

REVISED DRAFT
Evaluation of 243-245 Main Street North
According to *Ontario Regulation 9/06*
City of Brampton

Prepared for
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

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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

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director – Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: L. Benjamin, MAES, RPP, MCIP, CAHP
Field Survey: M. Cornwallis, BA
Historical Research: S. Clarke, BA, CAHP
Photography: K. Jonas Galvin, L. Benjamin, M. Cornwallis, S. Clarke
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty
Technical Writer: M. Cornwallis
Heritage Attribute Mapping: M. Cornwallis

1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 243-245 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 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 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 243-245 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.

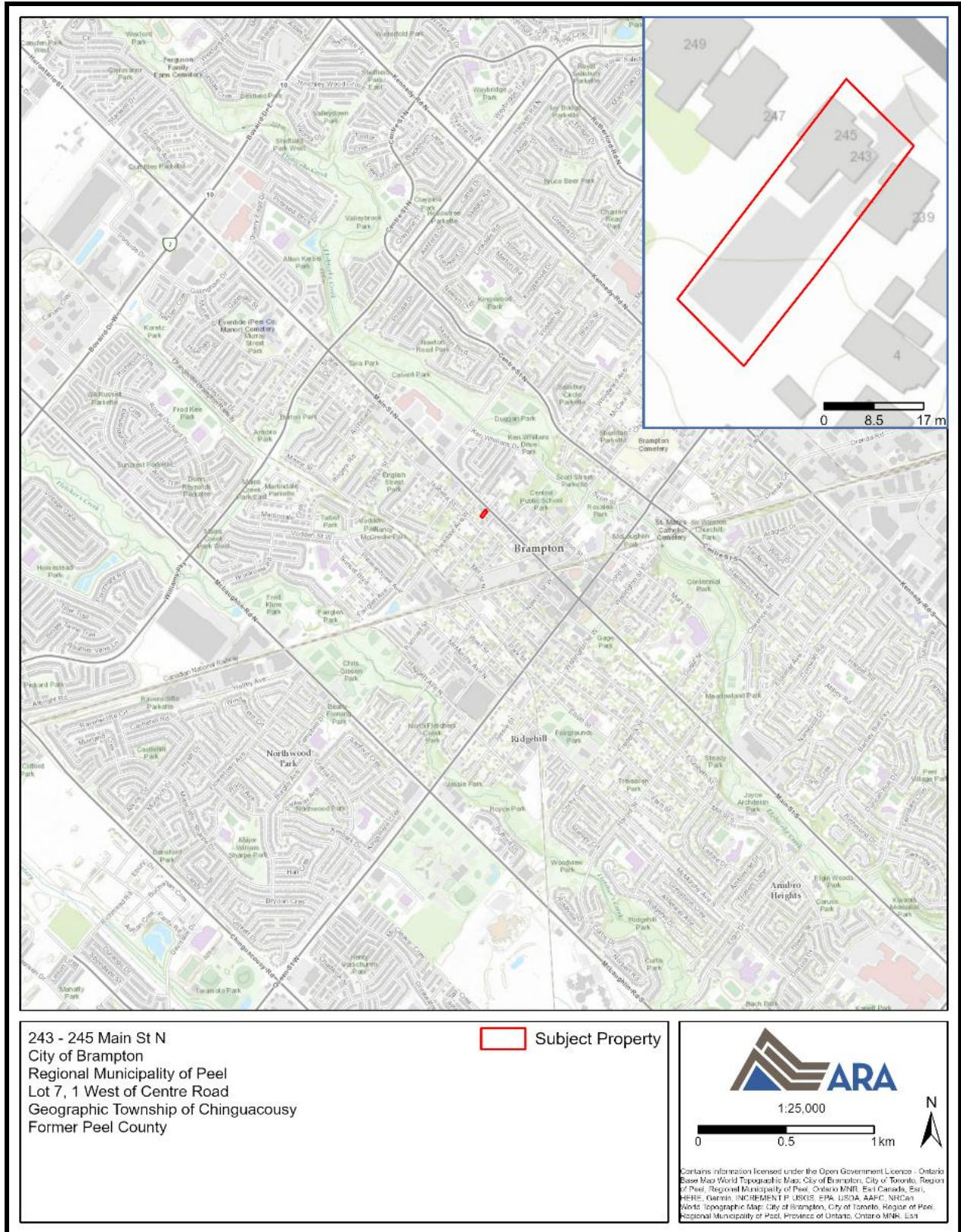
3.0 PROPERTY INFORMATION

Civic Address: 243-245 Main Street North, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: Lot 111, PL BR-8 Brampton Except Part 1, 43R15163

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: North Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 2: Detail of Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 3: Detail of Gable Peak of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 4: Projecting Bay of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 5: Covered Porch of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 6: Detail of Plaque on Façade of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 7: Northeast Corner of 243-245 Main Street North
(Photo taken February 7, 2024; Facing West)**



**Image 8: Northwest Corner of 243-245 Main Street North
(Photo taken February 7, 2024; Facing Southeast)**



**Image 9: Context View of 243-245 Main Street North From Main Street North
(Photo taken February 7, 2024; Facing Southwest)**



**Image 10: Context View of Main Street North to 243-245 Main Street North
(Photo taken February 7, 2024; Facing Northwest)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole “began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows” (1984:200). Over the following century the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they become commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing “in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)” popularized the style (McAlester 1984:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture “first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings” (Ricketts et al. 2011: 55) and had a long and influential history in Ontario.

The Canada Farmer periodical published plans and elevations for the farmhouse that would become the Gothic Revival Cottage, the single most popular home style in Canada until 1950 (Kyles 2016). “The first time that the influence of printed media truly infiltrated Canada's rural landscape was with the introduction of *The Canada Farmer* in 1864” (Mace 2013:29). The periodical succeeded in popularizing these simple houses, helping to spread the Gothic Revival style and plan (Mace 2013:36).

Mace notes that Gothic Revival residences in Ontario commonly stem from three specific designs that were simple to create, affordable to build and which contributed significantly to the evolution of the architectural landscape of 19th century Ontario (2013:29). One of these three designs, the “Suburban Villa or Farm House” (see Figure 1) is larger than the “Small Gothic Cottage,” including two floors, five bedrooms and formal rooms for entertaining and “it plays on contemporary trends in Gothic and picturesque planning in terms of its asymmetry, which complement the house's subtle Gothic or ‘Early English’ detailing” (Mace 2013:33). The design for the Gothic Revival Ontario Farmhouse has proven to be versatile and found in many different manifestations across the province (Kyles 2016; Mace 2013:34).



Figure 1: “Suburban Villa or Farm House” Illustration, *The Canadian Farmer* (1864) (Mace 2013:30)

A design feature commonly applied to Gothic Revival architecture is the use of dichromatic brickwork. Dichromatic brickwork became popular in the 19th century in England, which influenced its use in Ontario beginning in the 1870s (Richie 1979). The use of dichromatic brickwork was very popular and applied to many buildings of various architectural styles constructed in the 1870s and 1880s and continued to be applied to buildings in the following decades (Richie 1979). The most typical combination is yellow or buff brick detailing on red brick, however this combination reverses in regions where “clay brickmaking normally burned to a yellow colour, in which case red bricks provide the colour contrast” (Richie 1979:60). The contrasting detailing is typically found at the corners, around door and windows openings as well as in decorative band/patterns and accordingly “its application in many cases did not require any great skill on the part of the bricklayer” (Richie 1979:61).

