

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

Prepared for
Corporation of the City of Brampton
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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
HCD – Heritage Conservation District
LRO – Land Registry Office
MCM – Ministry of Citizenship and Multiculturalism
MMAH – Ministry of Municipal Affairs and Housing
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
PPS – Provincial Planning Statement

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1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 147 Queen Street West according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history, and describes its context.

2.1 Field Survey

A field survey was conducted on February 7, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The City of Brampton identified the property as a priority for designation and prepared a draft designation report in 2014. Further, the property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. In 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the medium priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

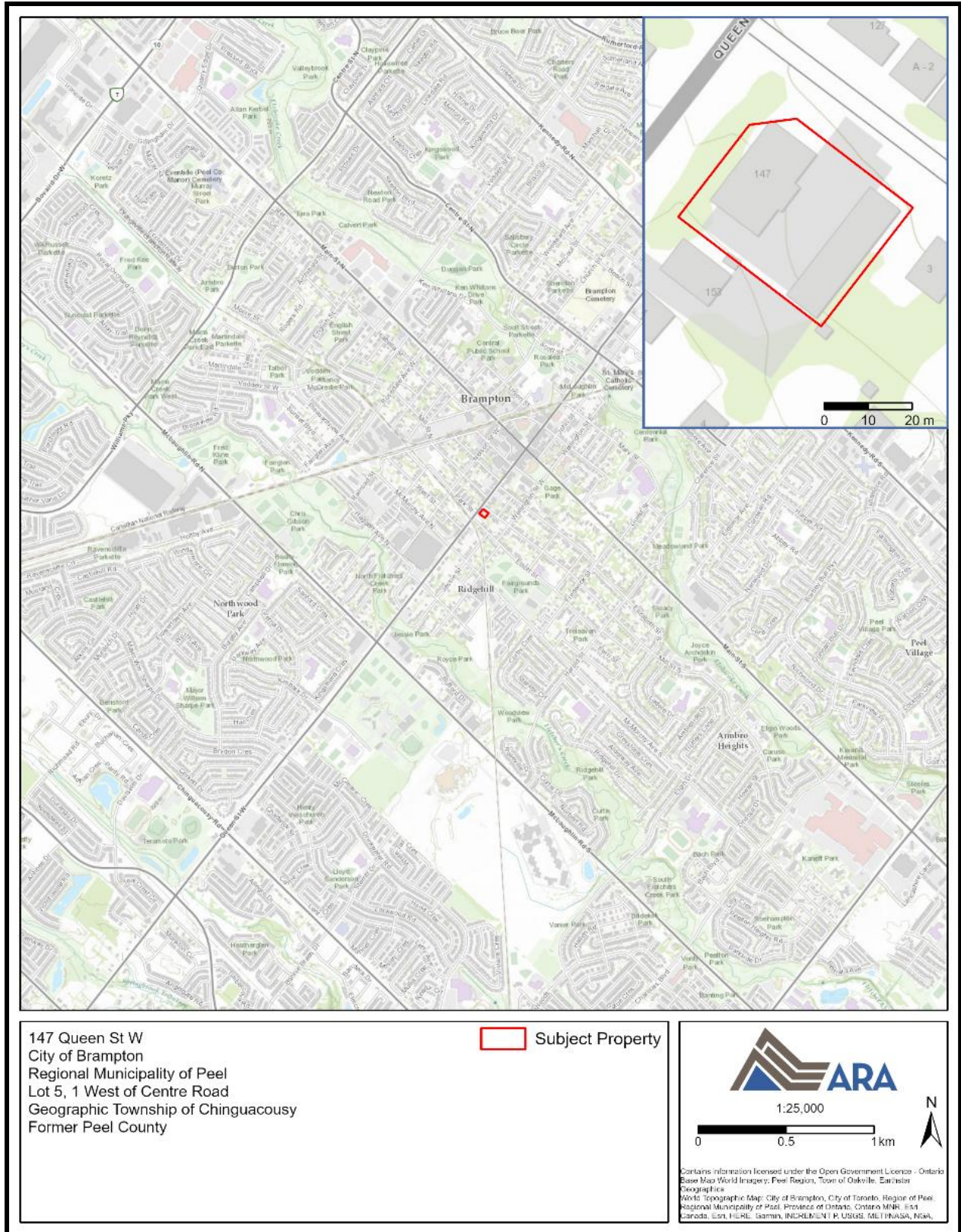
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 147 Queen Street West is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 147 Queen Street West, City of Brampton, ON
Alternative Name(s): Queen Street Schoolhouse; Old Brampton Schoolhouse
Legal Description: PL BR 6 LOTS PT LOTS 23,24 RP 43R22554 PART 1

