

REVISED DRAFT
Evaluation of 15 Isabella Street
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 15 Isabella Street according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

The property was recommended for designation as part of the *Cultural Heritage Assessment Report: Major Transit Station Areas (MTSA)* (WSP 2022). The property also contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. In 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the medium priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 15 Isabella Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

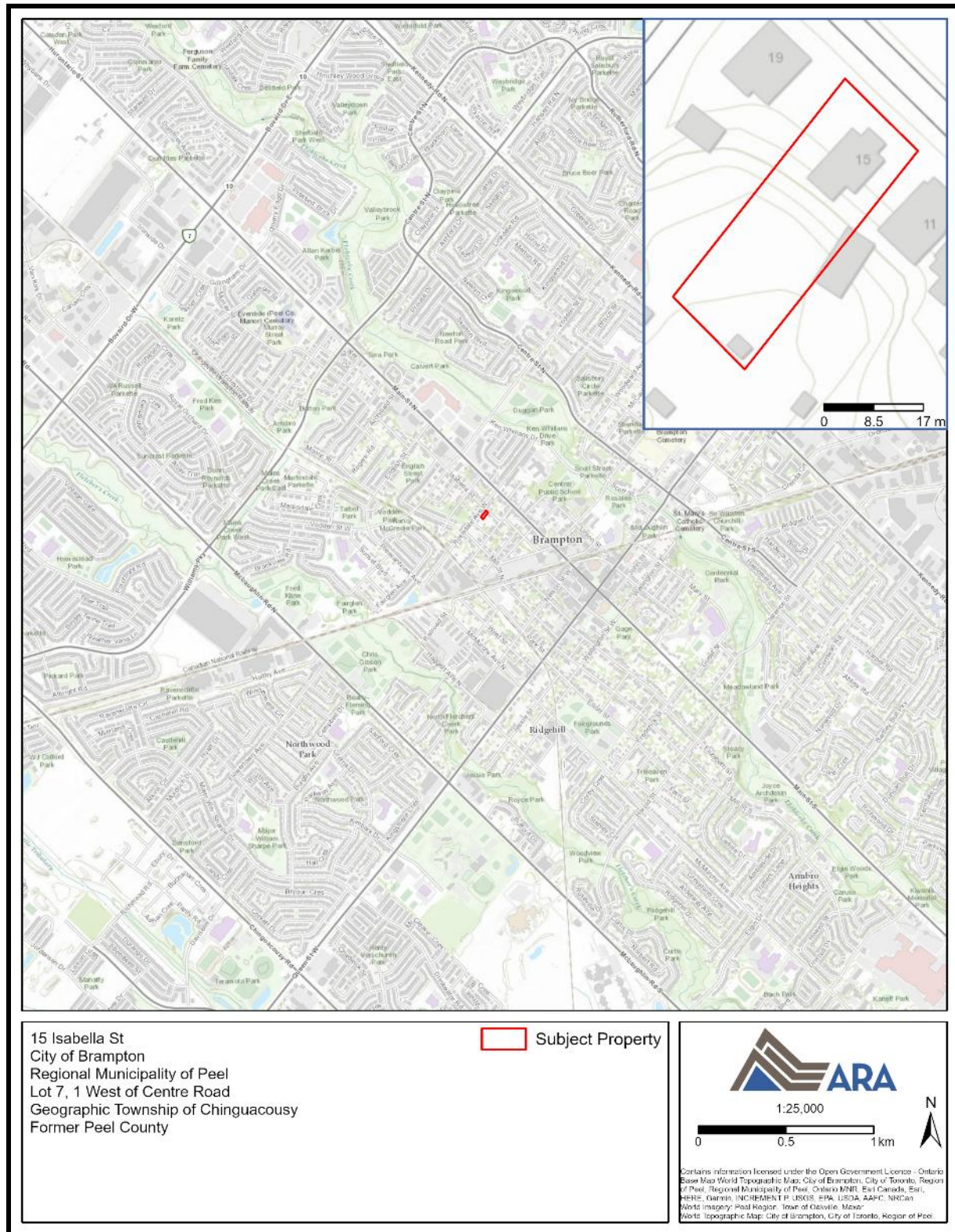
3.0 PROPERTY INFORMATION

Civic Address: 15 Isabella Street, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: PT LT 18 PL BR8; PR LT 17 PL BR8