A description of the architecture/design of 243-245 Main Street North is as follows:

- Two-storey building constructed to an L-shaped plan with projecting polygonal bays on the east elevation and the west side of the north façade (Image 1 and Image 7)
- Red brick cladding laid in a stretcher bond pattern with buff brick details (Image 6)
 - Diamond-shaped buff brick detailing beneath gable peaks (Image 3)
 - Buff brick voussoir arranged in a pattern that mimics a hood mould effect (Image 3)
 - Buff brick panel of corbelled bricks at the base of the bay windows (Image 4)
- Cross gable roof clad with asphalt shingles with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns (Image 2 and Image 3)
- Single red brick chimney with a corbelled brick cap projecting from the west side of the rear (south) elevation (Image 8)
- Modern drainage system with gutters and downspouts (Image 3)
- Brick water table course along the envelope of the building (Image 4)
- Foundation of rock-faced ashlar laid in a random pattern on the façade and east elevation and field stone on the west elevation (Image 4)
- Plaque on the façade reads “William Broddy House Circa 1885” (Image 6)
- All window openings are tall and segmentally arched with voussoirs arranged in a pattern that mimics a hood mould and lug sills painted black (Image 2 to Image 4)
 - The windows appear to be replacement units
 - A window in the second storey of the façade’s east (left) bay is closed with a wood shutter, as is a second storey window on the east projecting bay
 - Segmentally arched basement window openings with red brick voussoirs in the centre of each projecting bay (Image 4)
- The main entrance is positioned in the centre of the façade beneath a covered porch that extends to the left (east) (Image 5)
 - Features a pair of rectangular doorways with two replacement steel doors painted black topped with a rectangular stained-glass transom with a buff brick voussoir arranged in a pattern that mimics a hood mould effect
 - Building appears to be duplexed
- The covered front porch with its sloped roof clad in asphalt shingles is supported by square wood posts, and is decorated with spindle work and scrolled brackets (Image 1 and Image 5)
 - Wood steps painted cream with wood balusters lead to the central entrance
 - Porch flooring is of wood boards painted cream
 - Geometric, decorative balusters line the porch
- One-storey rear addition clad in red brick with a hipped roof (Image 7)
- Modest setback from the road on a long, narrow, rectangular lot (Image 1 and Image 10)

- An interlocking brick driveway accessed from Main Street North travels along the east side of the residence and a parking pad is located in front (Image 1 and Image 7)
- A wood fence is located along the west property line and terminates at the south end of the lot (Image 8)
- The front (north side) of the property is grassed and landscaped with shrubs along the foundation, and a mature tree is growing in the northwest corner of the lot (Image 1)

When examined against the typical characteristics of the Gothic Revival style as outlined in *A Field Guide to American Houses* (McAlester 1984), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online* (Kyles 2016), and *Beautifying the Countryside, Rural and Vernacular Gothic in Late Nineteenth-Century Ontario* (Mace 2013), 243-245 Main Street North exhibits most of the characteristics of the design, retains a high degree of exterior material integrity and craftsmanship, and can therefore be considered a representative example of the style.

Table 1: Characteristics of Gothic Revival Architecture
(Adapted from McAlester 1984; Ricketts et al. 2011; Kyles 2016; Mace 2013)

Characteristics of Gothic Revival Architecture	Characteristics of 243-245 Main Street North
One-and-a-half to two-storeys	Yes – Two-storeys
Rectangle, L-shaped or T-shaped plan	Yes – L-shaped
Generally symmetrical from part to part, though independent parts might be assembled irregularly	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	Yes
Steeply pitched gables and roof	Yes
Multiple gables	Yes
Vertical emphasis	Yes
Projecting or recessed bays	Yes – Projecting bay
Pointed arches for windows and entrances	No
Porches with split post and a shallow roof that spans the facade	Yes
Decorative woodwork (expressed in finials, trim, vergeboard, verandahs or entrances)	Yes

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).

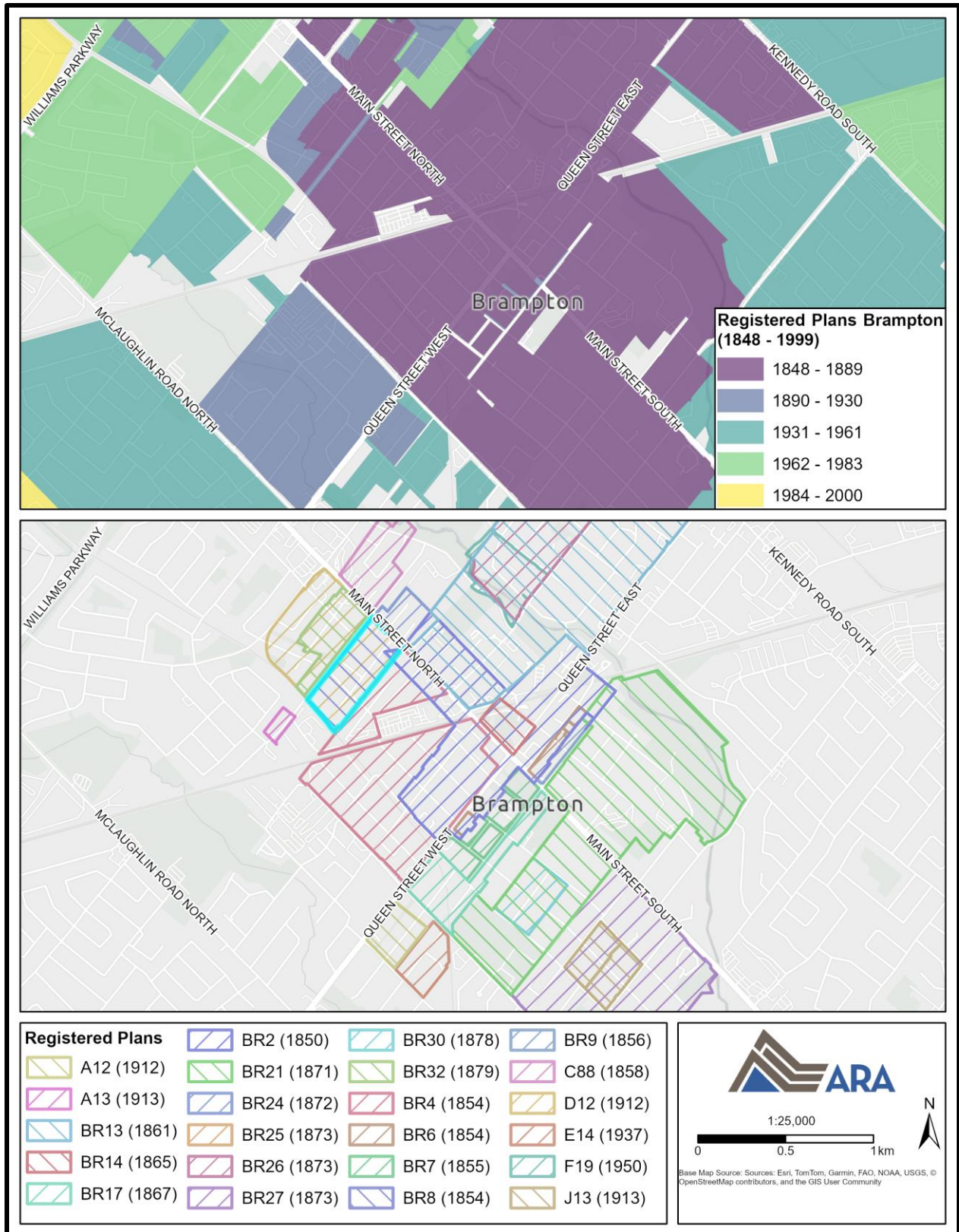
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, 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 243-245 Main Street North was constructed between 1874 and 1886 as the residence of William Broddy. Below is a history of the property from 1831 until the present day:

