

REVISED DRAFT
Evaluation of 227 Main Street North
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 227 Main Street North 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 contributes to the Washington Block 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 high 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.

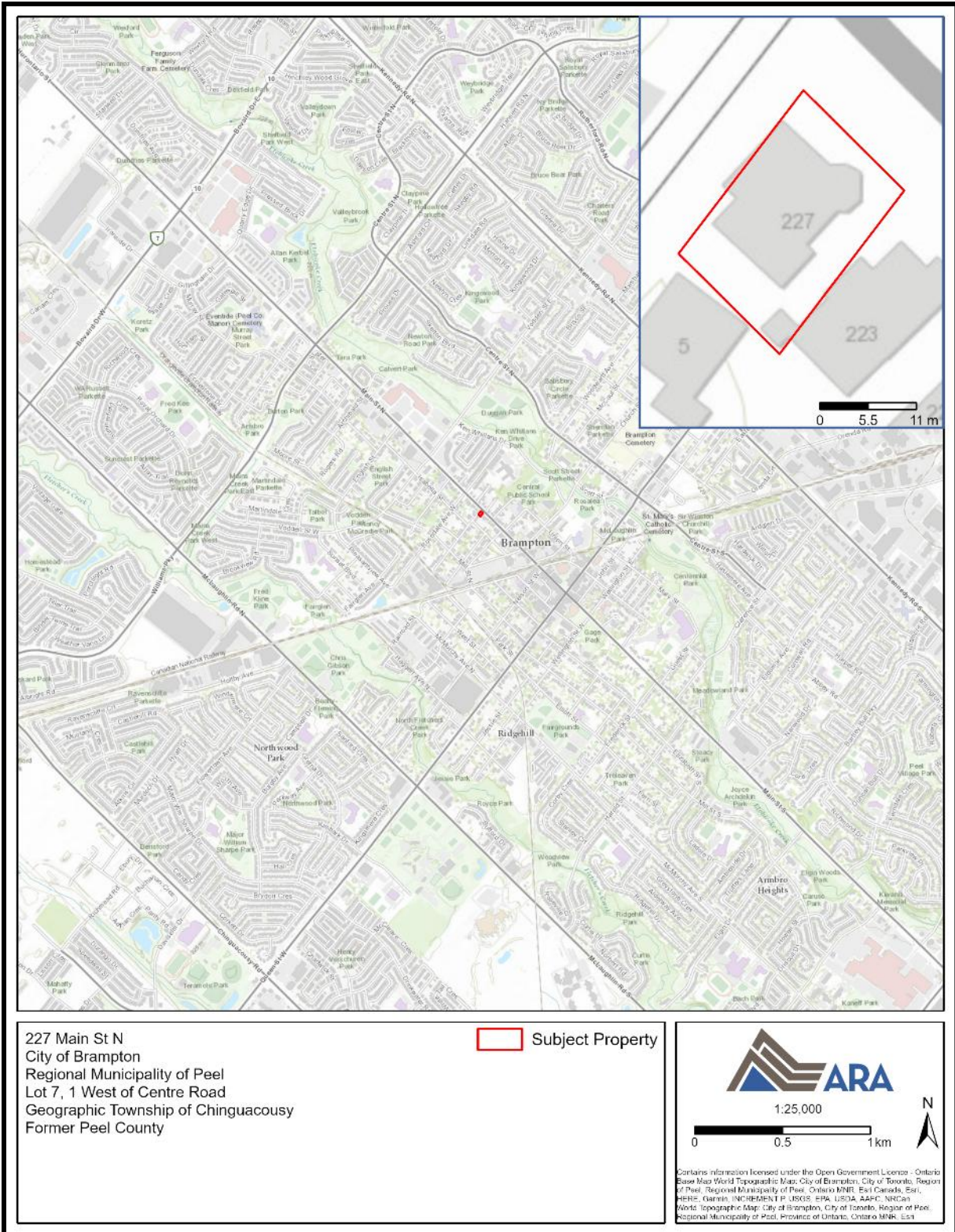
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 227 Main Street North 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: 227 Main Street North, City of Brampton, ON
Alternative Name(s): Octagonal House
Legal Description: PLAN BR-8: LOT 108

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 Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



**Image 1: Façade of 227 Main Street North
(Photo taken February 7, 2024; Facing South)**



**Image 2: Northwest Corner of 227 Main Street North
(Photo taken February 7, 2024; Facing South)**



**Image 3: Northeast Corner of 227 Main Street North
(Photo taken February 7, 2024; Facing West)**



**Image 4: Rear Portion of East Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 5: Rear (South) Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing East)**



**Image 6: Detail of Window Opening on South Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing East)**



**Image 7: West Elevation of 227 Main Street North
(Photo taken February 7, 2024; Facing Southeast)**



**Image 8: Detail of Chimney of 227 Main Street North
(Photo taken February 7, 2024; Facing East)**



**Image 9: Detail of Pilaster Base of 227 Main Street North
(Photo taken February 7, 2024; Facing Southeast)**



**Image 10: Context View of 227 Main Street North from David Street Intersection
(Photo taken February 7, 2024; Facing Southeast)**



**Image 11: Context View of 227 Main Street North from Main Street North
(Photo taken February 7, 2024; Facing Northwest)**



**Image 12: Context View of 227 Main Street North from David Street
(Photo taken February 7, 2024; Facing Northeast)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Octagon architectural style is an “oddity based on American phrenologist Orson Squire Fowler’s 1849 theory of healthy and economical construction through the ‘efficient’ geometry of an octagonal plan” (Fram 2003:26). Interestingly, “unlike any other style, the popularity of the Octagon is attributed to one person, ...Fowler, who is much better known for his work in phrenology – the study of analyzing a person’s character traits by studying the configuration of the skull (Kyles 2016). In 1849, Flower published *A Home For All*, which described that to satisfy two basic phrenological needs, “inhabitiveness [love of home] and constructiveness [ability to build],” individuals should build their own home, and they should have eight sides (Blumenson 1990:71).

As Blumenson describes in *Ontario Architecture*:

The inspiration for the octagon shape was predicted not so much on aesthetic merit but simply that a polygon with eight sides was the most practical linear shape to construct that approximated the circle or sphere, the form Fowler believed to be nature’s ideal. In very practical terms, Fowler showed mathematically how the octagon contains one-fifth more room than a comparably sized square (2009:71).

The Octagon was created for the middle class to promote practicality, affordability, and general utility. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall, which he believed to be naturally in abundance, affordable, and easily constructed without expensive skilled labour (Blumenson 1990). Fowler further promoted the design by showcasing the efficient distribution of heat as the Octagon only needed a single roof and minimal additions. Fowler relayed practical experience to his readers, detailing how he built himself a large three-storey, eight-sided gravel wall house in upstate New York (demolished in 1897) (Blumenson 2009). In addition to Fowler’s personal residence, *A Home For All* showed plans and elevations for different types of eight-sided buildings, including churches, schools, and barns (Blumenson 2009), however the style is “primarily a residential phenomenon. Though few in number, they were invariably well-known landmarks and remain so” (Fram 2003:26).

Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, some Classical detailing, and often a belvedere and a surrounding porch, however the absence of a belvedere is not uncommon on smaller or modest Octagons (Fram 2003; Blumenson 1990). In such modest examples, it is common to find the chimney placed along one end wall (Blumenson 1990). Most Octagon buildings followed Italianate styling with deep bracketed eaves and were typically of frame construction with wood or stucco cladding (Fram 2003).

Blumenson concludes that:

In practice, the economical and practical benefit of eight-sided houses and the “gravel wall” became accepted, but not everyone shared Orson Fowler’s utilitarian architectural concepts or agreed with phrenology, and Octagons often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period (1990:72).

Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings (Blumenson 1990). By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books (Blumenson 1990; Fram 2003). The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler, however “it was his enthusiasm that made the design popular” (Kyles 2016). A list of polygonal buildings in Ontario (including the subject building) can be found in John Rempel's book *Building with Wood* (1980) and *The Octagon House Inventory* (Puerzer 2011). In addition, the subject property is included as an example of the style in Blumenson's *Ontario Architecture* (1990; see Figure 6 in Appendix A).

