is currently in good condition), structural intervention is not considered to be a concern, as of the date of the development application. Should problems arise concerning structural integrity of the current building requiring possible intervention, actions regarding the intervention will be taken only after consultation with City of Brampton heritage staff. The owner is aware that if intervention is required, the changes will be documented.

#### **General Guidelines for Preservation**

“1. Understanding the exterior form and how it contributes to the heritage value of the historic building.”

See Section 6 of this CHER.

“2. Understanding the design principles used by the original designer or builder,

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and any changes made to the exterior form over time.”

As per Item 1.

“3. Documenting the building’s exterior form before undertaking an intervention, including the form and massing, and viewscales, sunlight and natural ventilation patterns.”

As per Item 1.

“4. Assessing the condition of the building’s exterior form early in the planning process so that the scope of work is based on current conditions.”

An assessment of the current buildings, and their current structural integrity has been reviewed, and will be reassessed again during the first stage of the proposed development.

“5. Protecting and maintaining elements of the building’s exterior form through cyclical or seasonal maintenance work.”

The property owner is aware that future repair work must retain the current heritage character.

“6. Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.”

The visual and historical character of 51 Queen Street East is to be retained. The building at 47 Queen Street East has historical significance, but all visual evidence of this building’s past, as seen from Queen Street, has been removed and replaced in a building style that is not characteristic of its historic past. Retention of current form is not considered necessary at 47 Queen Street East. To create a streetscape harmony, the character and style of 51 Queen Street East will be extended to 47 Queen Street East, but using modern building materials to create a distinction between the original elements of 51 Queen Street East.

“7. Unsafe conditions will be addressed if necessary.”

Because the structures on both properties are currently in good condition, structural intervention is not considered to be a concern, as of the date of the development application.

“8. Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.”

Safe practices will be observed during redevelopment.

“9. Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.”

Regarding the north (front) and east façades of 51 Queen Street East, intervention will be minimal. The current facade of 47 Queen Street East is not considered to be of architectural significance.

#### **Façade Improvement at 47 Queen Street East**

Because of the historical significance of 47 Queen Street East alone, this property is a suitable candidate for assistance from the City of Brampton’s Façade Improvement Program. Restoration of many of the lost or covered Richardsonian Romanesque

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features of the building (during renovations in the mid-1950s) would enhance the architectural and contextual characteristics of this property, adding further merit to 47 Queen Street East as an important cultural heritage site in Brampton.

**Conditions for any future development proposal at 47 and 51 Queen Street East**

The most significant visual attribute for both heritage buildings is their exterior façades, as seen from the street.

Overall the building massing and the choice of placement on the property are rarely important factors for commercial and office buildings in a downtown setting since usually only the front façade can be seen from the public realm. The back of a commercial building is usually a service area not intended to be seen. And sides of commercial buildings are typically hidden from view by the commercial building built right next to it.

Because of this, only the two street-facing elevations of 51 Queen Street East need to be preserved as part of a development proposal. Additions above and/or to the rear of these two public-facing façades can be permitted, as long as the design of these additions is distinct from the current building style and materials, to distinguish old from new, thus allowing the cultural heritage of the property to stand out, even when a new development is proposed as part of the same property.

Currently there is little of visual cultural significance at 47 Queen Street East, except for the mostly-obscured gable roof (as seen from the east and south, from Chapel Street) which still hints of the heritage of the building as a former church. However, postcards from circa 1900 and 1910, provided for this report by the archivists at the Peel Art Gallery, Museum + Archives, show that this building once had an impressive Richardsonian Romanesque façade. (See image 5.2.2) As part of a development application for increased height and/or density at 47 Queen Street, the opportunity exists to trade off development benefits in return for restoration of the original façade of the Primitive Methodist Church. This would add significantly to the cultural heritage character of downtown Brampton; particularly on a block (both sides of Queen Street, between Main Street and Chapel Street/Theatre Lane) that is already rich in heritage value. A restored Richardsonian Romanesque building at 47 Queen Street would complement Brampton's only other building in the same style – the Dominion Building at 8 Queen Street. No doubt, the accomplished architect of 8 Queen Street East – Thomas Fuller (who designed, among other projects, the parliament buildings in Ottawa) – chose the Richardsonian style for his signature Brampton building to serve as a visual counterpoint to the Richardsonian-style church at 47 Queen Street East.