The location of the subject property is displayed on Map 1 and Map 2.



Map 1: Subject Property in the City of Brampton
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by Ontario Regulation;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect October 20, 2024.

4.1.2 *The Provincial Planning Statement (2024)*

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:

Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features (MMAH 2024:1-2).

The PPS 2024, which was enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed polices in Section 4.6, such as 4.6.1 "*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved,*" and 4.6.3 "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved" (MMAH 2024:28).

Further, 4.6.5 b) notes "Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*" (MMAH 2024:28).

4.1.3 Ontario Heritage Act

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies that address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties that may have CHVI (Section 27).

To objectively identify cultural heritage resources, *O. Reg. 9/06* made under the *OHA* sets out nine criteria for CHVI (MCM 2006b:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties not yet protected employ *O. Reg. 9/06* to determine if they have CHVI. These nine criteria are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
6. The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or

9. The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

5.0 PHOTOGRAPHS



**Map 3: Image Locations of Subject Property on a Current Aerial Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



**Image 1: Façade of 147 Queen Street West
(Photo taken February 7, 2024; Facing Southeast)**



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



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



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



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



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



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

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

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

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

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

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

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

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

Features associated with Italianate architecture include:

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

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

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

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

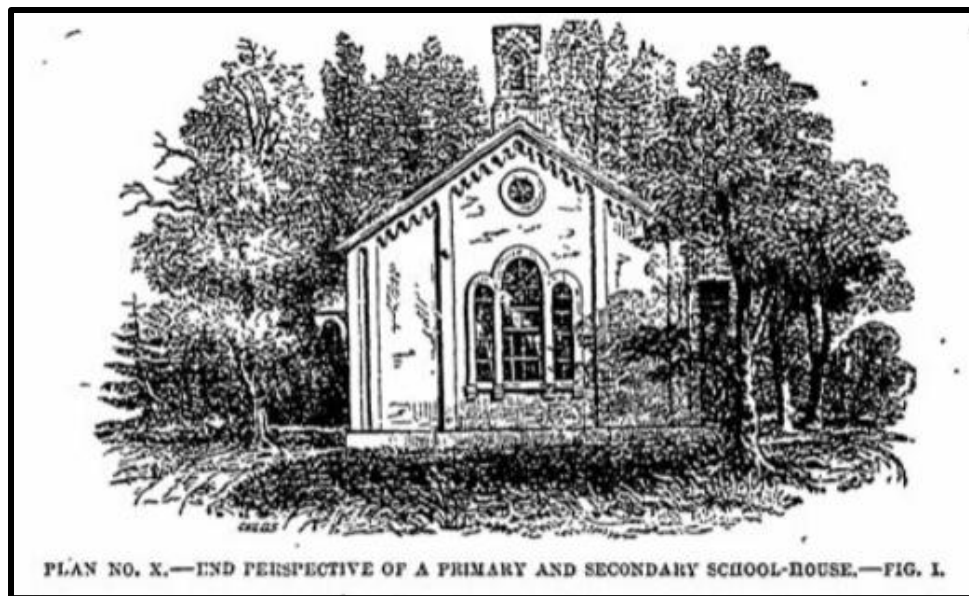


Figure 1: Sample Design of One-Room Tuscan-Inspired School House in *The School House: Its Architecture, External and Internal Arrangements* (Hodgins 1857:35)