A description of the architecture/design of 227 Main Street North is as follows:

- Two-storey building constructed to a semi-octagonal plan to the north and an irregular plan for the rear wing

Shallow hipped roof on the octagon clad in asphalt shingles with wide overhanging eaves with modern soffits and a thick wood cornice decorated with dentils (Image 5 and Image 7)

- Half Octagon roof plan finishes with a side gable roof on the rear (south) elevation with a return eave
- Rear wing has a gable roof with a shed dormer with a pair of rectangular windows
- Gable peak and shed dormer are clad in brown vinyl siding arranged vertically
- Modern drainage system with downspouts and gutters (Image 2 and Image 5)
- Large red brick chimney laid in a stretcher bond pattern projecting through the west side of the roof (Image 7 and Image 8)
- Stucco cladding with painted wood corner pilasters separating each face of the building's octagonal façade (Image 2 and Image 9)
 - Corner pilasters with molded bases and capitals are detailed with a block pattern along the shaft
- Plaque that reads “*Octagon House Circa 1880*” (Image 2)
- Painted wood band spanning the centre of the structure's elevations between the upper and lower storey (Image 2 and Image 5)
- Concrete foundation topped with a painted wood panel on each side of the octagon (Image 2 and Image 9)
- All window openings are rectangular with painted, smooth, concrete lug sills (Image 2, Image 4 and Image 6)
 - Varied fenestration of the rear wing (Image 5)
 - Most windows appear to be contemporary replacement units
 - Two window openings on the main floor of the façade are four-over-four sash windows and an eight-over-eight sash window is located in the west elevation (Image 2 and Image 7)
 - Portion of dark brown vinyl siding beneath the first storey window opening on the west elevation
 - Remaining windows appear to be replacement sash units
 - Rectangular window opening in the foundation of the façade and rear (south) elevation (Image 2 and Image 5)
- One-storey enclosed porch with a balcony is clad in wood board and batten and projects from the northeast side of the façade with a balcony that follows a semi-octagonal shape (Image 1 and Image 3)
 - Balcony has a wood railing and is accessed by a rectangular doorway in the façade's second storey

- Porch has wide eaves with modern soffits
- Enclosed porch features six-over-one tall, rectangular windows
- An entrance is located in the east side of the enclosed porch and includes a modern door divided into lites with a transom above
 - The main entrance is accessible through a wooden fence that extends from the porch to the southeast corner of the property
- Rear two-and-a-half storey frame wing clad in stucco is built to a rectangular plan and offset from the original semi-Octagon structure, projecting slightly beyond the east side of the building (Image 3 and Image 5)
- A raised wood porch with wood railings has been added to the rear (south) elevation with a single carport below, surrounded by an asphalt parking lot (Image 5)
 - Residence is accessed via the porch through a rectangular doorway with a modern glass door

When examined against the typical characteristics of Octagonal architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Well-Preserved* (Fram 2003), and *Ontario Architecture Online* (Kyles 2016), 227 Main Street North exhibits most of the characteristics of the style common to a smaller, modest Octagon, and can therefore be considered a representative example of the style (see Table 1). In addition, the subject property is believed to be a rare example of the style in the City of Brampton with only one other example known to exist, the Samuel McClure Octagonal House at 8280 Heritage Road, designated under Part IV of the *OHA* through By-law 26-1979 (OHT 1979).

Table 1: Characteristics of Octagonal Architecture
(Adapted from Blumenson 1990; Fram 2003; Kyles 2016)

Characteristics of Octagonal Architecture	Characteristics of 227 Main Street North
Octagonal floor plan	Partial – Semi-octagon
Two storeys	Yes
Frame construction	Yes
Wood or stucco cladding	Yes - Stucco
Shallow hipped roof	Yes
Deep eaves	Yes
Brackets	No
Belvedere (not uncommon to be missing on smaller Octagons)	No
Chimney on an end wall (common to smaller Octagons)	Yes
Surrounding porch	No – Enclosed entrance porch

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).

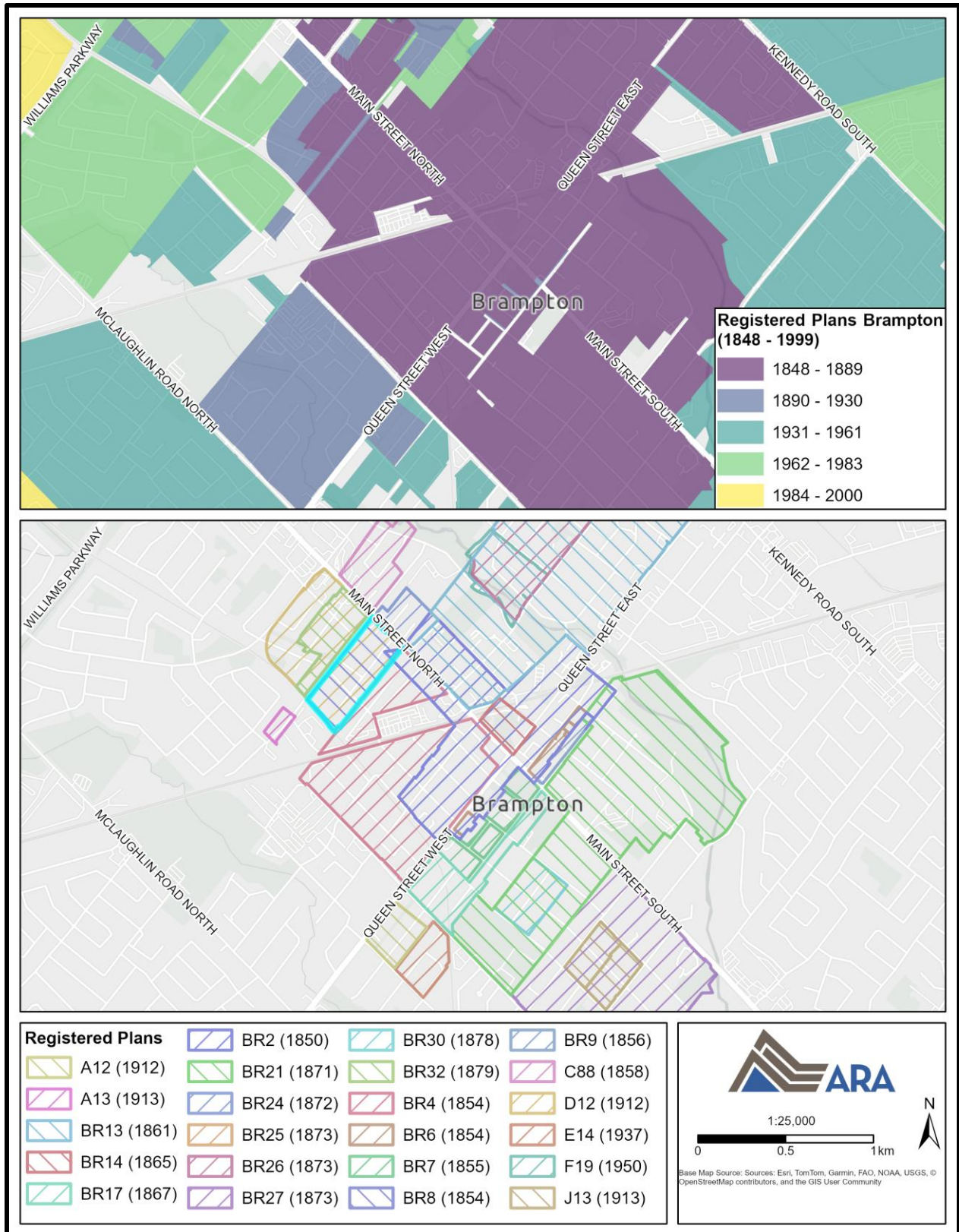
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario

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 227 Main Street North was constructed between 1890 and 1900 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 went to Robert Lowes in February 1831 (see Table 2)
- 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)
- Lowes sold Lot 108 on the west side of Main Street North (subject property) in the Washington Block to Henry B. Winand in 1859
- Tremaine’s map of 1859 indicates the subject property was situated within the core of Brampton at that time (see Map 5)
- In 1868, Henry B. Winand sold Lot 108, Plan BR8 (subject property) to the Trustees of the Brampton Methodist Church
 - According to Instrument #89, the subject property was purchased, “for the site of a Parsonage House for the use of the resident minister” (LRO #43)
- A map from 1877 indicates the lands surrounding the subject property had been developed by this time (see Map 6)
- Trustees of the Brampton Methodist Church sold the subject property to Jane Tales in November 1890
 - According to Instrument #4941, a parsonage was located on the subject property at the time of the sale
 - An assessment roll from 1888 indicates Reverend E.H. Harper was the occupant of the parsonage (CoB 2001)
- In 1896, Jane and Thomas Tales sold the subject property to Joseph Sewell for \$1,000.00, at which time the property was subject to a mortgage
 - The mortgage referred to above was not listed in the abstract index to deeds for the property but may indicate construction activities on the property
 - Sewell was a well known mason and contractor in Brampton (CoB 2022:4)
 - He is listed as being a bricklayer in an 1874 directory (Lynch 1874:94)
 - In the 1891 census, Joseph Sewell is listed as being a mason (LAC 1891)
 - There are historic accounts of Sewell having been a prominent contractor and builder in the area at the time. Both Sewell and his wife Margaret were considered to be prominent members of their community with Joseph being described in a government document on drill hall construction as “a man who stands very high in the community in which he lives” (CoB 2022:4).
 - In 1901, Joseph Sewell was a 48 year old builder who was residing with his wife Margaret (age 45) and their six children in a frame building on the corner of Main Street North and David Street (LAC 1901a, 1901b)
 - By 1921, Joseph (age 67) and Margaret Sewell (age 65) were living at the subject property
 - Joseph Sewell is listed as being employed as a mason (LAC 1921)
- Conflicting sources suggest the subject building was constructed by either William Bird or Joseph Sewell (Dunne and Montgomery 1986)