The City of Brampton's façade Improvement Program offers financial assistance for property owners to restore their building façade, including removal of modern materials, and addition of awnings or canopies.

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## **Contextual Information for Item 7.3 Recommendations**

### **47 Queen Street East: Reviving the Church**

Postcard images dating to the early part of the 20th century (images 5.2.1 and 5.2.2) provided for this report by the staff of the Peel Art Gallery, Museum and Archives (PAMA) offer information on the original appearance of 47 Queen Street East, before the façade was renovated, sometime around 1950.

The current façade hides evidence that this building was originally a church, and not a retail property. Additional records provided by PAMA further confirm that this current retail property was a church. A sketch drawn by architect William Frederick George Godfrey (image 5.2.3) shows the rear of both of the subject properties in this report (47 and 51 Queen Street East), revealing a small extension at the rear of 47 Queen Street East which appears to be an apse. The apse is the part of the church behind the chancel (where the minister speaks) which typically extends outward from the nave (the main part of the church, where the congregation sits) as a polygonal, single-floor projection in the shape of an arch. (“Apsis” is the Latin word for an arch.)

Also confirming that 47 Queen Street East was originally a church, Godfrey’s sketch shows two rectangular “pinnacles” extending upward from both sides of the apse. These (and two more-elaborate pinnacles at the front of the church, as can be seen in images 5.2.1 and 5.2.2) are typical design elements for churches, and rarely seen in commercial, office and residential buildings.

The current façade of 47 Queen Street East likely dates to sometime during the decade after World War II when the third generation of the McClure family converted their former funeral home and coffin works into a retail outlet. Susan McClure likely felt that a modern façade, more easily recognized as a store front, and not a church, was necessary to attract business. A similar exterior conversion can be seen in image 7.3.27. This building, at 644-646 Barton Street East in Hamilton, was built in 1902 as Barton Street Baptist Church, but when its mostly-Hungarian congregation amalgamated with the larger Hughson Street Baptist Church in 1938, the Barton Street property was converted to a community meeting hall, with a replacement façade similar to the modern style of the current façade of 47 Queen Street East in Brampton.

Possibly because of the conventional look of the street-facing elevation of 47 Queen Street East now, this property was understandably not included in Brampton’s *Register of Listed Heritage Resources* when the register was revised in 2005.

However, the historical analysis of 47 Queen Street East in this report shows that the property is both historically significant, being Brampton’s Primitive Methodist Church, and is architecturally-unique, being one of only two buildings in the City to be built in the Richardsonian Romanesque style. (Details following.)

The building at 47 Queen Street East was added to the list of properties of potential cultural heritage significance in 2016.

### **City of Brampton Façade Improvement Program**

Considering its historical and (former) architectural significance, the much-

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altered building at 47 Queen Street East is an eligible candidate for renovation through the Façade Improvement Program of the City of Brampton's Central Area Community Improvement Plan.

The façade improvement initiative was proposed by the City of Brampton in 2000 as part of a larger plan to revitalize the city's downtown core. Over the next six years only two property owners applied for assistance, but the program was enhanced and since 2006, a total of 15 buildings in the downtown core of Brampton have been revitalized by the program. (See images 7.3.1 to 7.3.16 for examples.)

#### **Façade Renovation: 47 Queen Street East**

As the name of the program implies, only the front elevation of the property facing the public realm is included in the program. Behind the façade, a new building can still be built, or the current building modernized. The Façade Improvement Program could assist in restoring the front, street-facing elevation of the building to its former appearance as a distinctive Richardsonian Romanesque building.