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



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



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

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning 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 provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

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

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

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

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

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

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning 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
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



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



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



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



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



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



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



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

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

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

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

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

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

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

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

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

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

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

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

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

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

Characteristics of Georgian Architecture	Characteristics of 15 Isabella Street
Paneled doors	Removed
Flat top or shallow arched fanlights, transom, and side lights at central entry	No

6.2 History

6.2.1 City of Brampton History

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

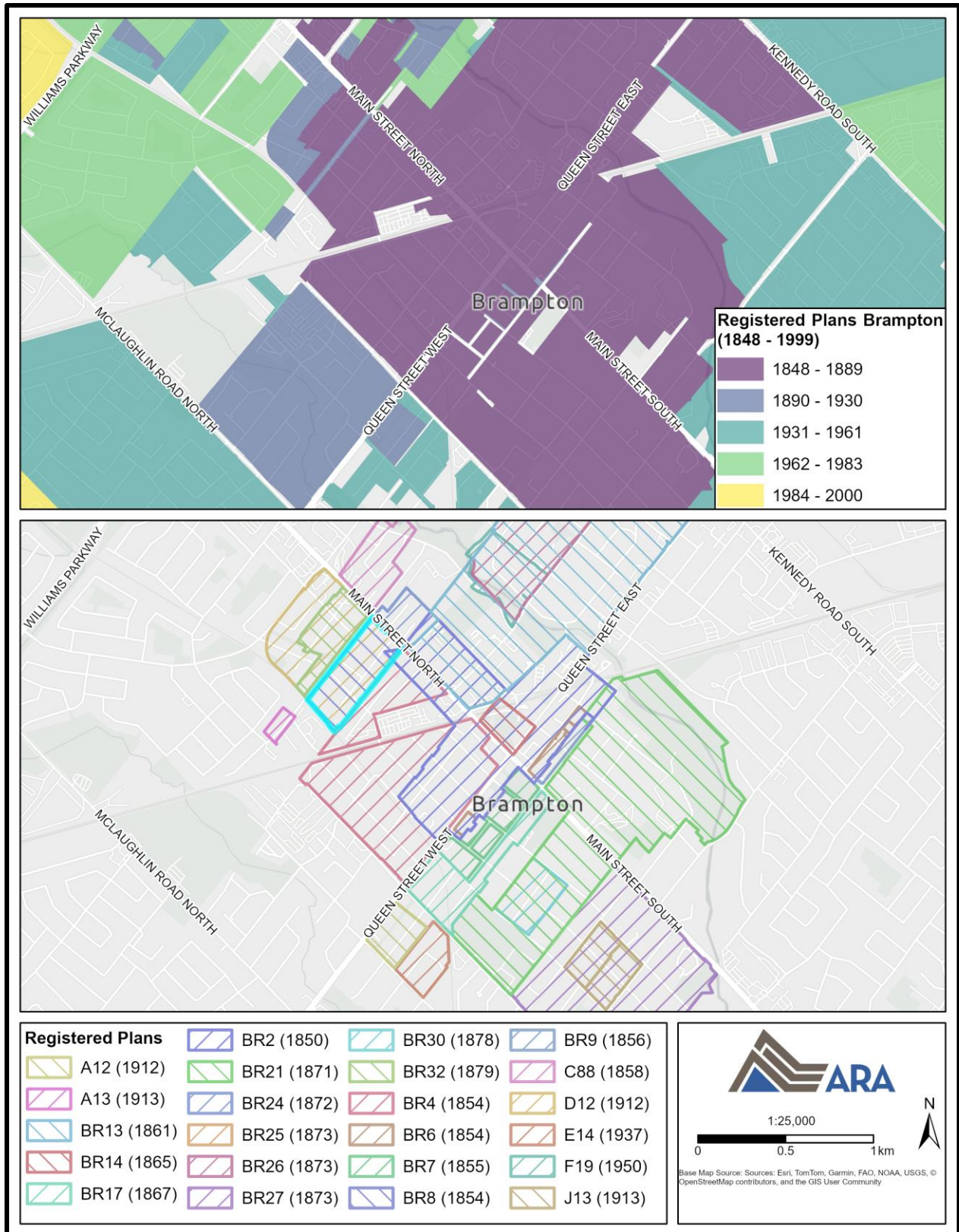
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery,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

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

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

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions

were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.