- Bird is associated with the construction of the Octagon residence at 8280 Heritage Road in Brampton that is designated under Part IV of the *OHA* (OHT 1979)
 - Research could not confirm the builder of the subject residence
- A topographic map from 1909 indicates the subject building is of frame construction (see Map 7)
- A Fire Insurance Plan from 1917 indicates the subject building was a two storey frame structure clad with stucco with a one storey frame wing at the rear elevation (see Map 8)
 - The porch on the façade is indicated on the plan
- By 1924, the rear wing had been removed and a new one storey wing had been constructed (see Map 8)
- In 1928, Joseph Sewell sold the subject property to Charles Ready
- Charles Ready sold the property to Emma Ready in 1930
 - According to the 1931 census, Charles Ready was a 43 year old merchant at a general store who was living with his wife Emma (age 42), son Howard (age 18) and mother-in-law Susan Stevens (age 65) (LAC 1931)
 - The 1931 census enumerates the Ready family as living on Main Street, likely at the subject property
- Fire Insurance Plans from 1931 and 1940 indicate the subject building remained as it was in 1924 (see Map 9)
 - A garage was added to the property by 1931
- An aerial image from 1954 indicates the subject property was situated within the core of Brampton at the time (see Map 10)
- In 1957, Emma Ready sold the subject property to Josephus and Ann Hendericks
 - The subject property was featured in *Brampton's 100th Anniversary as an Incorporated Town, 1873-1973* (see Figure 2 in Appendix A)
 - A second storey was added to the rear wing in 1962 while under the ownership of the Hendericks family (Dunne 1986)
- Hendericks family sold the subject property to Joseph and Mary Colbacchin in 1977
- The subject building is listed in *Building with Wood* by John Rempel (1980) and noted to be a half octagon of later construction inspired by the designs of Orson Fowler detailed in his 1849 publication, *A Home For All*
- Joseph and Mary Colbacchin sold the subject property to June Ronald in 1983
- Ronald sold the subject property to Rosemary Holloway
 - Holloway operated an interior design business from the residence
 - A drawing and photographs of the subject property ca. 1986 depict the subject building during Holloways period of ownership (see Figure 3 to Figure 5 in Appendix A)
 - The Holloways owned the property until 2003
- The octagonal building at 227 Main Street North is featured in *Ontario Architecture* by Blumenson (1990:74; see Figure 6 in Appendix A)
- The subject property was subsequently sold various times after 2003

**Table 2: Summary of Property Ownership at 227 Main Street North
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS; 100 acres
6329	Indenture	20 Jun 1859	Robert Lowes	Henry B. Winand	Lot 108, Washington Block
89	Bargain and Sale	3 Nov 1868	Henry B. Winand	Trustees of the Brampton Methodist Church	All Lot 108, Plan BR8
4941	Bargain and Sale	5 Nov 1890	Trustees of the Brampton Methodist Church	Jane Tales	All Lot 108, Plan BR8
5752	Bargain and Sale	30 Mar 1896	Jane and Thomas Tales	Joseph Sewell	\$1,000.00; All Lot 108, Plan BR8; subject to mortgage
16573	Grant	1 Aug 1928	Joseph Sewell	Charles Ready	Lot 108, Plan BR8
17169	Grant	26 Sep 1930	Charles Ready	Emma Ready	Lot 108, Plan BR8
33169	Grant	17 Jun 1957	Emma Ready	Josephus and Ann Hendericks	Lot 108, Plan BR8
450570	Grant	14 Oct 1977	Josephus and Ann Hendericks	Joseph and Mary Colbacchin	Lot 108, Plan BR8
596834	Grant	30 Nov 1983	Joseph and Mary Colbacchin	June Ronald	Lot 108, Plan BR8
715444	Grant	31 May 1985	June Ronald	Rosemary Holloway	Lot 108, Plan BR8
RO1164953	Transfer	13 Feb 1998	Rosemary Holloway	Rosemary and Reginald Holloway	Lot 108, Plan BR8
PR455675	Transfer	26 Jun 2003	Reginald Holloway	Jose and Nina Asensio	Lot 108, Plan BR8
PR1052799	Transfer	28 Apr 2006	Jose and Nina Asensio	Cindy and James Asensio	Lot 108, Plan BR8
PR1454990	Transfer	1 May 2008	Cindy and James Asensio	Nina and Jose Asensio	Lot 108, Plan BR8
PR3878845	Transfer	27 Jul 2021	Nina and Jose Asensio	Jose Asensio	Lot 108, Plan BR8

6.3 Context






- Located at 227 Main Street North 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
 - Main Street North runs roughly northwest to southeast through the City of Brampton
- The building is situated prominently on the southeast corner of Main Street North and David Street in a dense late 19th to early 20th century residential neighbourhood
 - 227 Main Street North is a recognizable landmark in the streetscape given its rare and unique architectural style and placement on a corner lot
- 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 supports the contextual assessment detailed in this section
 - Narrow setback fronting Main Street North and David Street on a square lot among similar sized properties
 - The flat property is grassed and its edges are lined with mature deciduous trees and large bushes, with a garden bed lining the northeast side of the building with an interlocking brick pathway leading to the main entrance from Main Street North
 - An asphalt driveway accessed from David Street runs along the south elevation of the building, leading to a rear parking area
 - The Main Street North streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Main Street North streetscape includes Main Street North from approximately Market Street/Alexander Street to Lorne Avenue (see Map 5, Map 6, Map 7, and Map 10)
 - Comprised of predominantly one-and-a-half to two-and-a-half storey residences on modestly sized, narrow lots
 - Primarily brick construction (majority are red)
 - Many buildings share similar features including front and side gable roofs and front porches
 - Streetscape exhibits relatively narrow and consistent setbacks
 - Main Street North includes a wide sidewalk on both sides with a red interlocking brick boulevard, street trees, and decorative light standards
 - This streetscape design is observed along Main Street and Queen Street in Brampton's historic four corners
 - There are several residential side streets that 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 historic mapping (see Map 5, Map 6, Map 7, and Map 10) include: Market Street, Joseph Street, David Street, Thomas Street, Isabela Street, Mill Street North, and Lorne Avenue
 - Character of the residential side streets is generally in keeping with the character of Main Street North
 - Comprised of predominantly one to two-and-a-half storey residential buildings
 - Primarily brick construction (majority are red, brown, or multitone brick, some covered with siding)
 - Variety of architectural styles including Gothic Revival, Queen Anne, Italianate, Tudor Revival, with a range of vernacular Ontario Cottages and front gable Edwardian structures
 - Setbacks are relatively narrow and consistent
 - Streetscapes generally consist of sidewalks on both sides with a grassed boulevard, often planted with street trees
 - Many buildings on the residential side streets share similar features including brick cladding, front and side gable roofs, and front porches

- Many of the buildings along Main Street North and the residential side streets date from the late 19th to the 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 description of the character of Main Street North and the residential side streets