#### **Façadism**

Developments that permit restoration of a front elevation of a building are defined as "façadism"; a term which has taken on a more cynical definition in recent years as developers used façade restoration as a trade-off for demolition of the remainder of an historic building, thus destroying the heritage character of an historically and/or architecturally unique property. A recent example of façadism which has received criticism from the heritage community, the media, and local residents in general, is the recent stalled development at 98 James Street South in Hamilton (image 7.3.19). Here all but the façade of a building of historic significance – the James Street Baptist Church, built in 1882 – was demolished in 2014, with the plan to incorporate the surviving church façade into a proposed condominium development. (The condo development is now seven years behind schedule, with the façade of the neo-Gothic church structurally secured with braces for years now, to prevent collapse in the interim. See image 7.3.20)

Façadism, in the case of 98 James Street South, has had a negative impact on the cultural heritage of downtown Hamilton because the church could once be viewed in 360 degrees. Sitting on part of a larger parkland lot, the architect, Joseph Connolly intended the church to be seen from all directions, and with this in mind, he incorporated many fine architectural details and textures on all four façades of his church. These architecturally-significant features were lost when the north, south and west façades were demolished.

However, with 47 Queen Street East in Brampton, the east and west walls have long been obscured from public view. Most of the east wall of the 1868 church has not been visible to the public since 51 Queen Street was built immediately adjacent to it around 1880. The west wall of the Primitive Methodist Church was permanently obscured in 1870 – only a year after the church was built – when the original building at 45 Queen Street East (predecessor to the current 1955 building) was built. The "apse-

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end” of the church, so to speak, was removed sometime in the late 1950s or early 1960s when the current south (rear) addition to 47 Queen Street East was built. As a result, the only part of 47 Queen Street East to be visible from the public realm in about 70 years has been its front façade.

Façade improvement at 47 Queen Street East, to restore the building to its earlier appearance would be a positive example of “façadism”.

An example of façade restoration that has effectively restored the original character of an historic building is the 2016-2017 redevelopment at 31 Lakeshore Road East in Port Credit. (See images 7.3.21 and 7.3.22.) In return for a new development on the property which required the demolition of the less architecturally-significant 1954 and 1966 sections of the village’s post office, the developer restored two façades of the 1931 section of the original Dominion Public Building, which had been modernized by Canada Post through the 1970s. The former Ogilvie’s department store, in Ottawa (part of a revitalization of Rideau Centre) is an example where a two-façade restoration modernized and enhanced a corner lot (images 7.3.29 and 7.3.30).

Brampton’s Façade Improvement Program allows for, “removal of modern material (stucco – where it covers original material, synthetic siding, asphalt shingles, etc.) and replacement with documented original materials”, and “addition, repair or replacement of awnings or canopies”. (Awnings appear over the arched windows at 47 Queen Street East in the ~1900 postcards. See images 5.2.1 and 5.2.2)

### **Heritage Status of 47 and 51 Queen Street**

The property identified as 47 Queen Street East was not part of the initial list of properties listed in the City of Brampton’s heritage registry, possibly because of the alterations that have been made to the street-facing façade of the building which has significantly altered the architectural character of the original building. It was added to the inventory in 2016.

The property identified as 51 Queen Street East was included in the City of Brampton’s initial heritage register. The main structure on the property is referred to as the *McCulla Building*, in reference to the building’s first owner, William McCulla.

### **Richardsonian Romanesque Architecture**

As can be seen in the two postcard images (5.2.1 and 5.2.2) photographed sometime in the early part of the 20th century, the original front façade of 47 Queen Street East was very different than the building’s current façade. The large, red sandstone blocks (with their rough contours exposed) and arched windows capped with smaller rough, wedge-shaped sandstone blocks (called voussiors) are two defining characteristics of the Richardsonian Romanesque style.

As the name implies, there are two design motifs at play the “Richardsonian” “Romanesque” style.