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

6.2.2 Site Specific History

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

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

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

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

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

6.3 Context

- Located at 15 Isabella Street in the historic core of the City of Brampton
 - The “core” comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
 - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
 - Isabella Street runs roughly northwest to southeast between Rosedale Avenue West and David Street, parallel to Main Street North, one block to the south
- The building is situated on the south side of Isabella Street, between Rosedale Avenue West and David Street, within a dense late 19th to early 20th century residential neighbourhood
- The property contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study prepared for a number of neighbourhoods in the City of Brampton by George Robb Architect et al. in 2009
 - The study describes this largely unchanged area's distinct character as “modest single-detached houses with modest embellishment from the 19th and early 20th centuries” (GRA et al. 2009:7)
 - The area is beginning to experience development pressure in the form of higher density infill
 - George Robb Architect et al.'s identification of the character of the Washington Block and Area Neighbourhood supports the contextual assessment detailed in this section
- It has a shallow setback from Isabella Street on a narrow, rectangular lot
- The front lawn is grassed with a mature tree growing in the northwest corner at the sidewalk
- An asphalt driveway spanning the west side of the lot provides access to Isabella Street and terminates at the rear of the residence
- 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties
- The Isabella Street streetscape character can be described as follows:
 - For the purpose of this report, geographically, the Isabella Street streetscape includes Isabella Street from Rosedale Avenue West and David Street, as per the 1854 Washington Block Plan BR8 (see Map 5 to Map 7, Map 10, and Figure 3)
 - Comprised of predominantly one to two-and-a-half storey residences on narrow, rectangular lots with little modern infill
 - Primarily brick construction (majority are red brick and some are dichromatic)
 - Many buildings share similar features including hip and gable roofs, decorative entrances, and rectangular window openings
 - Streetscape exhibits consistently shallow setbacks
 - Isabella Street includes a sidewalk on both sides with a grassed boulevard and mature street trees
- Several residential side streets extend from Main Street North that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
 - Residential side streets in keeping with the development of the core as shown in the historic mapping (see Map 5 to Map 7, Map 10, and Figure 3) include: Rosedale

Avenue West, David Street, and Isabella Street between Rosedale Avenue West and Lorne Avenue

- The character of the residential side streets is generally in keeping with the character of the Isabella Street streetscape, however, the block containing the subject property retains a higher concentration of 19th century residences than the surrounding side streets, which contain more early 20th century structures
 - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
 - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding)
 - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
 - Setbacks are relatively shallow and consistent
 - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
 - Many buildings on the residential side streets share similar features including gable and hip roofs, front porches, decorative entrances, and rectangular window openings
 - Many of the buildings along Isabella Street and the residential side streets date from the late 19th to early 20th century
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed, and photographs to support the descriptions of the character of Isabella Street and the residential side streets