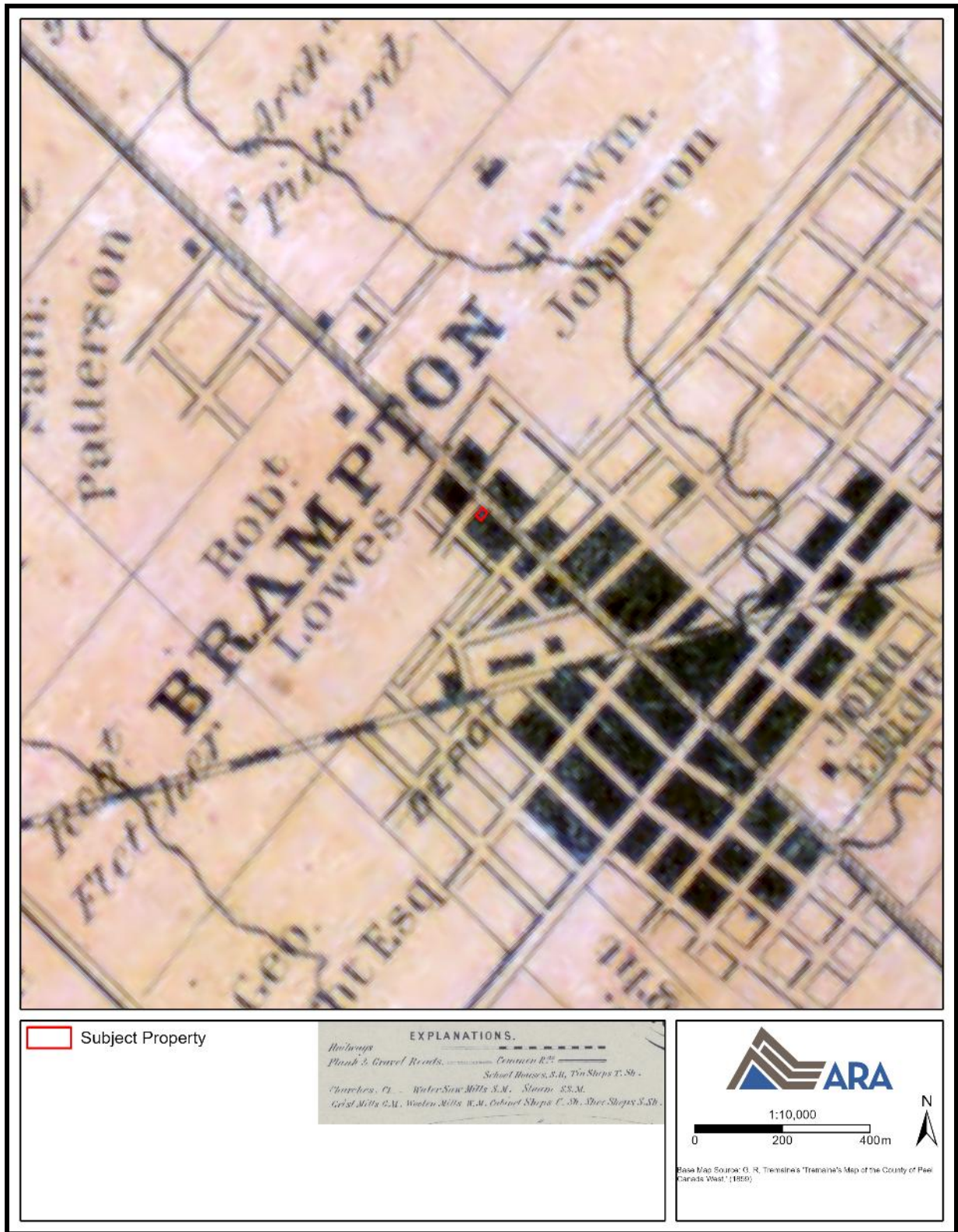
Table 3: Selection of 19th and Early 20th Century Buildings Along Main Street North and David Street in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
279 Main Street North	Residence, two-and-a-half storey red brick Edwardian with a large front porch that spans the façade	1906-09	
280 Main Street North	Residence, two-storey red brick Italianate decorated with buff brick quoins, a bay window, and a covered front porch	1870	
266 Main Street North (Arscott House)	Residence, two-storey Gothic Revival, red brick with quoins and a covered front porch	1887	
249 Main Street North (Ethel Dale House)	Residence, two-storey, red brick Italianate, with quoins, overhanging eaves, brackets, and a covered porch	1878-81	
247 Main Street North (Justin House)	Residence, two-and-a-half storey red brick, Queen Anne, complex roofline, projecting bay with a front gable roof, varied fenestration	1892	

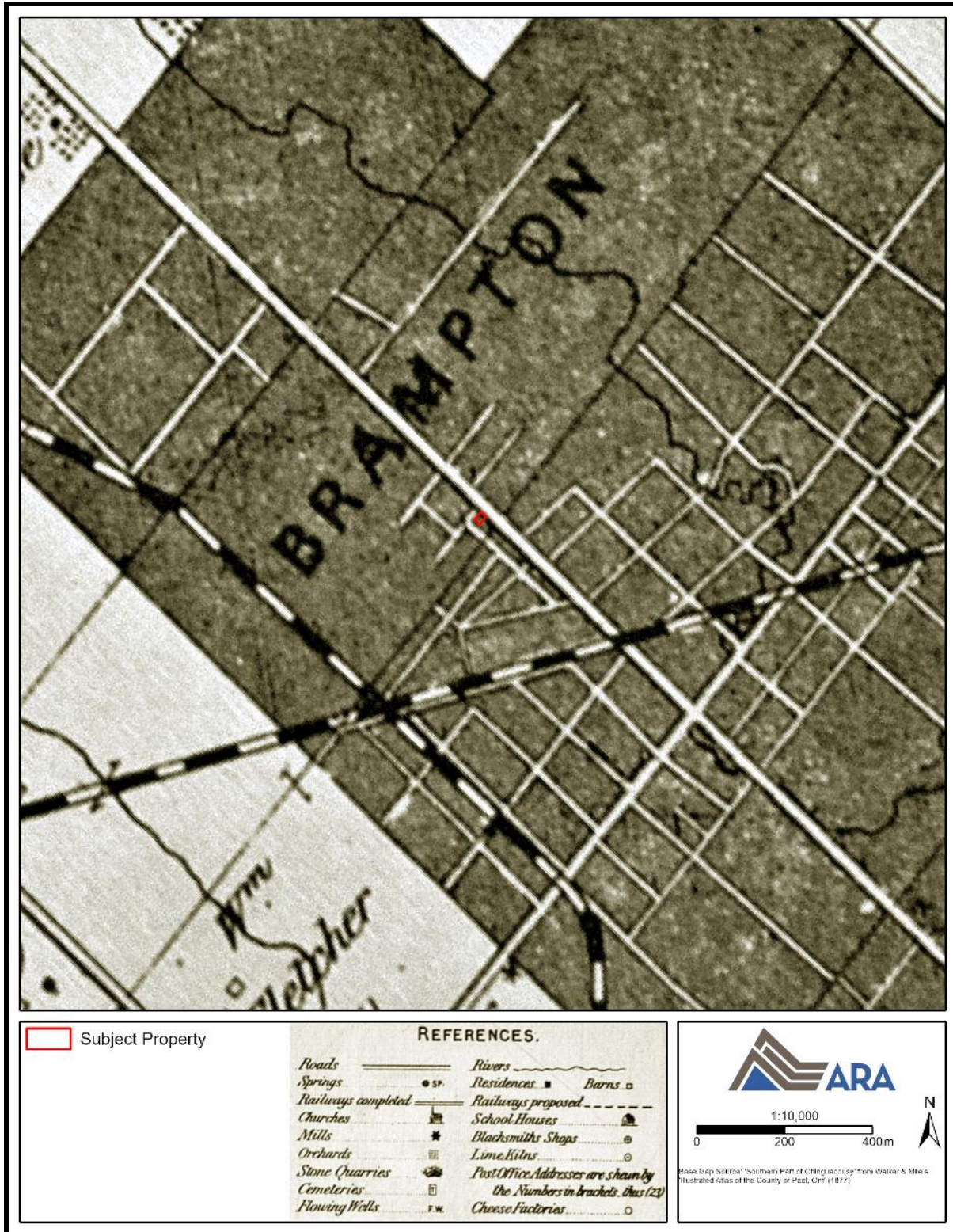
Address	Brief Description	Est. Year Constructed	Photo
246 Main Street North	Residence, two-storey red brick Edwardian with a covered porch and bay window	1910	
245 Main Street North (William Broddy House)	Residence, two-storey brick, Gothic Revival, with a side gable roof with projecting bay and gable peaks, covered front porch, decorative vergeboard, and buff brick hood moulds	1885	
2 David Street	Residence, two-storey red brick Italianate, hip roof, tall red brick chimney, covered porch	1895	
6 David Street	Residence, one-and-a-half storey brick (painted) Ontario Cottage with a symmetrical façade, a central gable peak, and covered porch	Unknown	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	

Address	Brief Description	Est. Year Constructed	Photo
234 Main Street North	Residence, two-and-a-half storey red brick Queen Anne with a tower, tall brick chimney, complex roofline, and a covered porch	1882	
230 Main Street North	Residence, two-storey Arts and Crafts buff brick bungalow with a side gable roof, a shed dormer, and a covered porch	1915	
204 Main Street North (Johnson Family Home)	Residence, two-storey stucco Gothic Revival with a side gable roof, decorative vergeboard, and a central entrance beneath a covered porch	Unknown	
200 Main Street North (James Birss House)	Residence, Edwardian, two-storey red brick with a bay window, tall brick chimney and a covered porch spanning the facade	Circa 1910	
196 and 198 Main Street North	Residence, two-and-a-half storey red brick, Italianate with a central tower and a covered porch with a pediment decorated with a sunburst detail	1883-87	