- The Crown Patent for Lot 7, Concession 7 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 2 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)
- In July 1855, Lowers sold Lot 111 of the Washington Block Plan BR8 to James Graham
- James Graham and his wife sold Lot 111, Plan BR8 to John McBride in February 1856
- McBride sold the property to James Stewart in April 1859
- Tremaine’s map of 1859 indicates the subject property was located within the core of the Town of Brampton (see Map 5)
- In September 1860, James Stewart sold the subject property to William Hornby
- In June 1864, William Hornby sold the property to William Broddy
 - William Broddy was a Bailiff for Peel County in 1873 and 1874 at which time he was living on Ellen Street (Lynch 1874:88)
 - Robert Broddy was the Sherriff of Peel County from 1869 to 1887 (Dunne 1986; Lynch 1873:88)
 - According to the 1871 census William Broddy was a 44 year old auctioneer of Irish descent who was living with his wife Margaret (age 44), children Elizabeth (age 13), Alexander (age 10), George (age 9), Robert (age 7), Catherine (age 3) and Margaret (age 8 months), as well as his mother-in-law Elizabeth Nixon (age 87), servant Margaret Houston (age 23), and labourer Harry Kirk (age 30) (LAC 1871)
 - By 1881, the Broddy family no longer had a labourer or servant living with them and Margaret Houston had died (LAC 1881)
 - William Broddy was still working as an auctioneer in 1881
 - Margaret Broddy died June 14, 1886 and William Broddy died January 17, 1888 (FindaGrave 2021)
- An historic map from 1877 indicates the subject property was located within the core of the Town of Brampton (see Map 6)
- William Broddy and his wife sold the property to Robert Powell in 1886
- In March 1889, Elizabeth Powell sold the subject property to William Magill
 - According to the 1891 census, William Magill was 55 years old and was living with his wife Mary (age 50) and a 24 year old female labourer (name illegible) in a two storey brick residence with nine rooms (LAC 1891)
 - In 1901, Mary Magill was a widow and was living alone in a one storey brick residence on Jessie Street (LAC 1901a and 1901b)
- Magill’s executors sold the property to Mary Magill in November 1899
- Mary Magill sold the property to sisters Alice, Elizabeth, Mary, and [Amelia] Jane Weeks in January 1902
- Historic topographic map from 1909 depicts the location of the brick subject building and indicates surrounding buildings were a mix of brick and frame construction (see Map 7)

- Fire Insurance Plans from 1917, 1924, 1931 and 1940 indicate there were no changes to the subject building footprint over that time and the building was a two-storey brick residence with a one storey addition at the rear and a porch on the façade (see Map 8 and Map 9)
 - A metal-clad shed/garage was situated at the rear of the property
- An aerial image from 1954 indicates the location of the subject property within Brampton and shows the extent of growth within the town along Main Street North (see Map 10)
- The executors to Margaret Weeks sold the property to Elsie Weeks in August 1957
 - According to the 1921 census, Charles Peter (age 50), Amelia Jane (age 48), Margaret Ann (age 44) and Elsie Weeks (age 40) were living in a six room, brick residence (subject building) they owned on Main Street in Brampton (LAC 1921)
 - It is possible the subject building was duplexed during this time as the building was noted to have nine rooms in 1891 and by 1921 the residence had been reduced to six rooms
 - According to the 1931 census, Charlie (age 60), [Amelia] (age 58), Margaret (age 52), and Elsie Weeks (age 48) were all siblings and were residing in a single family brick house with 8 rooms on Main Street in Brampton (LAC 1931)
 - The value of their house at the time was \$3,700.00
- The executors of Elsie Weeks sold the property to Albert Post and John Post in 1964
- The property was sold various times between 1967 and 1986 when it was purchased by Ava Hillier in March 1986
 - Madeline Belanger was a tenant of Ava Hillier in 1986 (CoB 2024)
- Donald Naylor and Juhan Marten purchased the property from Ava Hillier in September 1986
- The subject building was featured in *Main Street Through the Years* (Dunne and Montgomery 1986:56; see Figure 4 in Appendix A)
- It does not appear any changes to the exterior of the subject building have occurred since 1986 (see Figure 3 to Figure 9 in Appendix A)
- Donald Naylor sold the property to Anthony James Whyte Holdings Inc. in July 2021

**Table 2: Summary of Property Ownership at 243-245 Main Street North
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	Lot 7, Concession 1 WHS
2669	Bargain and Sale	22 Jul 1855	Robert Lowes and wife	Joseph Graham	Lot 111, Plan BR8
BR8	Plan	18 Sep 1855	Robert Lowes	Washington Block	East half of Lot 7, Concession 1 WHS
2670	Bargain and Sale	25 Feb 1856	Joseph Graham and wife	John McBride	Lot 111, Plan BR8
6707	Indenture	6 Apr 1859	John McBride	James Stewart	Lot 111, Plan BR8
9275	Bargain and Sale	29 Sep 1860	James Stewart	William Hornby	Lot 111, Plan BR8
12510	Bargain and Sale	18 Jun 1864	William Hornby	William Broddy	Lot 111, Plan BR8
3951	Bargain and Sale	7 Apr 1886	William Broddy and wife	Robert Powell	Part
4621	Bargain and Sale	28 Mar 1889	Elizabeth Powell	William Magill	
6143	Bargain and Sale	24 Nov 1899	Executors to William Magill	Mary Magill (widow)	Part
6485	Bargain and Sale	3 Jan 1902	Mary Magill	Alice Weeks, Elizabeth Weeks, Mary Weeks, and Jane Weeks	Part
33324	Grant	2 Aug 1957	Executors of Margaret Weeks	Elsie Weeks	All
52083	Grant	25 Jun 1964	Executors of Elsie Weeks	Albert Post and John Post	All
31760vs	Grant	2 Feb 1967	Albert Post and wife, John Post, and wife	Alex Black	All
192767vs	Grant	1 Dec 1971	Alex Black	William and Shelley Neely	All
349264vs	Grant	25 Apr 1975	William and Shelley Neely	James St. Clair-Hughes	All, to uses
744901	Grant	3 Mar 1986	James St. Clair-Hughes	Ava Hillier	All
771092	Grant	30 Sep 1986	Ava Hillier	Donald Naylor and Juhan Marten	All
824196	Agreement	6 Nov 1987	Donald and Juhan Naylor	City of Brampton	All
RO1146178	Transfer	30 Jul 1997	City of Brampton	Donald Naylor	Lot 111, Plan BR8
PR3866280	Transfer	6 Jul 2021	Donald Naylor	Anthony James Whyte Holdings Inc.	