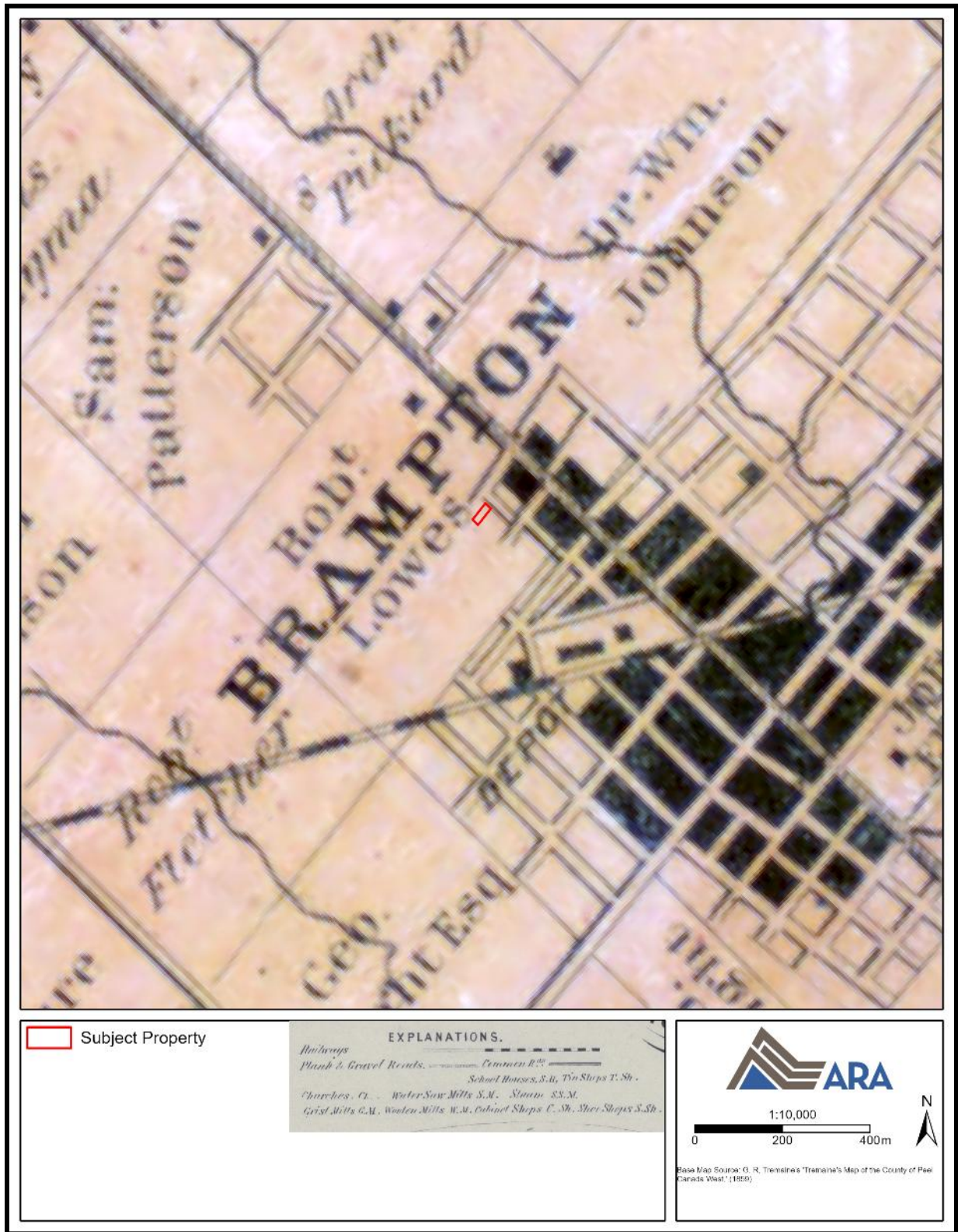
Table 3: Selection of Late 19th to Early 20th Century Buildings Along Isabella Street, David Street, and Rosedale Avenue West in the City of Brampton