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

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

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

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

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

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

6.2 History

6.2.1 City of Brampton History

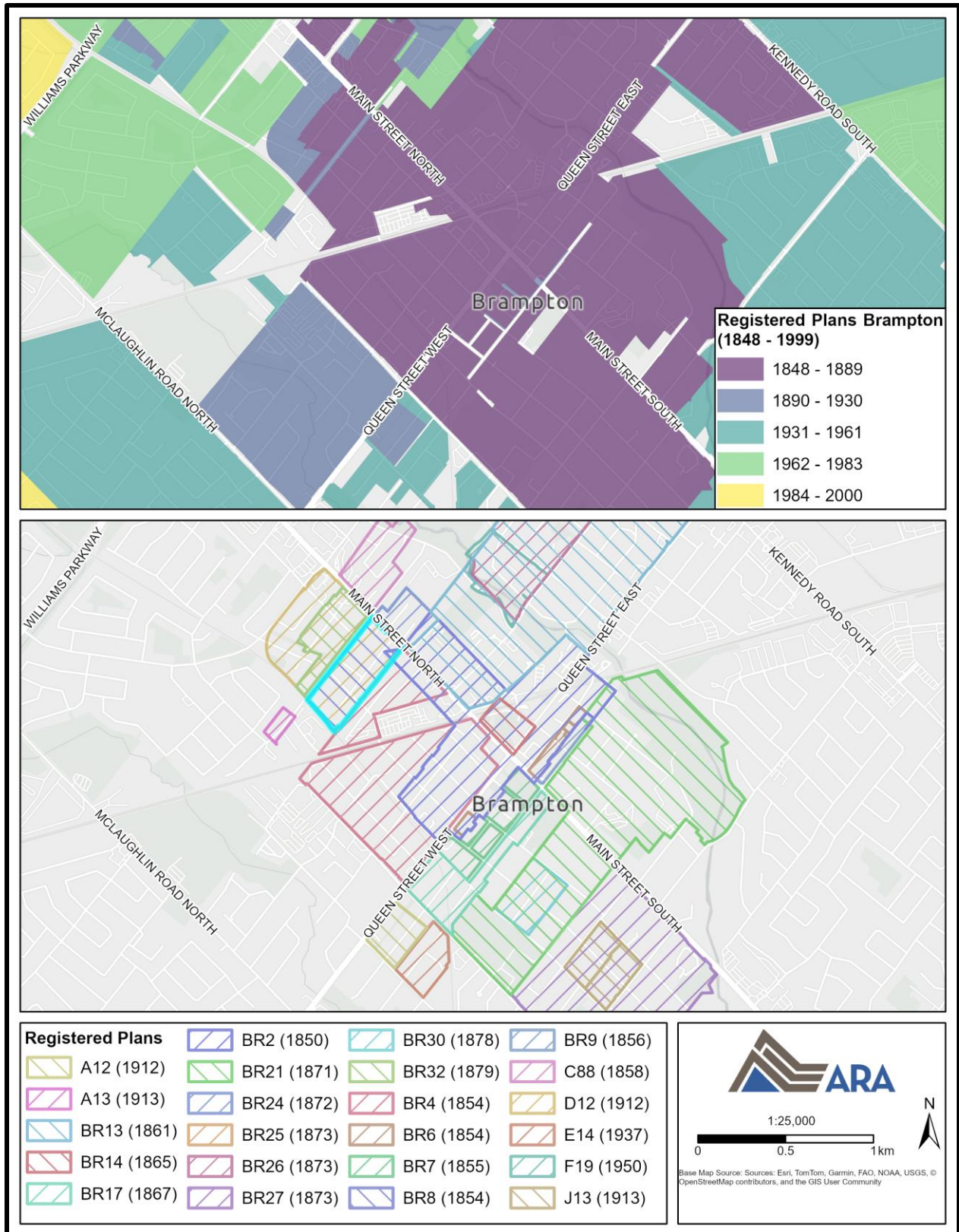
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. This intersection is the historical heart of modern Brampton and would become known as the "four corners" (CoB 2024).