6.3 Context



- Located at 243-245 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
 - Main Street North runs roughly northwest to southeast through the City of Brampton
- The building is located on the south side of Main Street North between David Street and Rosedale Avenue West in 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
- Modest setback from Main Street North on a long, narrow, rectangular-sized lot among similar sized properties
- An interlocking brick driveway accessed from Main Street North travels along the east side of the residence and a parking pad is located in front (north side)
- The front of the lot is grassed and landscaped with shrubs along the foundation, and a mature tree is growing in the northwest corner of the lot
- 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

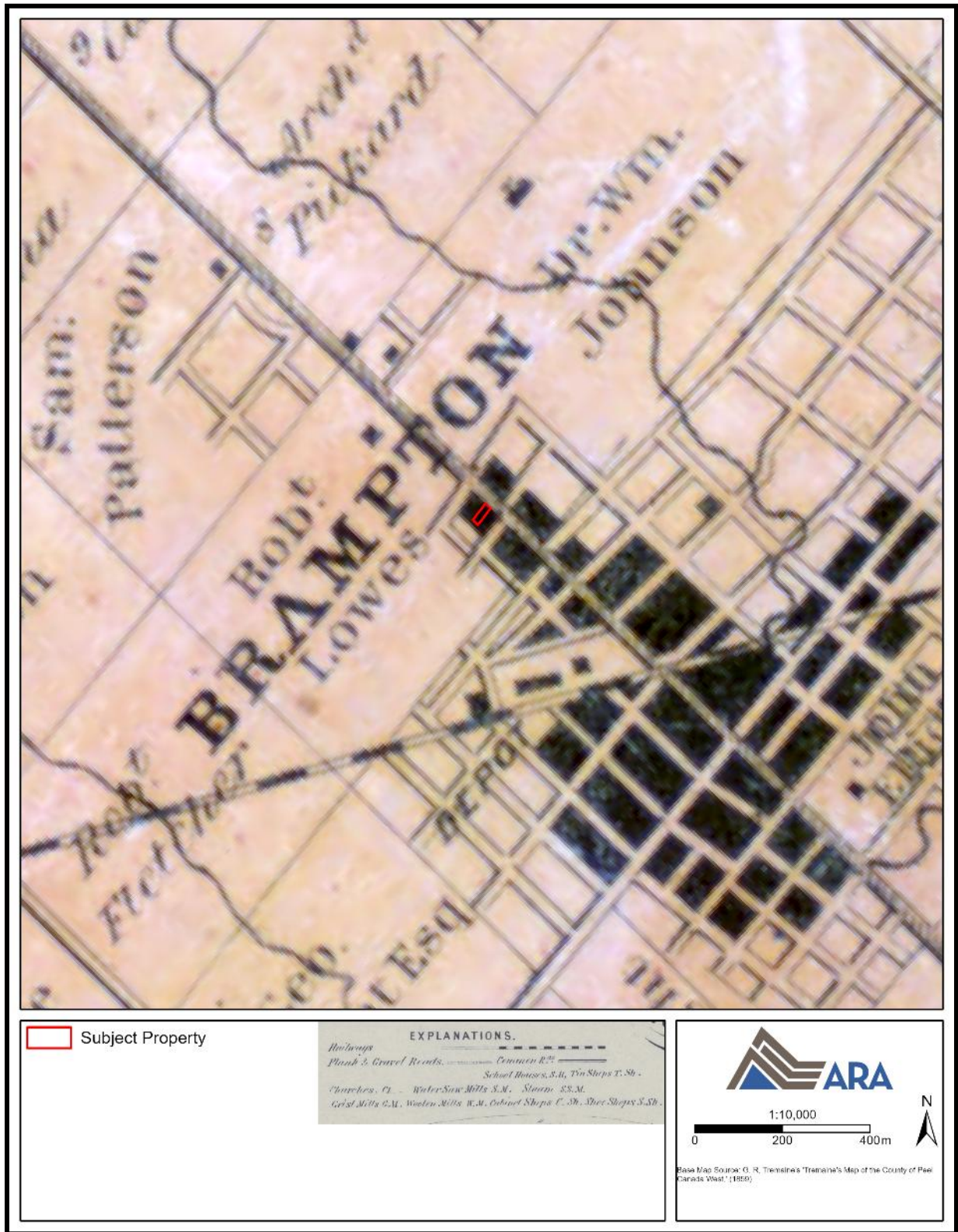
Table 3: Selection of 19th to Early 20th Century Buildings Along Main Street North in the City of Brampton

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	
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	
227 Main Street North	Residence, two-storey semi-Octagon clad in stucco with a shallow hipped roof, tall brick chimney, and decorative corner pilasters	Between 1890-1900	
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	

Address	Brief Description	Est. Year Constructed	Photo
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	