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

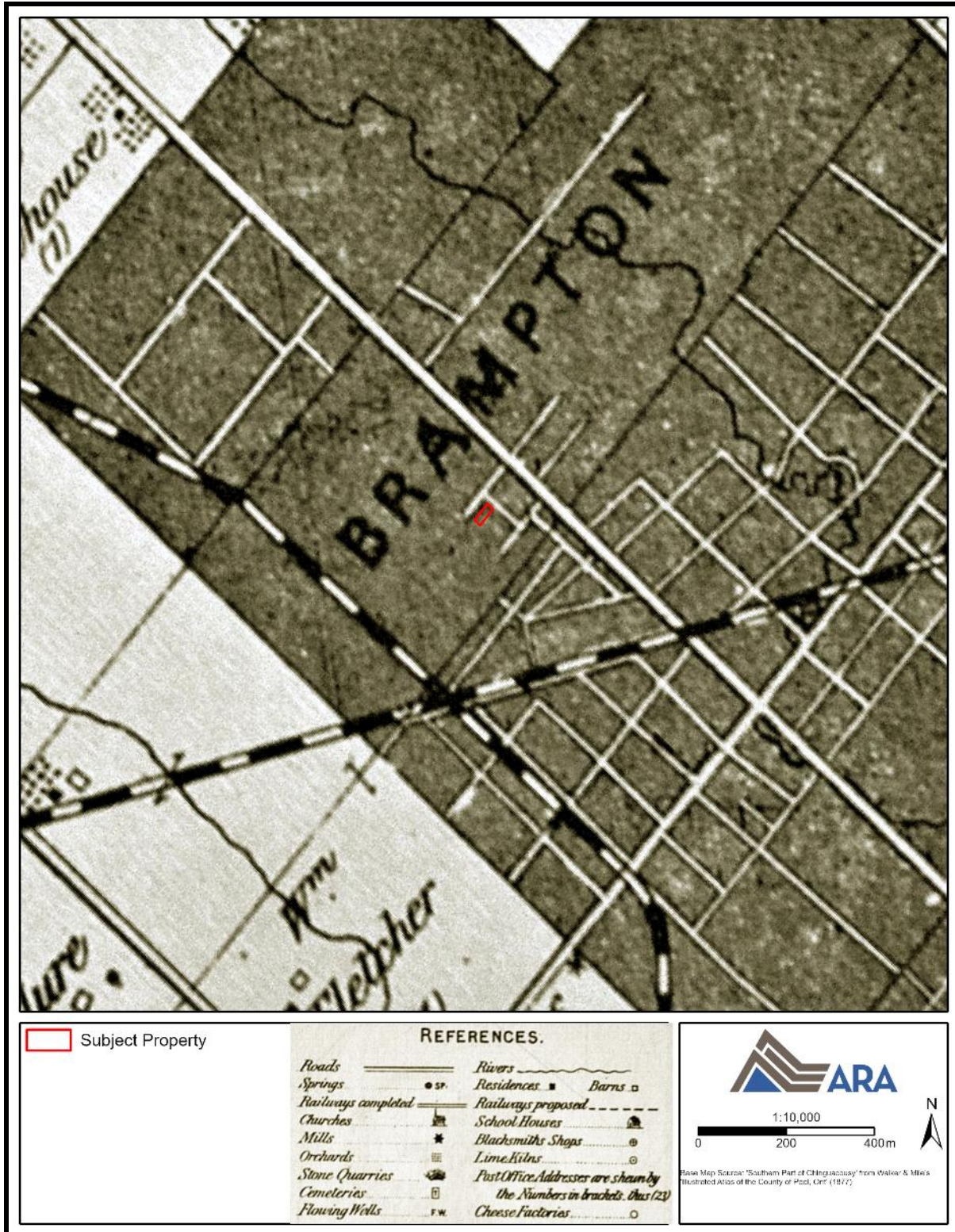
Address	Brief Description	Est. Year Constructed	Photo
8 Isabella Street	Residence, two-and-a-half storey Edwardian red brick with a hip roof with a dormer window, symmetrical two-bay façade, rectangular window openings, and a decorative entrance	Circa 1910	
10 Isabella Street	Residence, one-and-a-half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