John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. In 1853, Brampton was incorporated as a village and the population was around 500 inhabitants (CoB 2024). The local economy was growing, and the Village supported the surrounding farms and rural hamlets. The Grand Trunk Railway arrived in Brampton in 1856 and triggered an economic boom. By 1867, the Village of Brampton was selected as the Peel County seat. The County Courthouse, Jail and other public buildings were constructed. Kenneth Chisholm built Alderlea, a massive estate in the heart of the Village, and other large homes were built near the Courthouse (CoB 2024). Extensive land holdings surrounding the four corners were subdivided to build houses for the many new inhabitants arriving in the area (CoB 2024). These land holdings, which began to be developed at the same time as the historic core of Brampton, evolved into the residential side streets that extend from Queen Street West and Main Street North. For example, the residential neighbourhood northwest of the four corners became known as the "Washington Block" when it was named as such in the BR8 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1854. Brampton was incorporated as a town in 1873 and John Haggert, an industrialist and owner of the Haggert Brothers Manufacturing Company, was elected the first Mayor (CoB 2024).

On the following page, Map 4 illustrates the phases of development in Brampton's core by date and registered plan beginning around the four corners in the mid-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th century brought new industries to the town, mostly along the railway line, and included the Hewetson Shoe factory, Williams Shoe factory, Copeland-Chatterson Loose-Leaf Binder Company, the Brampton Knitting Mills, and cabinet makers Phillips and Bryant (CoB 2024). These new industries joined long standing enterprises such as the large greenhouses for flower production established in the 1860s by Edward Dale, which helped to earn Brampton's nickname, the "Flowertown of Canada" (CoB 2024).

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.



Map 4: Map of Registered Plans Illustrating Brampton's Development from 1848-2000
 (Produced by ARA under licence using ArcGIS® software by Esri, CoB 2025)

6.2.2 Site Specific History

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

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

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

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

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

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

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




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





6.3 Context

- Located at 147 Queen Street West in the historic core of the City of Brampton
 - The “core” comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th-century residential neighbourhoods organized in a grid pattern to the north and south
 - The subject property is located on the edge of the commercial core of Queen Street West where land uses transition to residential properties
 - Queen Street West runs roughly northeast to southwest across the City of Brampton
- 147 Queen Street West is situated on the southeast corner of Queen Street West and Mill Street South on the border of a dense residential neighbourhood to the east
 - As a corner lot, the subject property supports the transitional space between the commercial land uses on Queen Street West and the residential character found along Mill Street South
- The property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study prepared for a number of neighbourhoods in the City of Brampton by George Robb Architect et al. in 2009
 - The study describes this area's distinct character as follows: “The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century” (CoB 2019:4)
 - George Robb Architect et al.'s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- It is located on a square lot oriented toward Queen Street West with a narrow front and side yard setback consistent with the setbacks along the Queen Street West and Mill Street South streetscapes
- The property is accessed via a paved driveway off Mill Street South that leads to a large, paved parking area that occupies the centre of the lot
- The west side of the flat property is grassed and landscaped with shrubs and perennials along the façade of the subject building and trees are growing along the property boundary
- The Queen Street West streetscape character can be described as follows:
 - For the purpose of this report, geographically, the Queen Street West streetscape includes Queen Street West from approximately McMurchy Avenue to Elizabeth Street North (see Map 5 to Map 7, and Map 10)
 - Comprised of predominantly one to two-and-a-half storey residences (many of which have been converted to commercial uses and some are vacant) on rectangular and square (likely subdivided) lots constructed between the late 19th and early 20th century
 - Represents a transitional zone between the 19th century commercial development of the four corners to the north and the interwar, lower-density residential development to the south