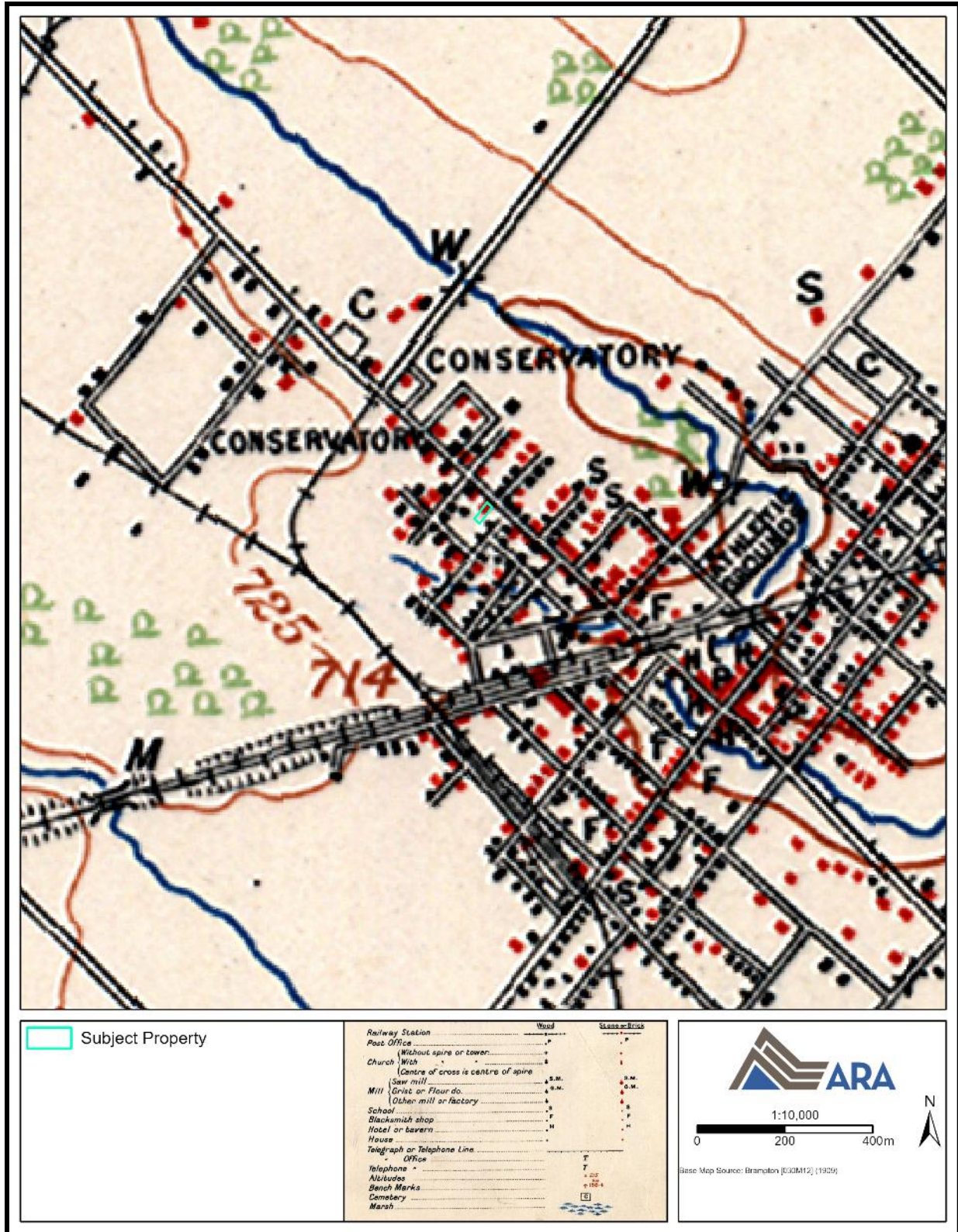
7.0 MAPS

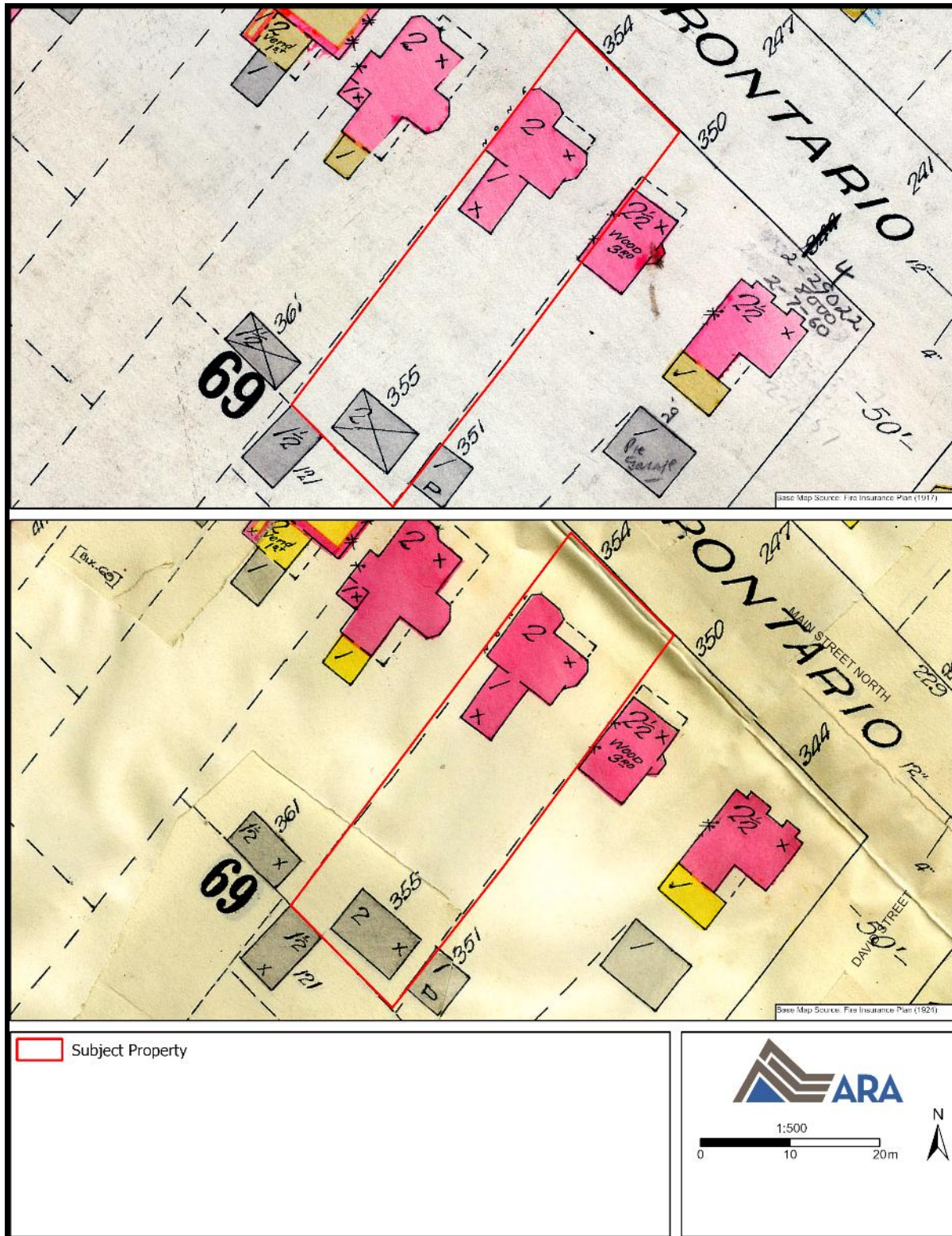


Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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





**Map 8: Subject Property Shown on a 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 Historic 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 243-245 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 243-245 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	243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House." The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould. Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	243-245 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	No	243-245 Main Street North does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. Research suggests the property has been associated with many Brampton residents, including William Broddy, the Powell family, and the Weeks family, however none of these individuals were identified as being significant to the City of Brampton. Previous sources erroneously associated the subject property as the residence of Robert Broddy, Sherriff of Peel County from 1869 to 1887. Rather it was the residence of William Broddy, an auctioneer that research has suggested was the Bailiff for Peel County for one year from 1873 and 1874 while living at a different property on Ellen Street in Brampton.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the	No	While 243-245 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.

Description	Criteria Met Yes/No	Value
understanding of a community or culture		
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	243-245 Main Street North does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. Research indicates the design of the building did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	243-245 Main Street North 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 and Area Neighbourhood. 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 19 th and early 20 th 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. 243-245 Main Street North supports the historic character of the Washington Block and Area Neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	243-245 Main Street North is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 243-245 Main Street North is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 243-245 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. 243-245 Main Street North is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	243-245 Main Street North 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
243-245 Main Street North is a representative example of a Gothic Revival residence	<ul style="list-style-type: none"> • Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan • Red brick cladding laid in a stretcher bond pattern with buff brick elements <ul style="list-style-type: none"> ○ Diamond-shaped detailing beneath gable peaks

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> ○ Voussoirs arranged to mimic a hood mould ○ Panel of corbelled bricks at the base of bay windows ● Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns ● Projecting polygonal bays on the east elevation and the west side of the north façade ● Single red brick chimney with a corbelled brick cap ● Tall, segmentally arched window openings with lug sills ● Segmentally arched basement window openings with red brick voussoirs ● Rectangular stained-glass transom with a buff brick voussoir over the entrance ● Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
<p>243-245 Main Street North displays a high degree of craftsmanship</p>	<ul style="list-style-type: none"> ● Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan ● Red brick cladding laid in a stretcher bond pattern with buff brick elements <ul style="list-style-type: none"> ○ Diamond-shaped detailing beneath gable peaks ○ Voussoirs arranged to mimic a hood mould ○ Panel of corbelled bricks at the base of bay windows ● Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns ● Projecting polygonal bays on the east elevation and the west side of the north façade ● Rectangular stained-glass transom with a buff brick voussoir over the entrance ● Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
<p>243-245 Main Street North is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton</p>	<ul style="list-style-type: none"> ● Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan ● Red brick cladding laid in a stretcher bond pattern with buff brick elements ● Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

243-245 Main Street North is located in the City of Brampton's historic core on the south side of Main Street North, between David Street and Rosedale Avenue West. It consists of a two-storey Gothic Revival residence constructed between 1874 and 1886.

Statement of Cultural Heritage Value or Interest

243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House." The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould. Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.

243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.