The “Romanesque” style, dating back to the 11th century, was defined by large, sturdy walls punctuated by tall windows that appeared to be little more than narrow openings in an otherwise solid stone wall. The heavy, and sometimes oppressive look

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of the Romanesque style was necessary due to the structural limitations of stone as a building material. The stone walls were essentially load-bearing planes; carrying the weight of the roof. The resulting overwhelming look is especially noticeable in the many surviving churches in Europe, where the desire to build upward towards heaven increased the downward weight on the stones, limiting the size and number of openings in the wall to avoid compromising their solidity. The Romanesque style was supplanted by the Gothic style in the 14th century, when exterior buttresses were added to support the weight of roofs, thus allowing for larger windows and more freedom of exterior elaboration of walls.

The “Richardsonian” aspect of the style is a reference to Henry Hobson Richardson; an American architect who revived the Romanesque style in the 1870s, but gave the style a North American look by using large, rough-cast stones to create a natural, earthy look to set his variation of the Romanesque style apart from the yellow and gray limestone (shaped by masons to have a smooth surface) commonly used in western Europe. Richardson’s variation on the Romanesque was intentionally less-refined than the European style. The general exterior of 47 Queen Street East, as seen in the postcard images, appears more rustic than the buildings to both sides (including 51 Queen Street East) which have smoother façades of brick construction.

This Richardsonian Romanesque style was popular from the 1880s to 1920s for government buildings. The Dominion Building at 8 Queen Street East (image 7.3.23) is the only surviving example of a Richardsonian Romanesque building in Brampton. Located further down the block and across the street from this prominent Brampton landmark, the original façade at 47 Queen Street East would have provided a visual balance to this historic block of downtown buildings.

H.H. Richardson preferred red sandstone, as did many of the architects who mimicked his style. Based on the “tinted” postcard of Queen Street East (image 5.2.2, originally a black-and-white photograph similar to image 5.2.1) the original façade of 47 Queen Street East appears to have been made of red sandstone; as opposed to 8 Queen Street East, constructed of Credit Valley sandstone, which is a browner hue than the red stone seen in the postcard. Red sandstone could have been transported to Brampton from quarries in northeastern US but it is likely that, like 8 Queen Street East, local stone was quarried from the nearby Credit River to build 47 Queen Street East; and that the tinted postcard is providing false information.

As is often the case, the artist hired to colourize the photo of Queen Street East for the postcard may have used artistic license. The car and the horse-and-carriage in image 5.2.2., for example, were added by the artist. (The inconsistent shadow angles underneath the car and the horses are a give-away that they’ve been super-imposed to give the street view a more lively feel.) A tinted postcard of the harbour at Port Dalhousie, St. Catharines from the same period shows the port’s two lighthouse with red galleys despite the fact that they were (and still are) green; being on the port side of the harbour, which is the “green side”. (Starboard is red.) The lighthouses appear

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red in the postcard probably because the colourizer decided that red galleys made the lighthouses look more like lighthouses. Perhaps the artist who tinted the postcard of Queen Street East felt that the Primitive Methodist Church would look more Richardsonian if it was “Richardson red” rather than Credit Valley brown.

### **The Architect of 47 Queen Street East**

Although the original façade of the building at 47 Queen Street East was in the Richardsonian Romanesque style, it is unlikely that Richardson is the architect of this particular church. Richardson, at this time, was in high demand across the United States and would hardly have had time to take on such a small commission in the remote fringes of Canada. (Buffalo is as close as he ever got to Canada.)

So popular was his style, however, that scores of architects gladly copied Richardson’s style not only for churches, but for post offices and railway stations across North America.