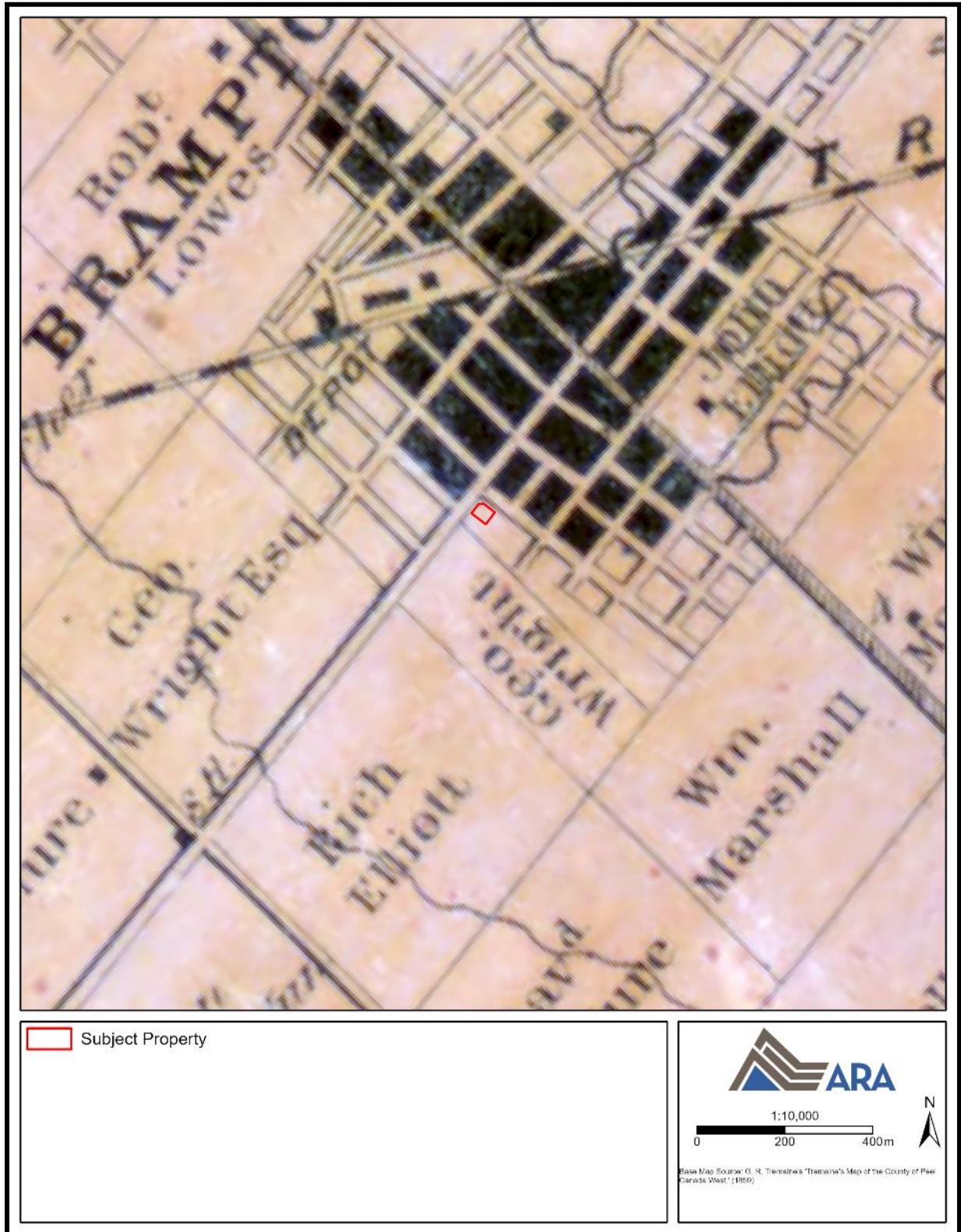
- Experiencing development pressure in the form of high-density infill
- Primarily brick construction (majority are red or multitone brick, some have been reclad in vinyl siding or stucco)
- Architectural styles are largely reflective of those common during the Victorian era, such as Gothic Revival and vernacular Ontario Cottages, interspersed with development leading up to and during the interwar era, including Tudor Revival, Arts and Crafts, and Edwardian structures
- Many buildings share similar features including hip and gable roofs, gable peaks, and dormer windows
- Consistently narrow setbacks from Queen Street West
- Some lots retain mature trees
- The Queen Street West streetscape includes a sidewalk on both sides of the four-lane road with decorative light standards and some mature street trees
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed, and photographs to support the description of the character of Queen Street West