243-245 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 and Area Neighbourhood. 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. 243-245 Main Street North supports the historic character of the Washington Block and Area Neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

Cultural Heritage Attributes

243-245 Main Street North is a representative example of a Gothic Revival residence. The property contains the following heritage attributes that reflect this value:

- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
 - Diamond-shaped detailing beneath gable peaks
 - Voussoirs arranged to mimic a hood mould
 - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns

- Projecting polygonal bays on the east elevation and the west side of the north façade
- Single red brick chimney with a corbelled brick cap
- Tall, segmentally arched window openings with lug sills
- Segmentally arched basement window openings with red brick voussoirs
- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

243-245 Main Street North displays a high degree of craftsmanship and material integrity.

The property contains the following heritage attributes that reflect this value:

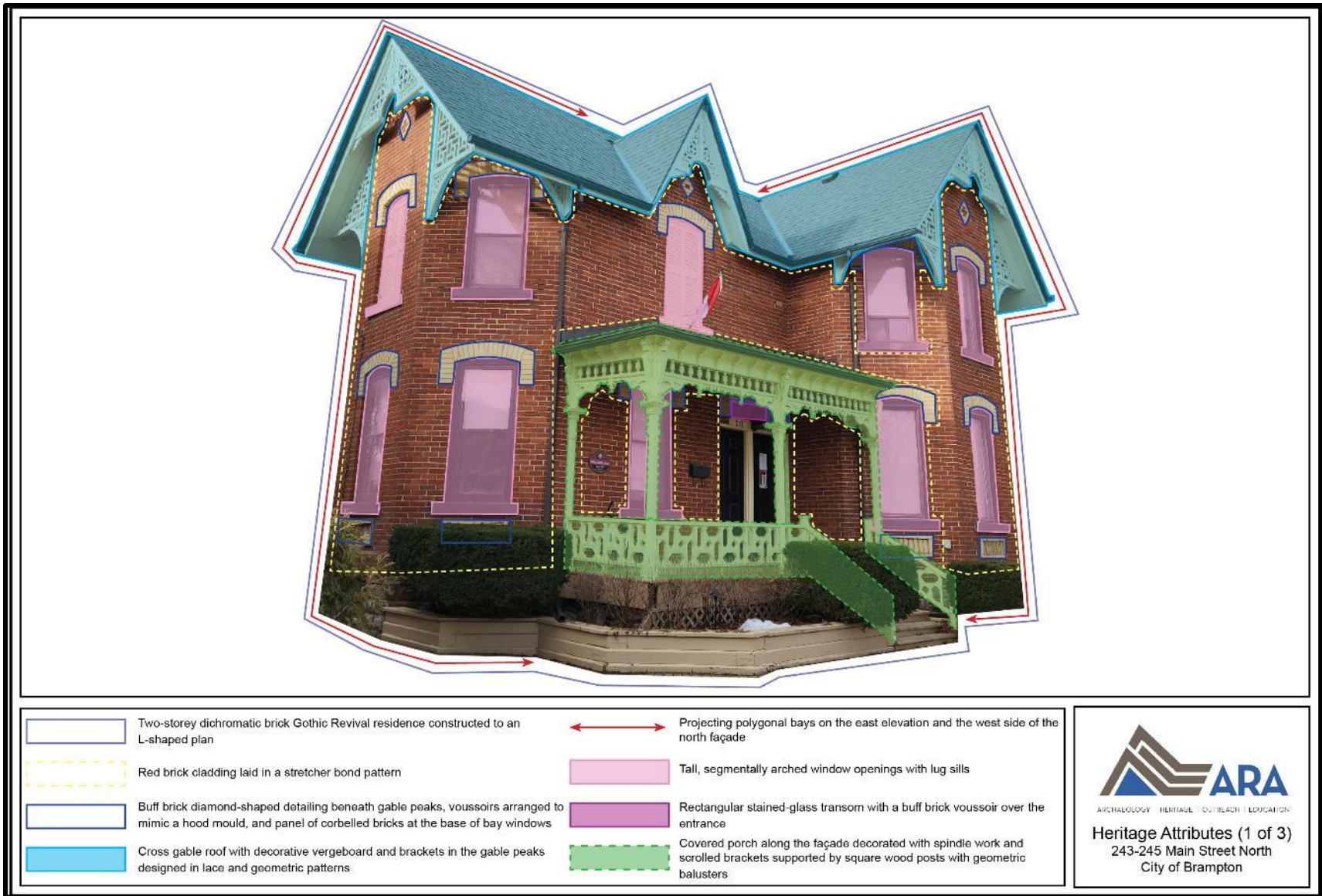
- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements:
 - Diamond-shaped detailing beneath gable peaks
 - Voussoirs arranged to mimic a hood mould
 - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns
- Projecting polygonal bays on the east elevation and the west side of the north façade
- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters

243-245 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:

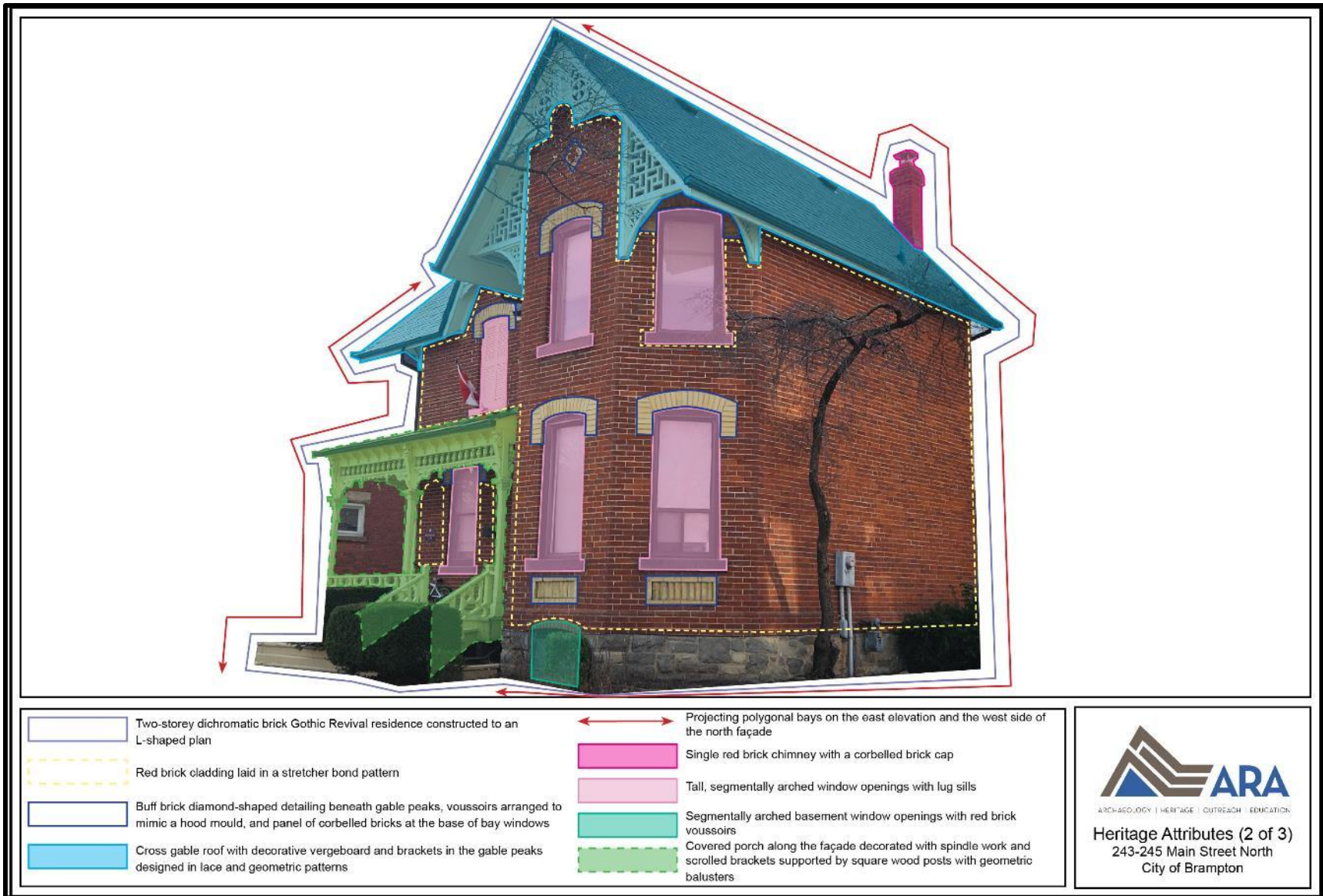
- Two-storey dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