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

7.0 MAPS



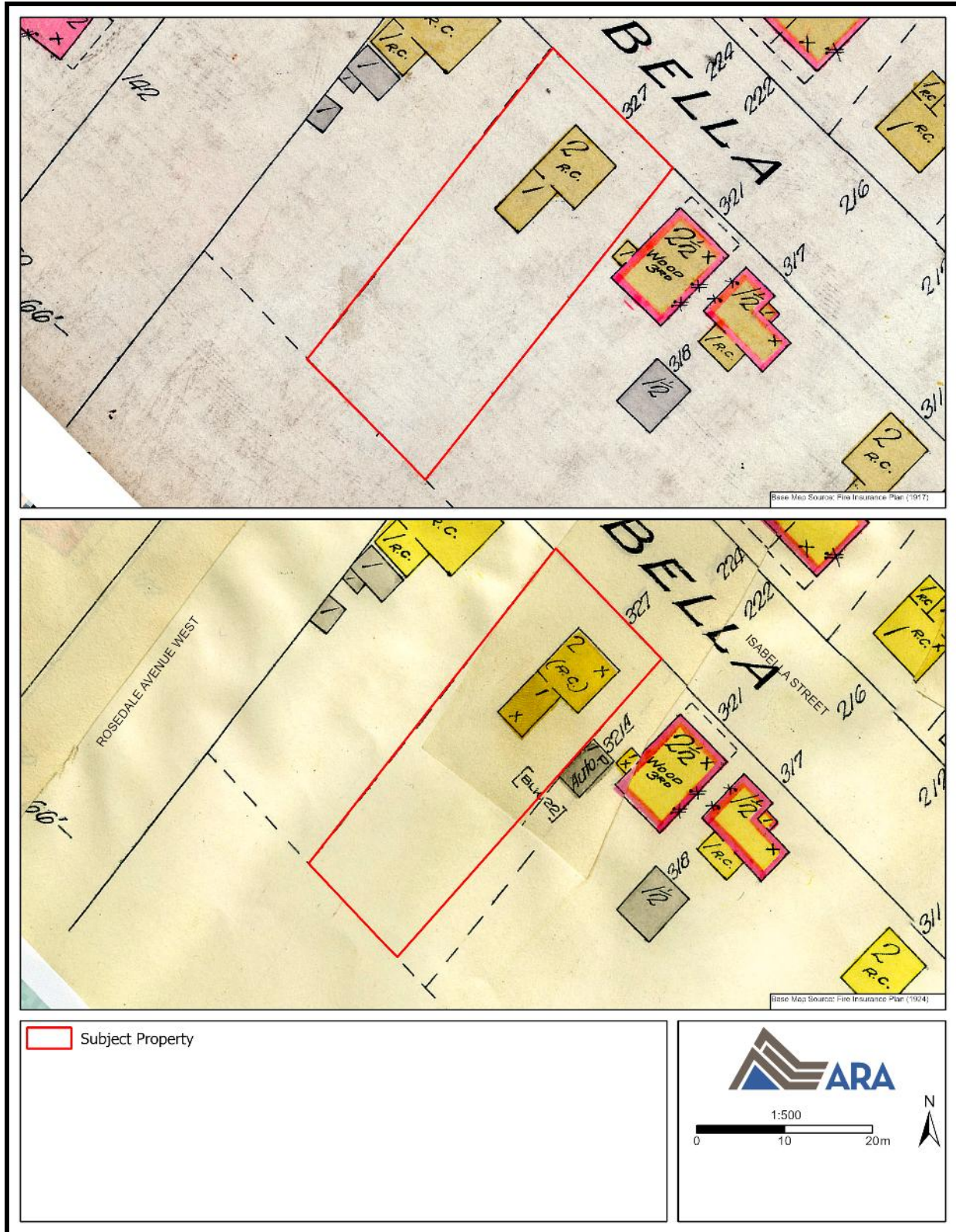
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



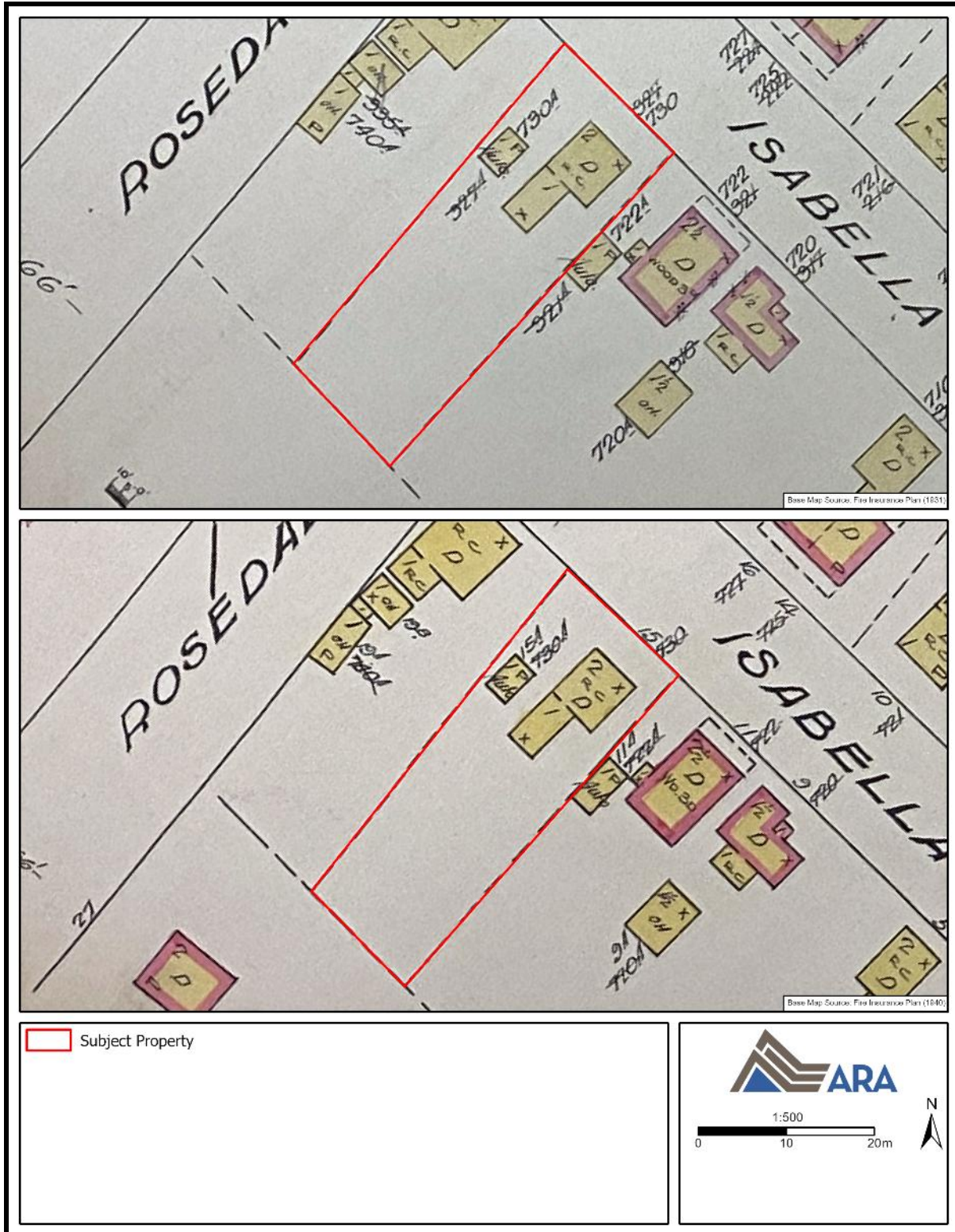
Map 6: Subject Property Shown on an 1877 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