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

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

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

7.0 MAPS



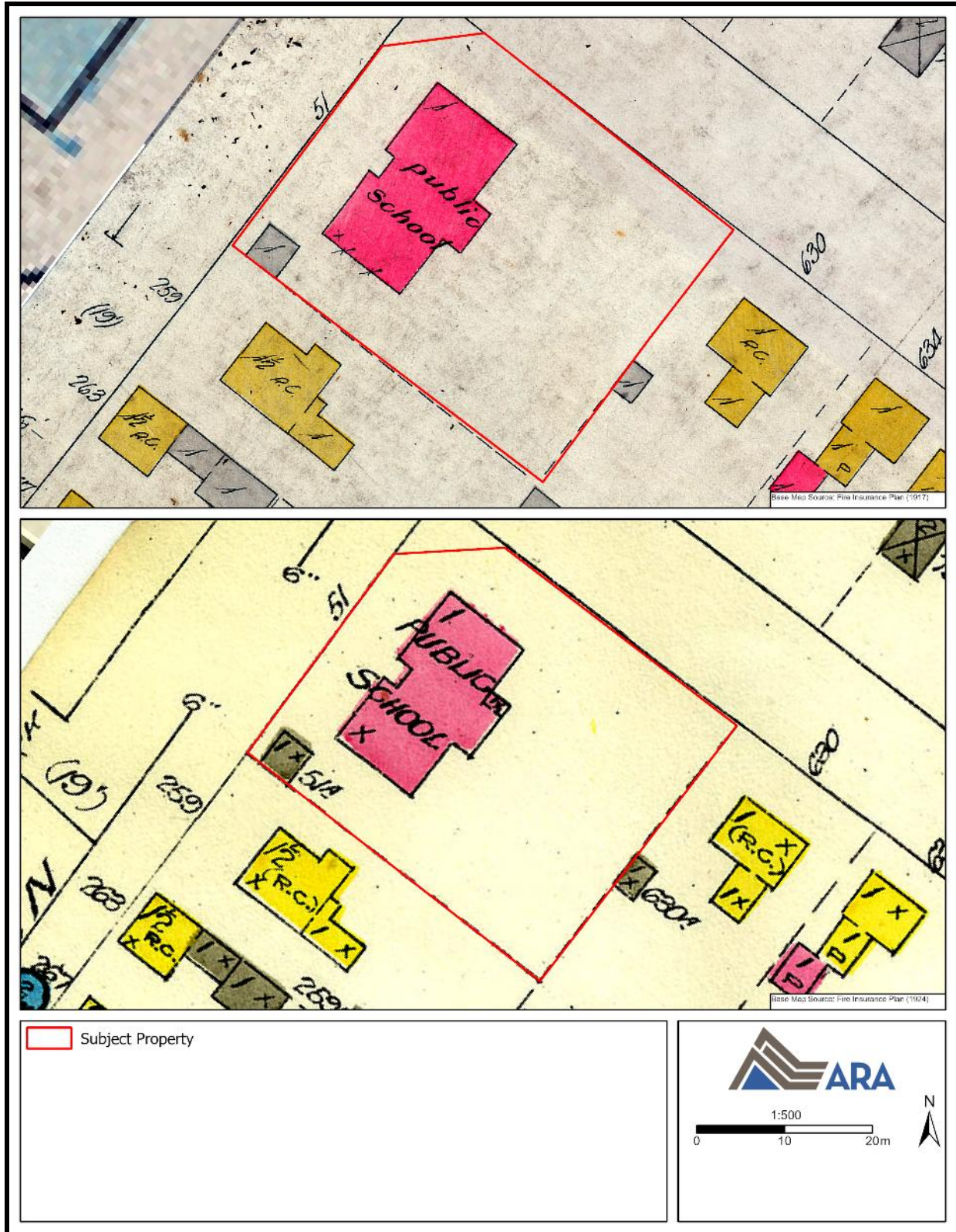
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMF 2018)