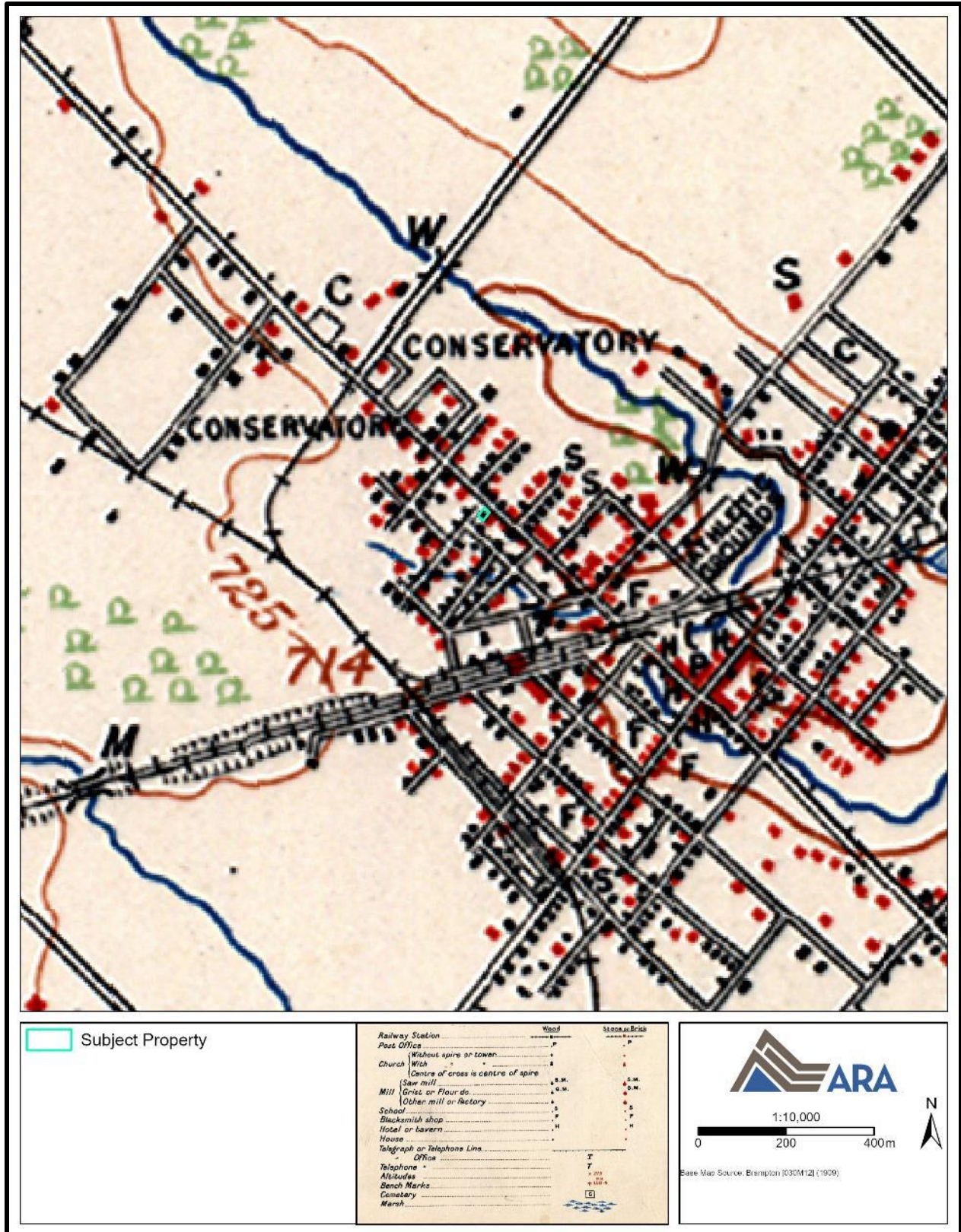
7.0 MAPS



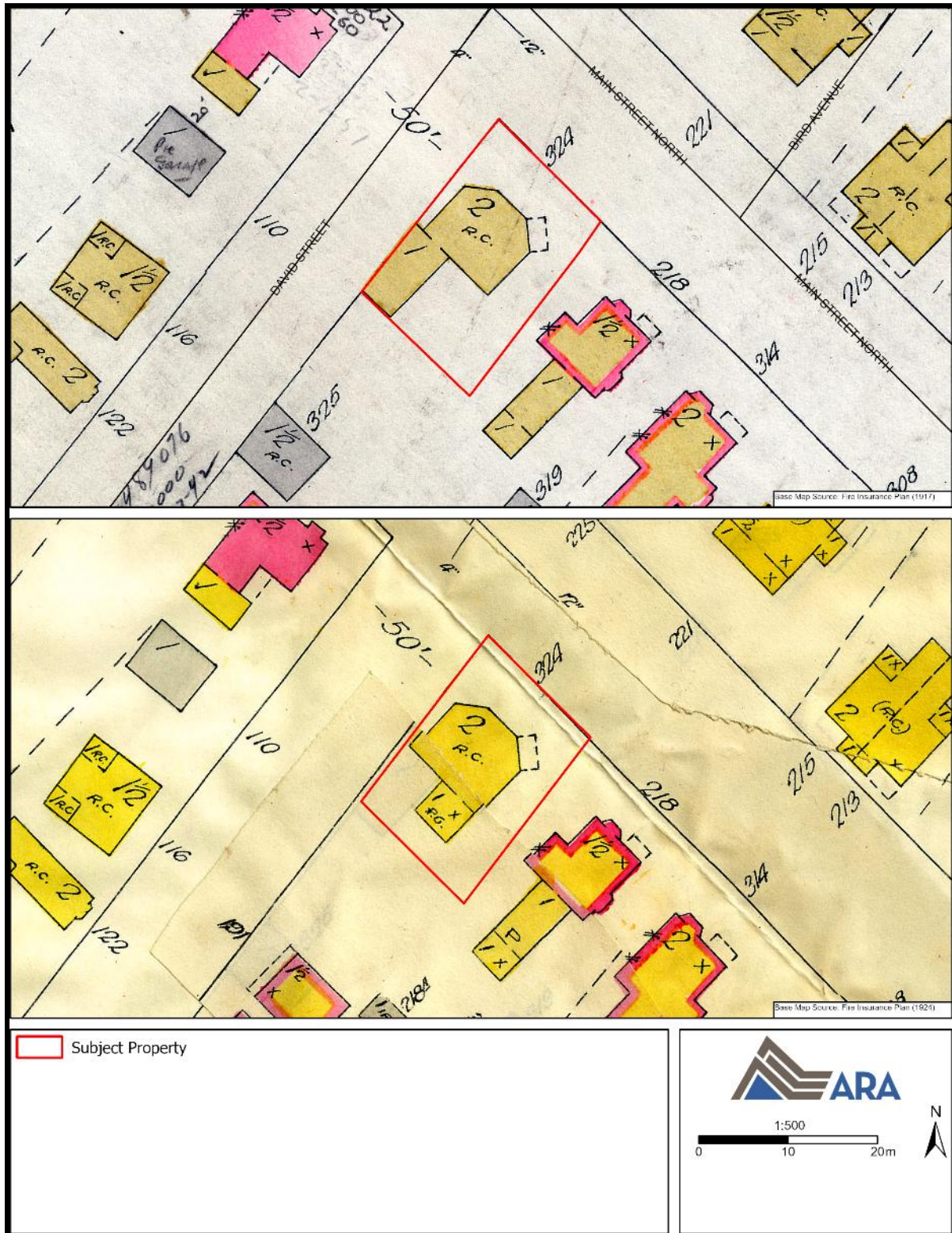
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



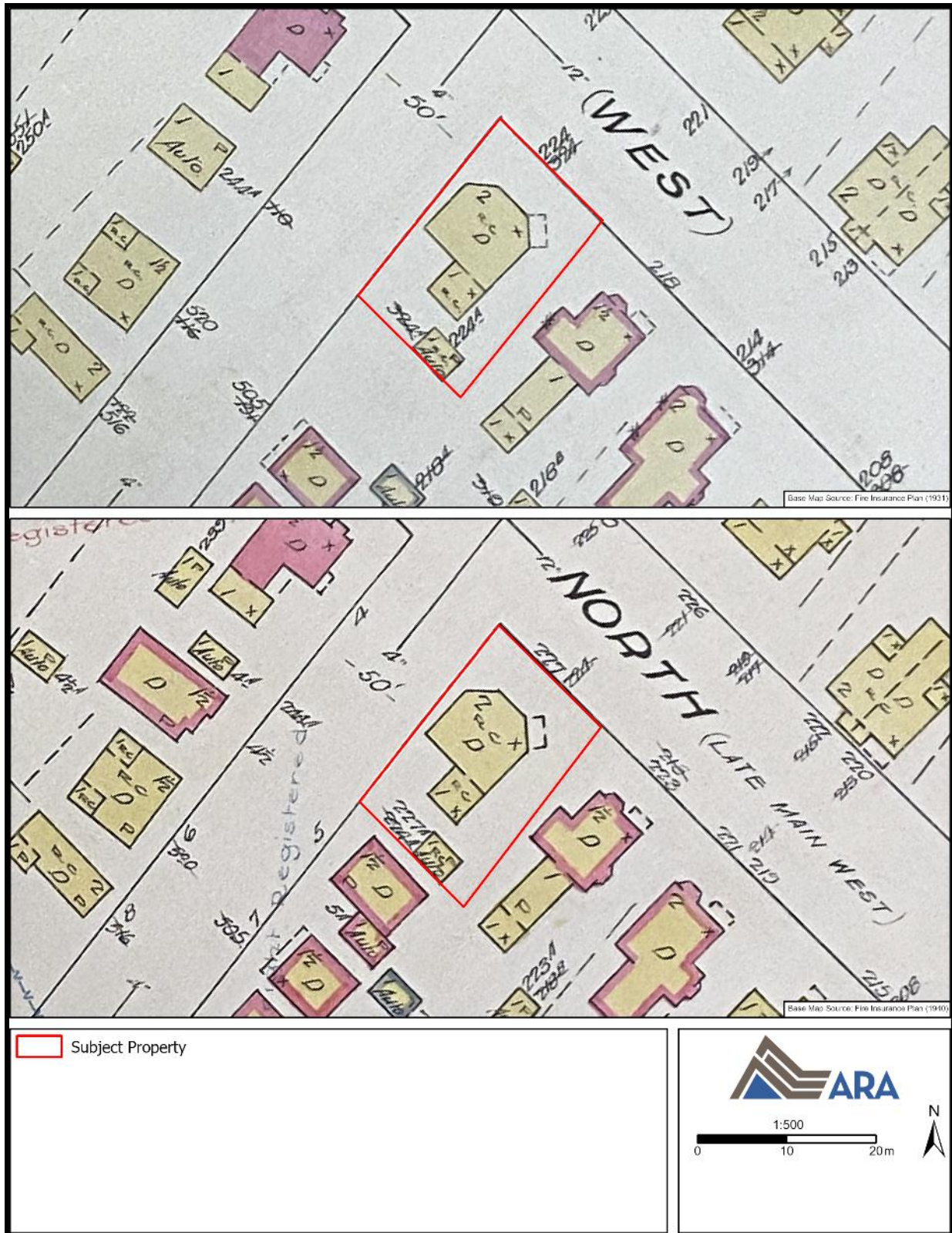
Map 6: Subject Property Shown on an 1877 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