11.0 MAP OF HERITAGE ATTRIBUTES

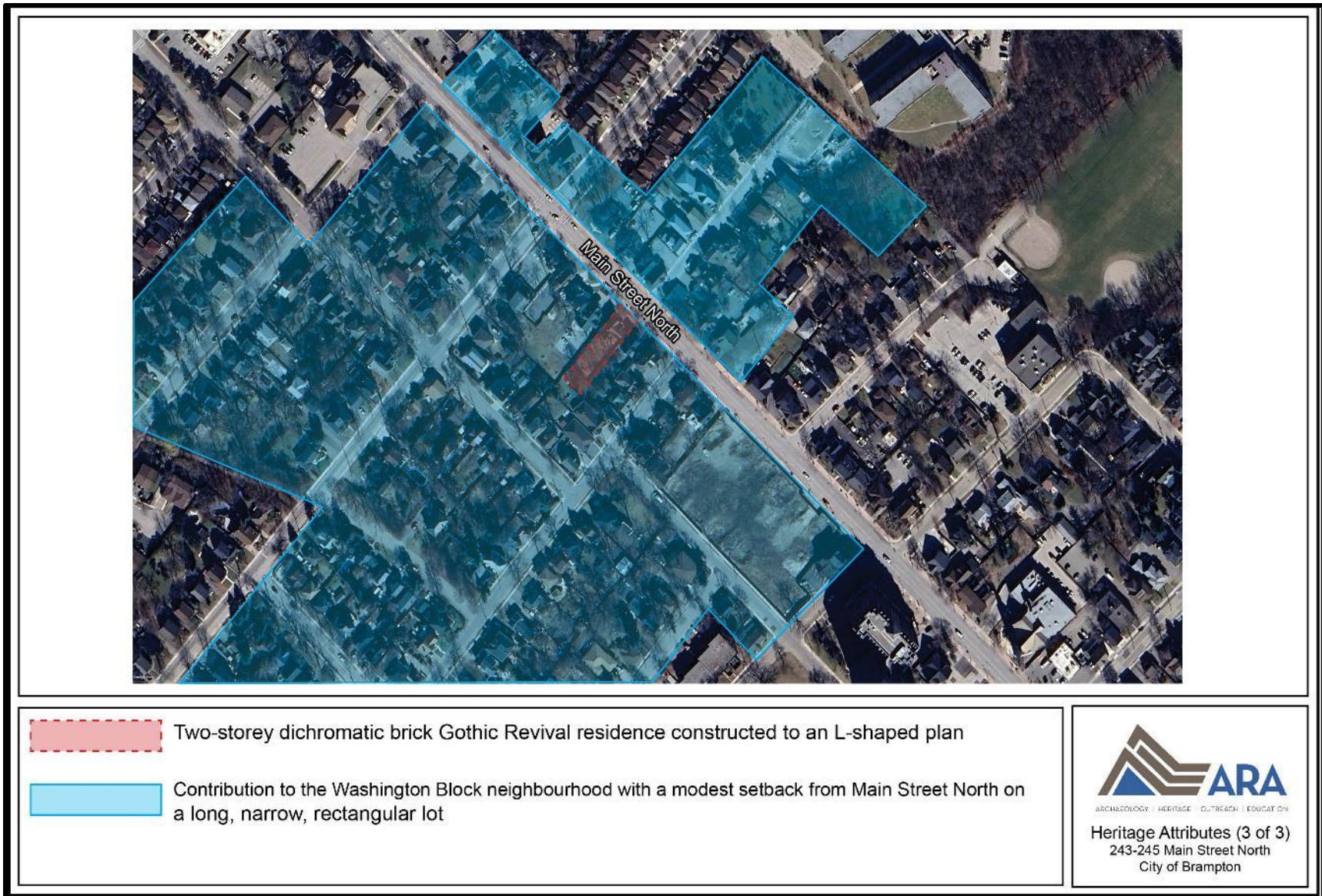
The following figures display the heritage attributes as outlined above (see Section 0).



Map 11: Map of Heritage Attributes of 243-245 Main Street North



Map 12: Map of Heritage Attributes of 243-245 Main Street North



Map 13: Map of Heritage Attributes of 243-245 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. 243-245 Main Street North meets three 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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n.d.b Detail of Gable Peak of 243-245 Main Street North.
n.d.c Northwest Corner View of 243-245 Main Street North.
n.d.d Southeast Corner View of 243-245 Main Street North.
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2022 Aerial Image, 1954.