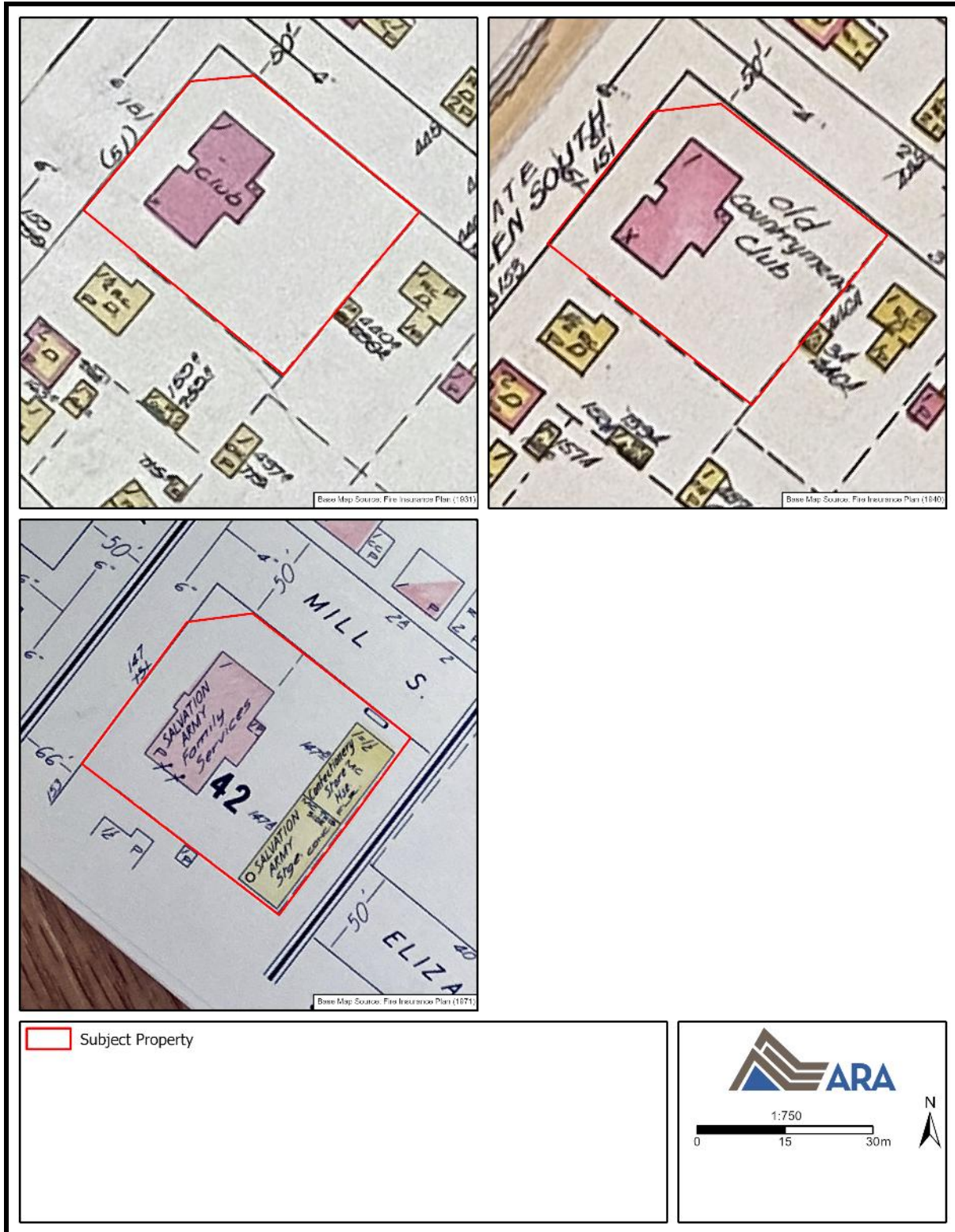


Map 6: Subject Property Shown on an 1877 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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