There is, unfortunately, no record of who received the commission from the Primitive Methodist Church to design their most-important of churches in Brampton. Notable practitioners of his style in Canada, who also designed churches, include George Craddock, Albert Harvey Hills, Henry Langley and James Silas. All of these architects have designed churches for the Primitive Methodist Church in the GTA and southern Ontario, and could be candidates in the search for the architect behind 47 Queen Street East. None of the churches designed by these men were in the Richardsonian Romanesque style, but the portfolio for each of these aforementioned architects shows that they were skilled in many architectural styles of the time.

The Gothic style, consistent with the Primitive Methodists’ traditionalist polity was the most common style for their churches in southern Ontario. Brampton’s church appears to be something of an architectural outsider, which is odd considering the prominent role that Brampton played in setting the ecclesiastical mood of the Primitive Methodist Church in Canada for almost 50 years.

Another possible candidate is Francis Grant Dunbar. The same year that the church at 47 Queen Street East was built, Dunbar designed a church for the Primitive Methodists in Orangeville, which still stands, at 3 Zina Street. At the time, Orangeville was part of the Primitive Methodist Church’s “Brampton Circuit”.

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**7.3**  
**Facade**  
**Improvement**  
**Program**



**7.3.1: 8 Church Street East**



**7.3.2: 14 George Street North**



**7.3.3: 6 George Street South**



**7.3.4: 15-19 Main Street North**



**7.3.5: 45 Main Street North**



**7.3.6: 60 Main Street North**



**7.3.7: 170 Main Street North**



**7.3.8: 170 Main Street North, staircase addition**



**7.3.9: 204 Main Street North**



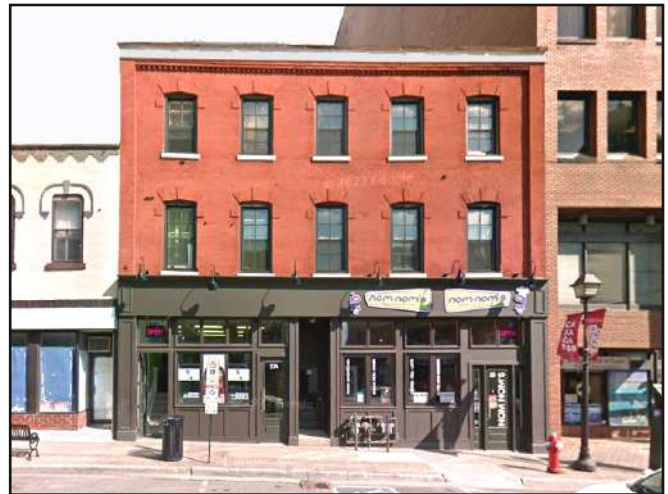
**7.3.10: 223 Main Street North**



**7.3.11: 250 Main Street North**



7.3.12: 16-22 Main Street South



7.3.13: 23-27 Queen Street East



7.3.14: 29-37 Queen Street East



7.3.15: 60 Queen Street East



7.3.16: 47-49 Queen Street West



7.3.17: 41 (right) and 43-45 Queen Street East, ~1965



7.3.18: 41-45 Queen Street East, 2024



**7.3.19: James Street Baptist Church, Hamilton**



**7.3.20: Façade of former James Street Baptist Church under redevelopment, 2024**



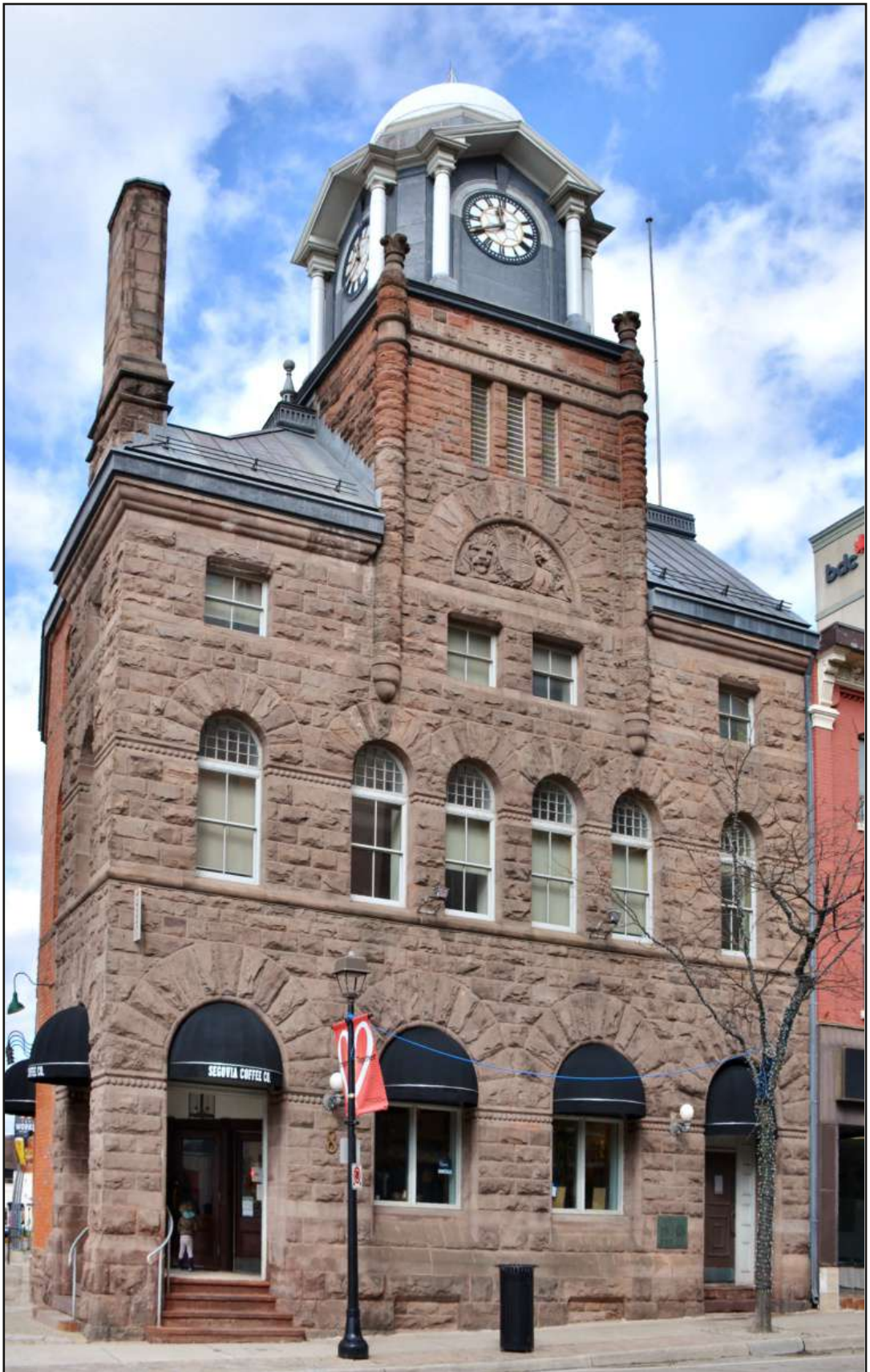
*7.3.21: Port Credit's Dominion Public Building during restoration, 2016*



*7.3.22: Two retained façades of Port Credit Dominion Public Building*

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7.3  
Richardsonian  
Romanesque  
Architecture