Appendix A: Figures and Historic Photos

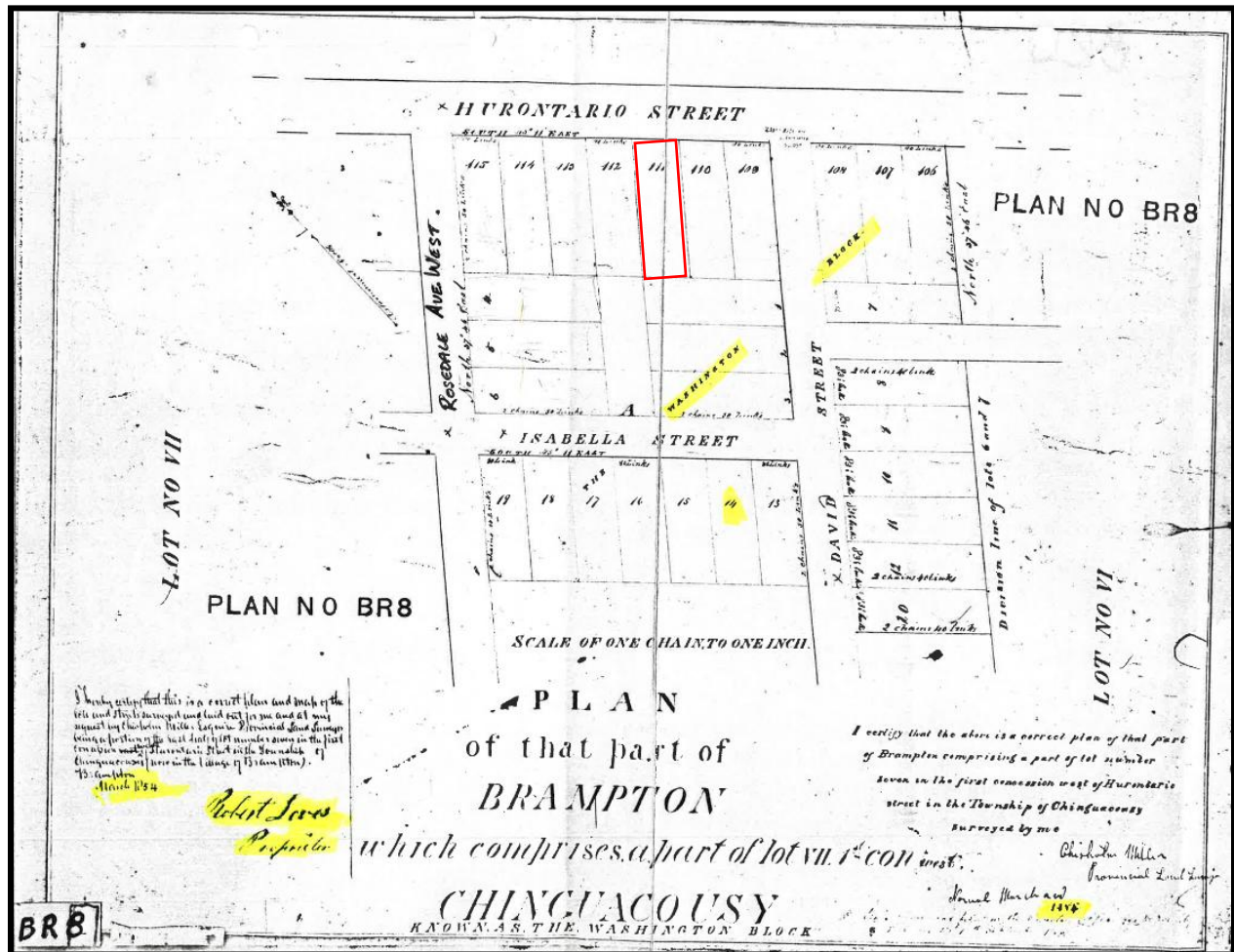


Figure 2: Subject Property (Red Outline) Shown on Plan BR8, “Washington Block” Plan, March 1854 (CoB 1986b)



Figure 3: Façade of 243-245 Main Street North (1986)
(CoB n.d.)

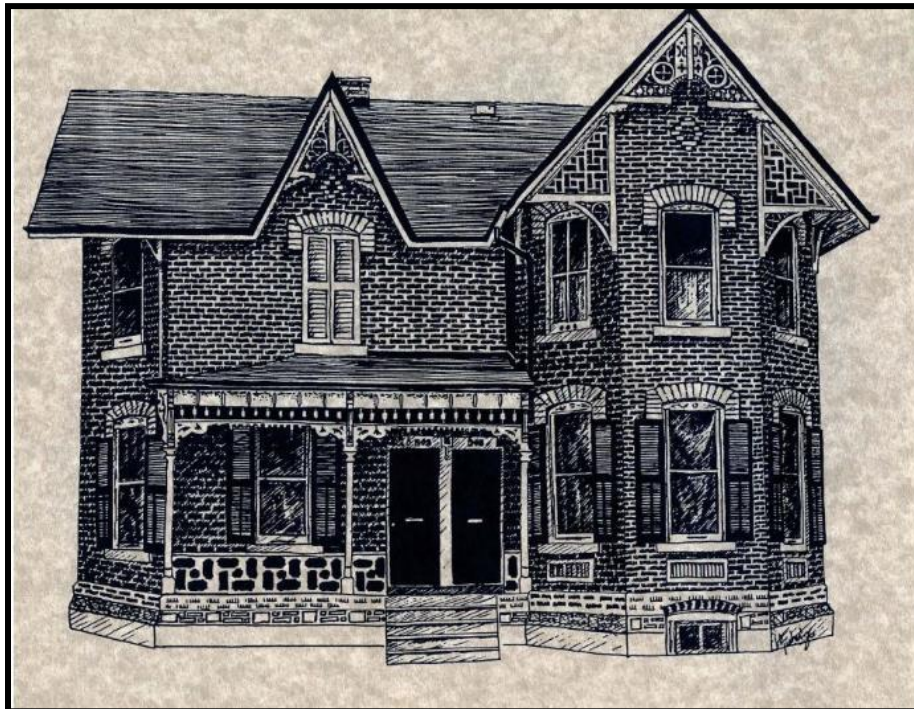


Figure 4: Drawn Image of 243-245 Main Street North (n.d.)
(Dunne and Montgomery 1986:56)



Figure 5: Façade of 243-245 Main Street North (n.d.)
(CoB n.d.)



Figure 6: Detail of Gable Peak of 243-245 Main Street North (n.d.)
(CoB n.d.b)



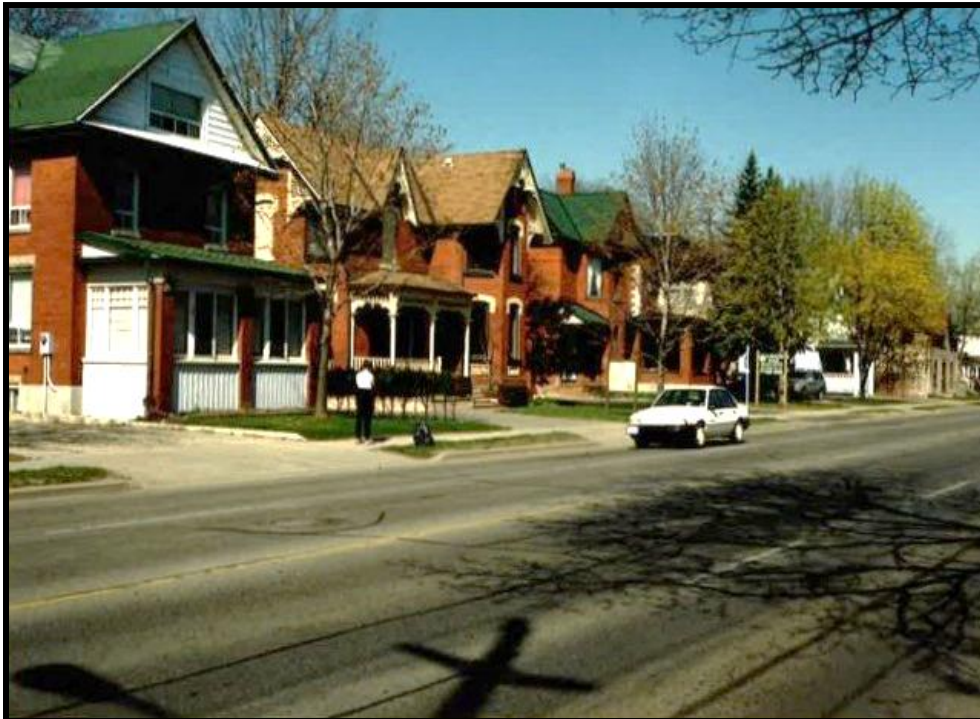
**Figure 7: Southeast Corner of 243-245 Main Street North (n.d.)
(CoB n.d.d)**



**Figure 8: Northwest Corner of 243-245 Main Street North (n.d.)
(CoB n.d.c)**



**Figure 9: Southeast Corner View of 243-245 Main Street North (n.d.)
(CoB 2024)**



**Figure 10: Context View of 243-245 Main Street North (n.d.a)
(CoB 2024)**