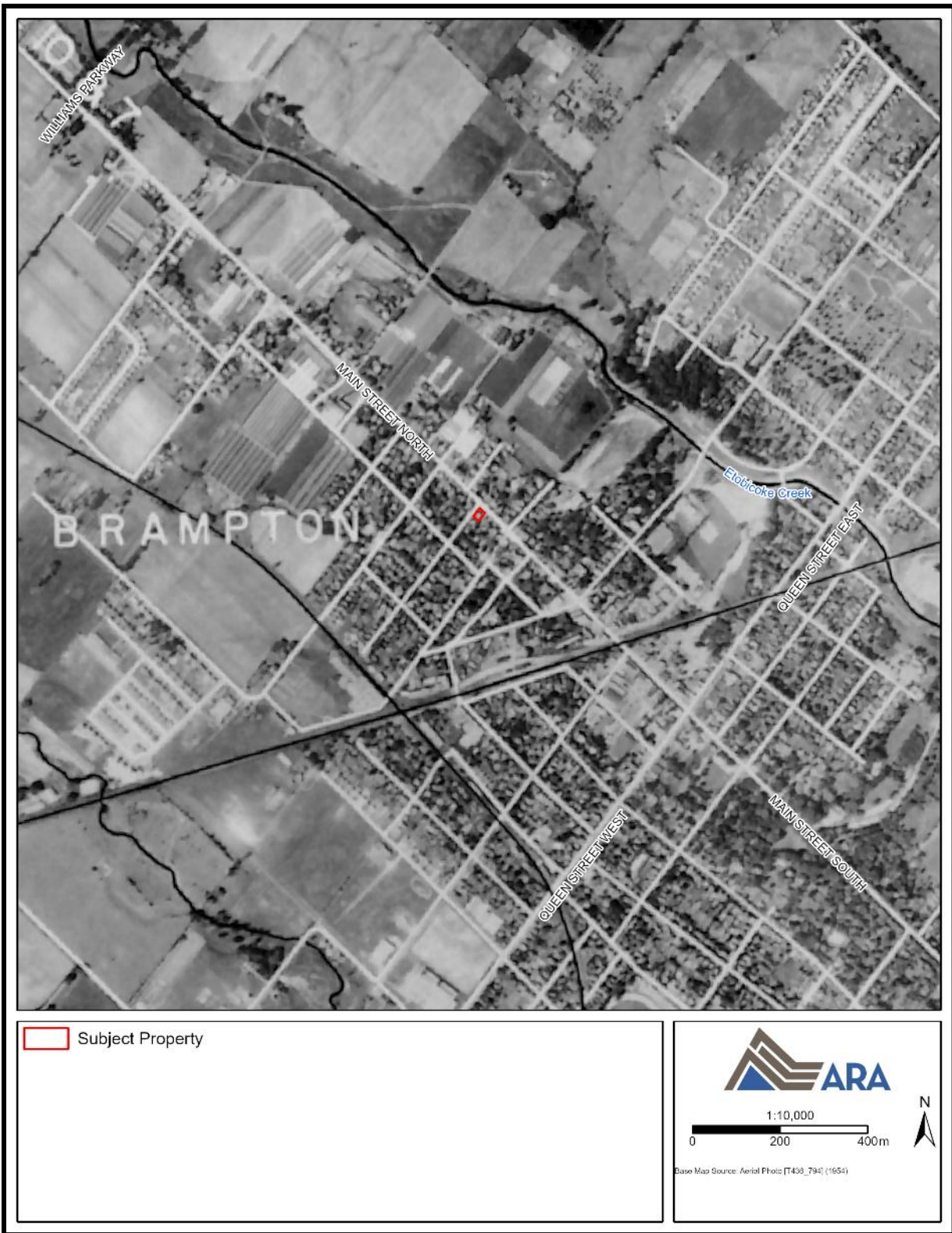
Map 7: Subject Property Shown on Historic 1909 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2024)



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



**Map 9: Subject Property Shown on a 1931 and 1940 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931 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 227 Main Street North according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 227 Main Street North 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	227 Main Street North is a representative example of the Octagonal architectural style in Ontario and a rare example within the local context of the City of Brampton with only one other Octagon structure known to exist in the City. The popularity of the style is attributed to American phrenologist Orson Fowler, and the frame subject property represents a later interpretation of his designs popularized in the mid-1800s. The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property. 227 Main Street North exhibits many of these typical characteristics, with the exception of a full octagonal floor plan as the structure is a semi-octagon. The subject building includes simple decorative Classical details like the corner pilasters with a corbelled base and capital, and the dentilated cornice.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book <i>Building with Wood</i> (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's <i>Ontario Architecture</i> (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from. This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	227 Main Street North 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	227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were considered to be prominent members of their community with Joseph being described in a

Description	Criteria Met Yes/No	Value
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	<p>government document on drill hall construction as “a man who stands very high in the community in which he lives.”</p> <p>While 227 Main Street North 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>
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	Yes	<p>227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone, Fowler. His designs, published in <i>A Home For All</i> in 1849 popularized the construction of Octagon structures beginning in the mid-1800s and continuing until the turn of the century.</p> <p>Fowler’s inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature’s ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square.</p> <p>Fowler’s Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall. Fowler travelled and lectured in Ontario and <i>A Home For All</i> had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.</p>
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	<p>227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. Main Street North was one of the first areas of growth in the City of Brampton and as the city developed, outward expansion from the commercial core melded into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest single-detached houses with modest embellishment dating from the late 19th and early 20th century. These structures are predominantly one-and-a-half to two-and-a-half storeys on modestly sized narrow lots with consistently narrow setbacks. Generally, the residences along Main Street North are clad in brick, with similar features including front and side gable roofs and front porches. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development 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	227 Main Street North is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 227 Main Street North is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 227 Main Street North is not visually linked to its surroundings. Although this portion of Main Street North is a late 19 th to early 20 th century streetscape, it is not a significant visual link that would warrant consideration under this criterion. 227 Main Street North is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	Yes	227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisting 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
227 Main Street North is a representative and rare example of the Octagonal architectural style	<ul style="list-style-type: none"> • Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves • Dentilated cornice • Red brick chimney • Wood corner pilasters detailed with a block pattern with molded bases and capitals • Rectangular window openings on the Octagonal elevations
227 Main Street North displays a high degree of craftsmanship and artistic value	<ul style="list-style-type: none"> • Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves • Dentilated cornice • Wood corner pilasters detailed with a block pattern with molded bases and capitals
227 Main Street North has direct associations with Joseph and Margaret Sewell	<ul style="list-style-type: none"> • Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
227 Main Street North reflects the ideas of American phrenologist, Orson Fowler	<ul style="list-style-type: none"> • Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Shallow hipped roof with wide overhanging eaves
227 Main Street North 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 Octagonal residence clad in stucco constructed to a semi-octagonal plan • Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

Cultural Heritage Value or Interest	Heritage Attribute
227 Main Street North is a landmark	<ul style="list-style-type: none"> • Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan • Prominent placement on the southeast corner of Main Street North and David Street • Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

227 Main Street North is located in the City of Brampton's historic core at the southeast corner of Main Street North and David Street. It consists of a two-storey Octagon residence constructed between 1890 and 1900.