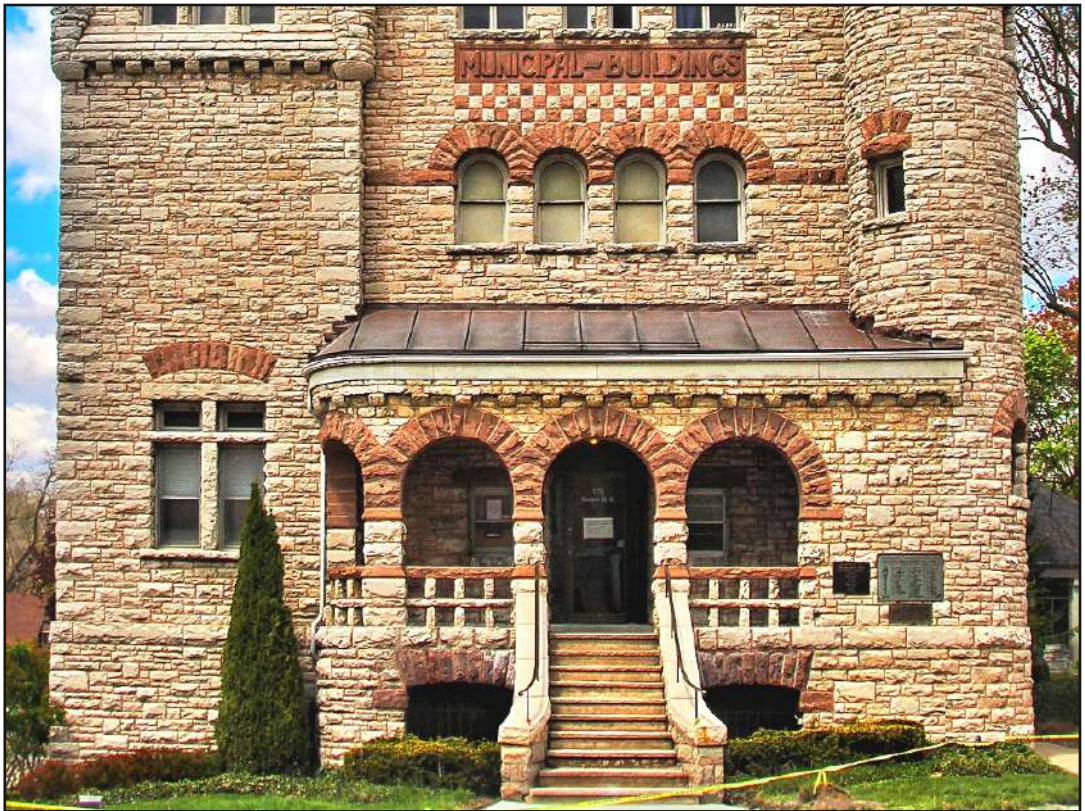
7.3.23: Dominion Building, Brampton



**7.3.24: St. Paul's United Church, Brampton**



**7.3.25: Oxford County Courthouse, Woodstock**



**7.3.26: Municipal Hall, St. Mary's**



**7.3.27: Former Barton Street (later, Immanuel) Baptist Church, Hamilton**



*7.3.28: Richardsonian Romanesque building, street level*



7.3.29: Former Ogilvie's department store in Ottawa, built in 1906



7.3.30: Corner restoration of Rideau Centre, 2015

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## 9.0 QUALIFICATIONS

### 9.1: Author's Qualifications

#### Professional

Richard Collins

heritage consultant (2006-present)

Museums of Mississauga

tour guide (1999-2018)

Page+Steele Architects

archivist (1999)

#### Volunteer

Mississauga Heritage Advisory Committee

citizen member (2021-2024)

Historical Society of Ottawa

Regular Events director (2019-present)

newsletter editor (2021-present)

Canadian Museum of Nature

education guide (2018-2021)

Thompson's Co., 2nd York Militia

reenactor (2012-present)

Heritage Mississauga

volunteer (2006-present)

Mississauga South Historical Society

member (2002-present)

president (2005-2012)

webmaster (2009-present)

Peel District School Board Fair

adjudicator (2007-2011)

Port Credit 175th Anniversary Committee

project leader and secretary (2010)

Port Credit Village Project

co-chair of the Heritage Circle (2005 to present)

#### Awards

City of Mississauga

Civic Award of Recognition (2016)

Heritage Mississauga

Lifetime Membership Award (2007)

Members' Choice Award (2009)

Community Heritage Award (2018)