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



Map 10: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 147 Queen Street West according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 147 Queen Street West in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	147 Queen Street West is a representative example of an Italianate former schoolhouse. While inspired by Classical architectural forms, Italianate architecture emerged to have its distinctiveness in North America drawing from a number of architectural eras where details are Classical in origin but freely modified, often in vernacular expressions as demonstrated in the subject property. 147 Queen Street West has been constructed as two conjoined red brick one-room schoolhouses reflective of the “preferred plan” for one-room schools established by John G. Hodgins, Deputy Superintendent for Education in Upper Canada, in <i>The School House: Its Architecture, External and Internal Arrangements</i> (1857). 147 Queen Street West has been built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations with a cross-gable roof and two prominent front gable peaks decorated with scrolled vergeboard with a simple kingpost and circular ventilating window openings framed with brick and four keystones. Italianate design influences most clearly reflected on the property include the ornately decorated segmentally arched window openings that feature radiating brick voussoirs with a keystone or red brick headers and stone sills supported by rounded stone brackets. Also characteristic of the style, the subject building features paired corner brackets, shallow brick pilasters dividing each bay, and oblique corbelled brickwork intricately arranged as gable peaks mimicking dentils. Through a combination of angled cutting and corbelling, a unique effect has been achieved that frames the windows and creates an attractive light-and-dark pattern on the façade and rear elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	147 Queen Street West does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	Yes	147 Queen Street West displays a high degree of technical achievement as it is constructed of two identical masses, the design of which has doubled the traditional “preferred plan” for one-room schools established by John G. Hodgins. Together, the linked buildings create two one-room schoolhouses side-by-side, an innovation that expanded the 1873 school’s capacity to accommodate pupils in the growing town.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	147 Queen Street West, the former Queen Street Schoolhouse, is directly associated with the early development of public education in Brampton. The subject building was constructed circa 1873 as the third publicly funded school in Brampton, after the school built on John Street (circa 1840-1845) and then the Central School on Alexander Street (1856). The design of the building doubled the “preferred plan” for one-room schools established by John G. Hodgins, Deputy Superintendent for

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

Description	Criteria Met Yes/No	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	147 Queen Street West is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 147 Queen Street West is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 147 Queen Street West is not visually linked to its surroundings. Although this portion of Queen Street West is a late 19 th to early 20 th century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 147 Queen Street West is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	147 Queen Street West is consistent with the character of the area and thus the building is part of the fabric of the streetscape rather than a visual landmark.

9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
147 Queen Street West is a representative example of an Italianate former schoolhouse	<ul style="list-style-type: none"> • Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding laid in a stretcher bond pattern • Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost • Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils • Band of corbelled brick below roofline of side elevations • Circular ventilating window openings framed with brick and four keystones • Paired brackets • Segmentally arched window openings with radiating brick voussoirs with a keystone and stone sills with rounded stone brackets • Segmentally arched window openings with red brick headers and stone sills with rounded stone brackets (side elevations)
147 Queen Street West displays a high degree of technical achievement	<ul style="list-style-type: none"> • Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding laid in a stretcher bond pattern

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost • Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils
147 Queen Street West is directly associated with the early development of public education in Brampton, and the Old Countrymen's Club and the Hydro-Electric Power Commission of Ontario	<ul style="list-style-type: none"> • Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
147 Queen Street West is important in supporting the late 19 th to early 20 th century residential character of the historic core of Brampton	<ul style="list-style-type: none"> • Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations • Red brick cladding • Contribution to the Elliott Lands Neighbourhood with placement on a corner lot and overall massing, setback, and decorative details

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

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

Statement of Cultural Heritage Value or Interest

147 Queen Street West is a representative example of an Italianate former schoolhouse.

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

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

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

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

Cultural Heritage Attributes

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

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

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

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

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

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

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

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

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

Elements of the property that are not heritage attributes include:

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

11.0 MAP OF HERITAGE ATTRIBUTES

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



Map 11: Map of Heritage Attributes of 147 Queen Street West



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



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



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

12.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 147 Queen Street West meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

The *Provincial Planning Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2024). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped the information presented in this report will be useful in those deliberations.

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2022 Aerial Image, 1954.

Appendix A: Figures and Historic Photos



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



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



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



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