Statement of Cultural Heritage Value or Interest

227 Main Street North is a representative example of the Octagon architectural style in Ontario and a rare example within the local context of the City of Brampton with only one other Octagon structure known to exist in the City. The popularity of the style is attributed to American phrenologist Orson Fowler, and the frame subject property represents a later interpretation of his designs popularized in the mid-1800s. The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property. 227 Main Street North exhibits many of these typical characteristics, with the exception of a full octagonal floor plan as the structure is a semi-octagon. The subject building includes simple decorative Classical details like the corner pilasters with a corbelled base and capital, and the dentilated cornice.

As a representative example of the style, the subject property has been featured in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990).

227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from. This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton.

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were considered to be prominent members of their community with Joseph being described in a government document on drill hall construction as “a man who stands very high in the community in which he lives.”

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone, Fowler. His designs, published in *A Home For All* in 1849 popularized the construction of Octagon structures beginning in the mid-1800s and continuing until the turn of the century.

Fowler’s inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature’s ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square.

Fowler’s Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration and he promoted the innovative use of the gravel or concrete wall. Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.

227 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block. Main Street North was one of the first areas of growth in the City of Brampton and as the city developed, outward expansion from the commercial core melded into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest single-detached houses with modest embellishment dating from the late 19th and early 20th century. These structures are predominantly one-and-a-half to two-and-a-half storeys on modestly sized narrow lots with consistently narrow setbacks. Generally, the residences along Main Street North are clad in brick, with similar features including front and side gable roofs and front porches. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development of Brampton’s historic core.

227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

Cultural Heritage Attributes

227 Main Street North is a representative example of the Octagon architectural style in Ontario and a rare example within the local context of the City of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan

- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with molded bases and capitals
- Rectangular window openings on the Octagonal elevations

227 Main Street North displays a high degree of craftsmanship and artistic value. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Wood corner pilasters detailed with a block pattern with molded bases and capitals

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves

227 Main Street North 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:

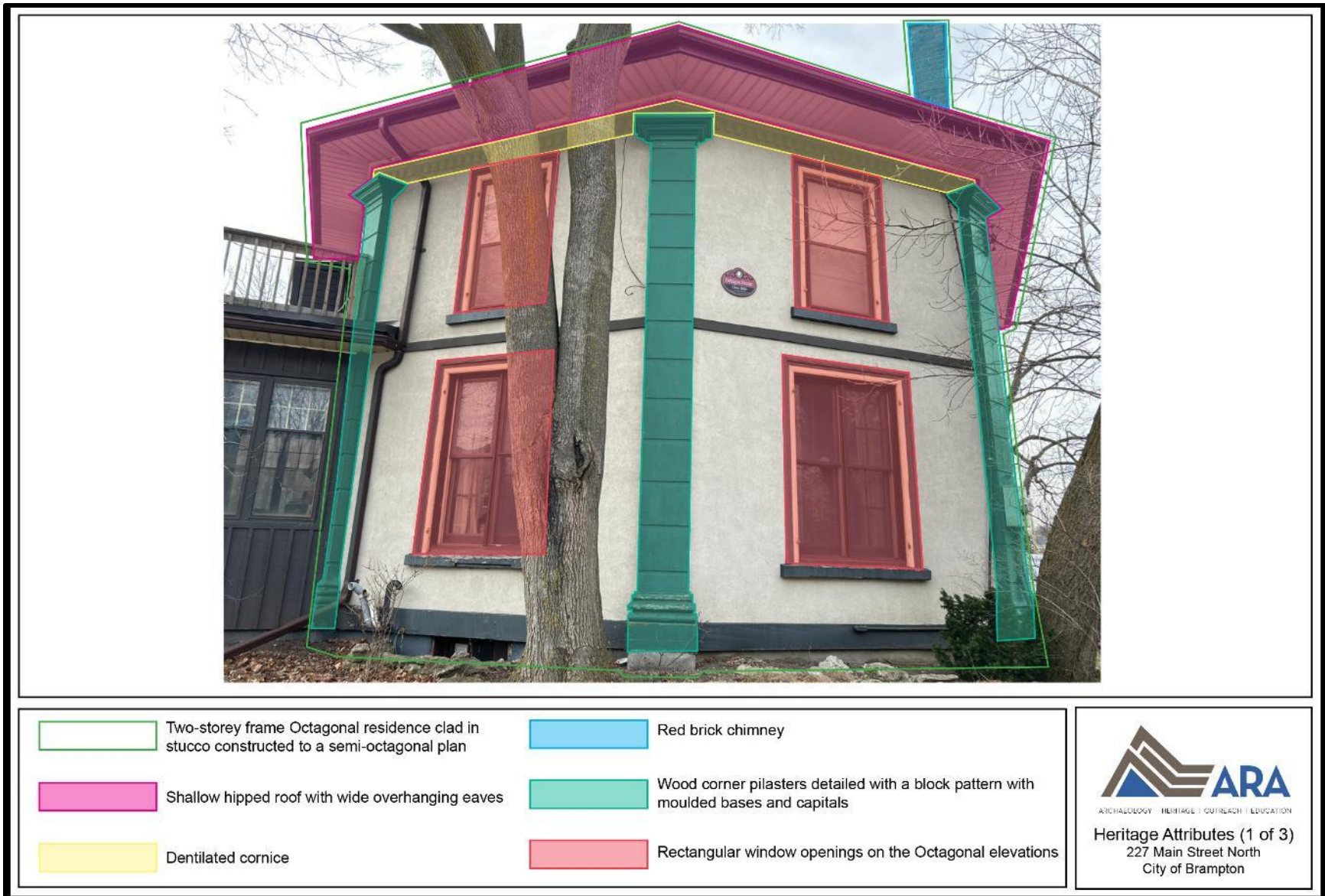
- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

227 Main Street North is a landmark. The property contains the following heritage attributes that reflect this value:

- Two-storey frame Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Prominent placement on the southeast corner of Main Street North and David Street
- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot

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 227 Main Street North



Map 12: Map of Heritage Attributes of 227 Main Street North



Map 13: Map of Heritage Attributes of 227 Main Street North

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. 227 Main Street North meets six 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