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



Map 9: Subject Property Shown on 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1930 and 1940)



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

8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 15 Isabella Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 15 Isabella Street in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton. Built circa 1855, the two-storey residence was constructed toward the end of the Georgian architectural period, however, it is an early structure in the area, built shortly after the incorporation of the village of Brampton in 1853 and the registering of the Washington Block in 1854, one of the earliest residential subdivisions in Brampton. While 15 Isabella Street has been altered over the years, it retains defining characteristics of the Georgian style, which is noted for its simplicity, symmetry, adaptability, and enduring solid construction. Hallmark elements of the style observed on the subject building include its square plan, box-like massing, symmetrical three-bay façade and central entrance, side gable roof with return eaves, and rectangular window openings.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	15 Isabella Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	15 Isabella Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	15 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton registered in 1854 as Plan BR8. The subdivision was established at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Constructed circa 1855, the subject building is likely the oldest residence in the original Washington Block and among the oldest in Brampton.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	While 15 Isabella Street has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	15 Isabella Street does not reflect the ideas of an architect, builder, designer, or theorist. The subject building may have been constructed by carpenter Alexander Armour who built and resided at 19 Isabella Street; however, research could not confirm this association. Research indicates the design of the building did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	15 Isabella Street is important in supporting the late 19 th to early 20 th century residential character of the historic core of Brampton, notably the Washington Block. The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character

Description	Criteria Met Yes/No	Value
		of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19 th to early 20 th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. 15 Isabella Street exhibits a lot pattern, setbacks, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	15 Isabella Street is visually linked to its surroundings. 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties.
The property has contextual value because it is a landmark	No	15 Isabella Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

9.0 HERITAGE ATTRIBUTES

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

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
15 Isabella Street is an early and representative example of the Georgian architectural style	<ul style="list-style-type: none"> Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade Roughcast stucco cladding Side gable roof with return eaves Rectangular entrance with a wooden casing and pilasters Rectangular window openings
15 Isabella Street is directly associated with the Washington Block	<ul style="list-style-type: none"> Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
15 Isabella Street is important in supporting the late 19 th to early 20 th century residential character of the historic core of Brampton	<ul style="list-style-type: none"> Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
15 Isabella Street is visually linked to its surroundings	<ul style="list-style-type: none"> Two-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade Proximity to architecturally similar structure at 19 Isabella Street

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

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

Statement of Cultural Heritage Value or Interest

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

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

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

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

Cultural Heritage Attributes

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

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

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

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

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

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

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

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

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

11.0 MAP OF HERITAGE ATTRIBUTES

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



Map 11: Map of Heritage Attributes of 15 Isabella Street



Map 12: Map of Heritage Attributes of 15 Isabella Street

12.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 15 Isabella Street meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

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

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Appendix A: Figures and Historic Photos

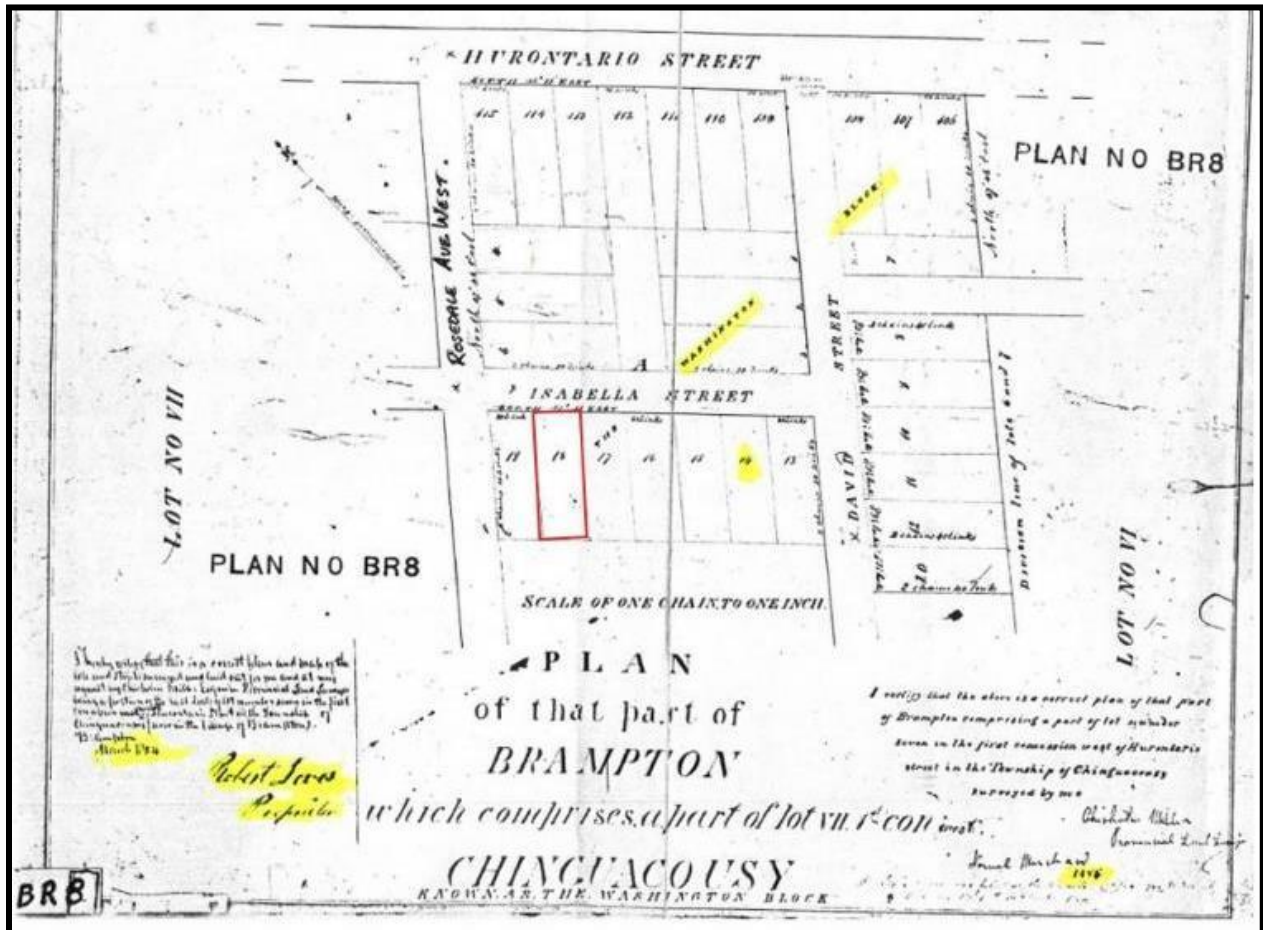


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, “Washington Block” Plan, March 1854 (CoB 1986)



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



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