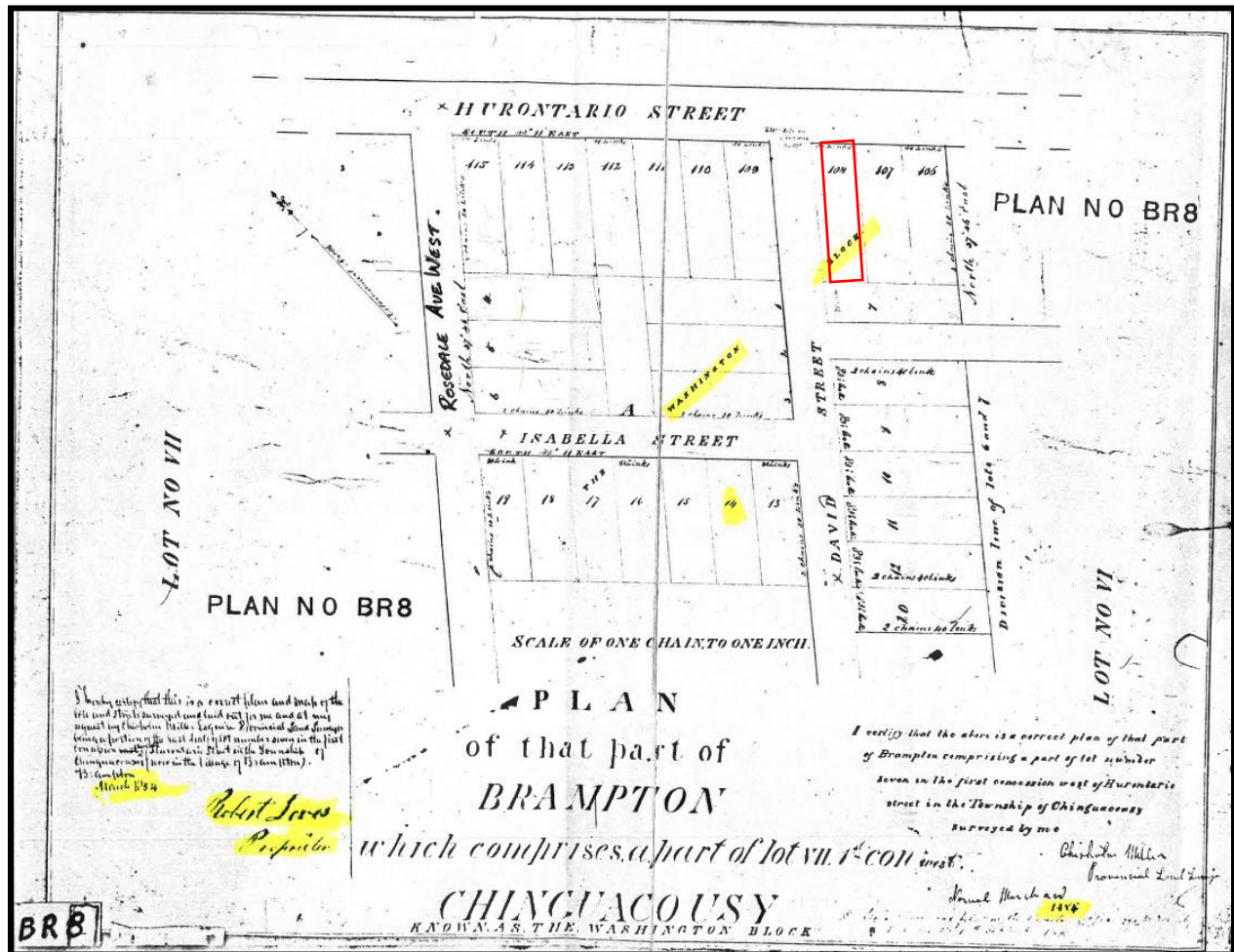
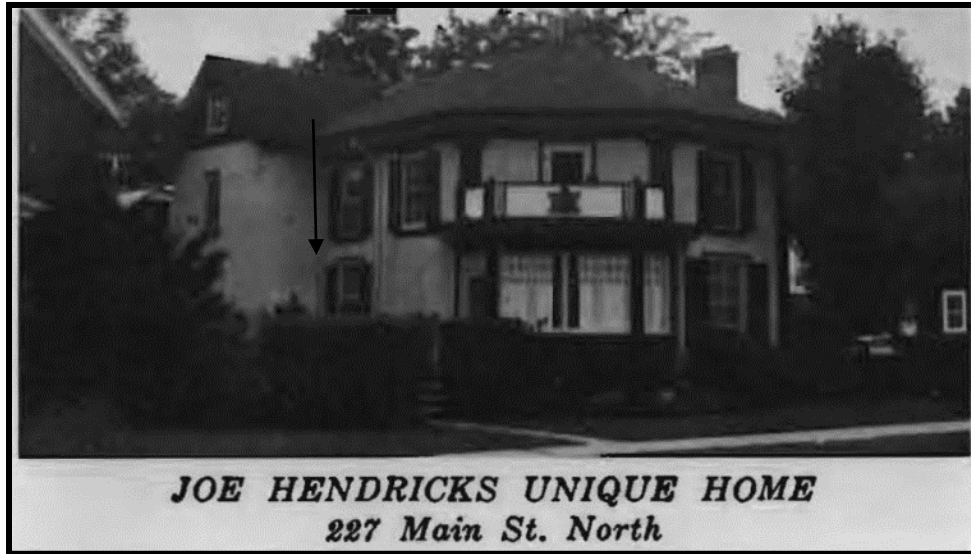
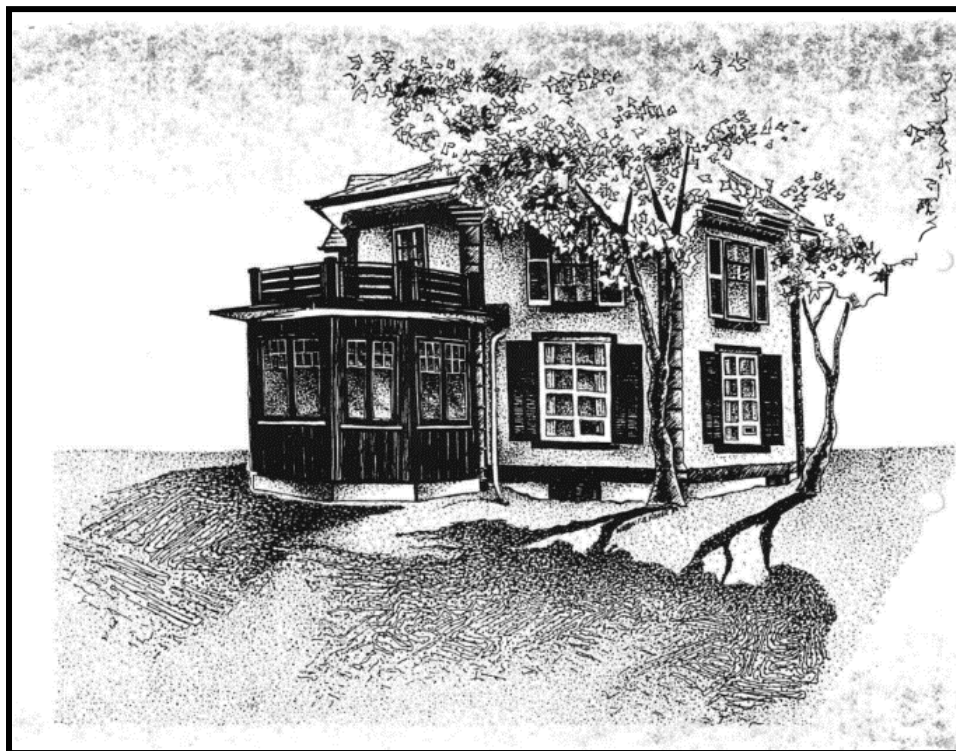


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854 (CoB 1986)



**Figure 2: Image of 227 Main Street North ca. 1973
(ToB 1973:230)**





**Figure 4: 227 Main Street North, ca. 1986
(CoB n.d.)**



**Figure 5: 227 Main Street North, ca. 1986
(CoB n.d.)**

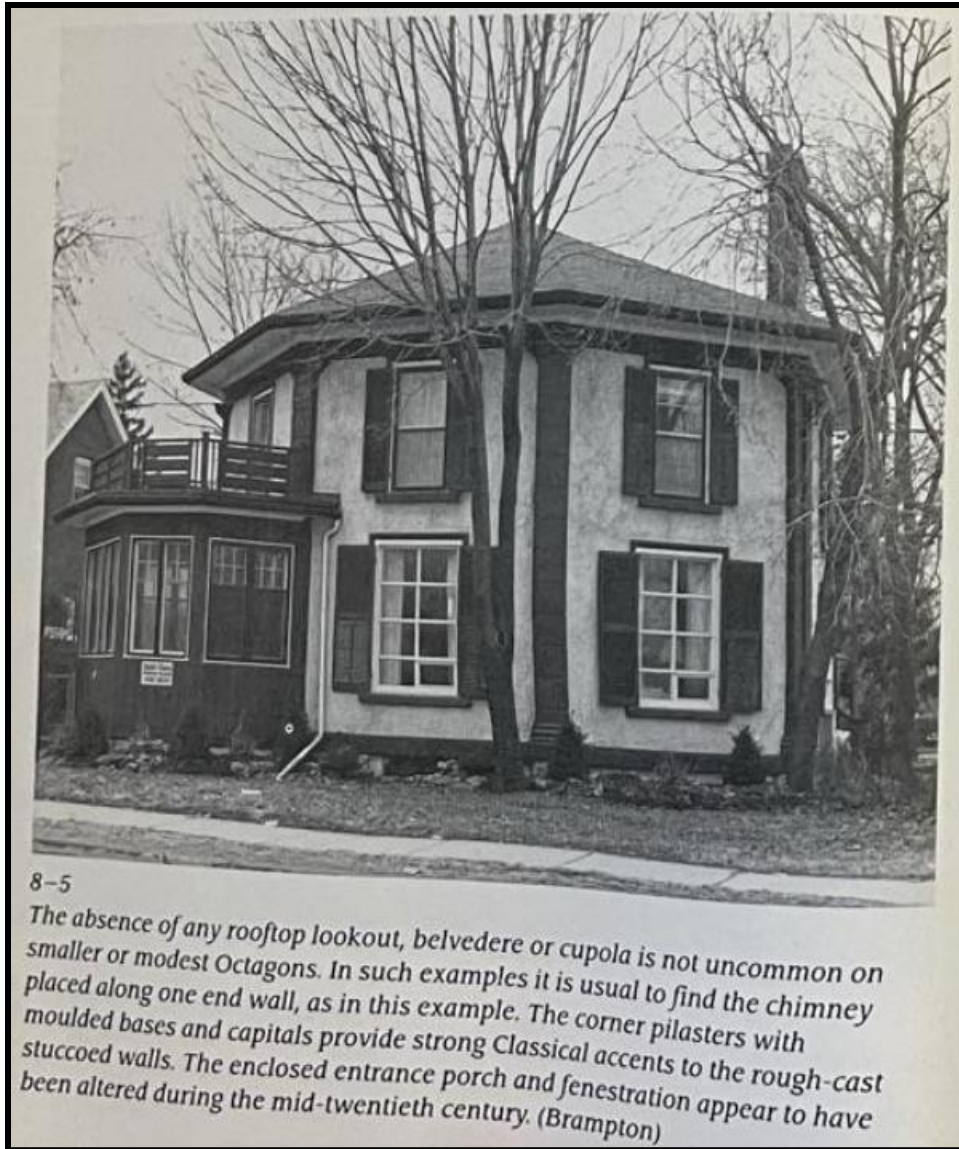


Figure 6: 227 Main Street North Featured in Blumenson's *Ontario Architecture* (Blumenson 1990:74)