

**DRAFT**  
**Evaluation of 41 Chapel Street**  
**According to *Ontario Regulation 9/06***  
**City of Brampton**

Prepared for  
**Corporation of the City of Brampton**  
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## GLOSSARY OF ABBREVIATIONS

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

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## 1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 41 Chapel Street according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

## 2.0 METHOD

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

### 2.1 Field Survey

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

### 2.2 Research

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

### 2.3 Consultation

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

### 2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 41 Chapel Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

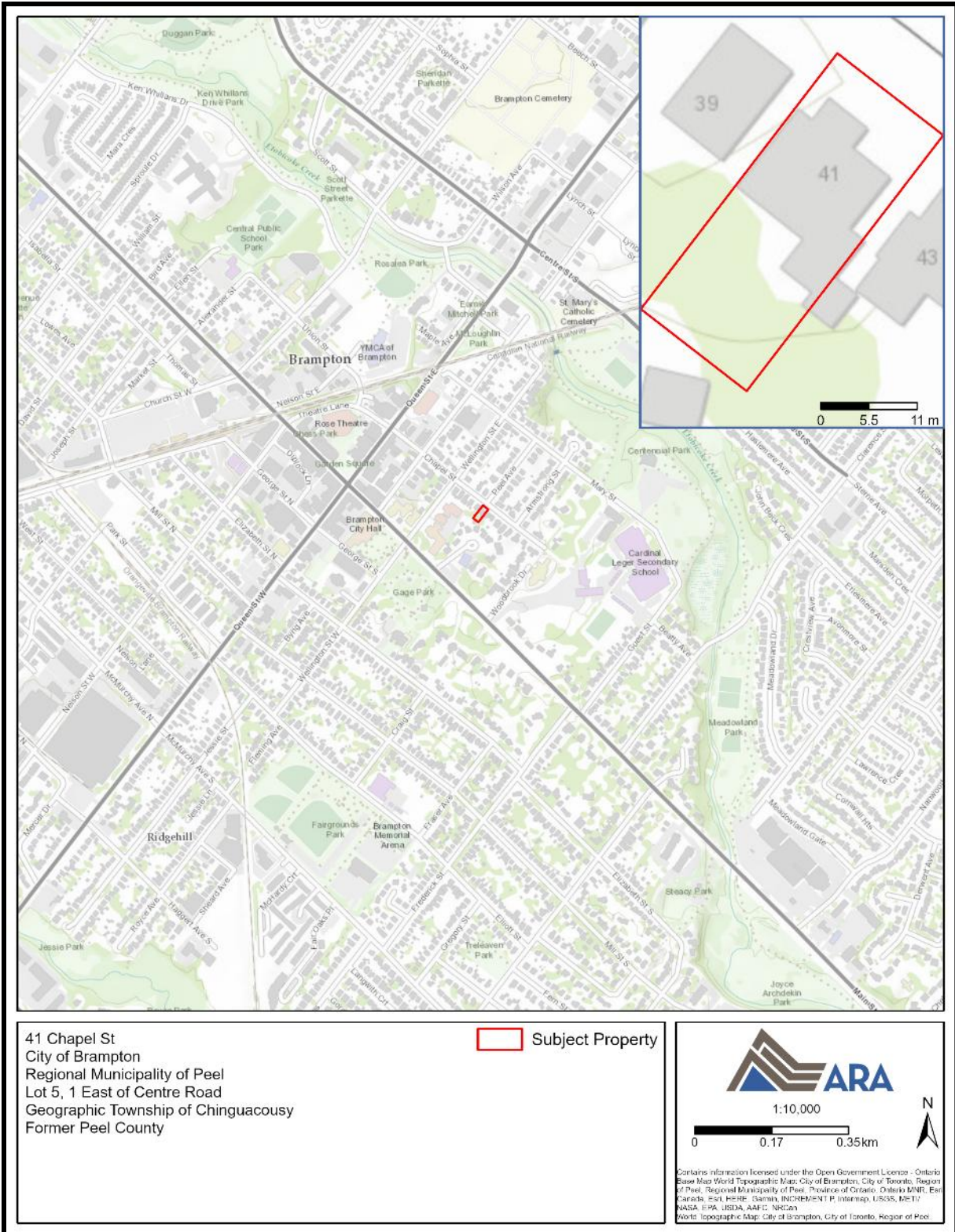
## 3.0 PROPERTY INFORMATION

Civic Address: 41 Chapel Street, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: LT 6, BLK 4, PL BR36

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



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



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

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 Provincial Policies and Guidelines

#### 4.1.1 *The Planning Act*

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

1.1 The purposes of this Act are,

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

Part I Provincial Administration, Section 2 states:

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

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

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

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

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

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

#### 4.1.2 *The Provincial Planning Statement (2024)*

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

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

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

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

### **4.1.3 Ontario Heritage Act**

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

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

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

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

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

### 5.0 PHOTOGRAPHS



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



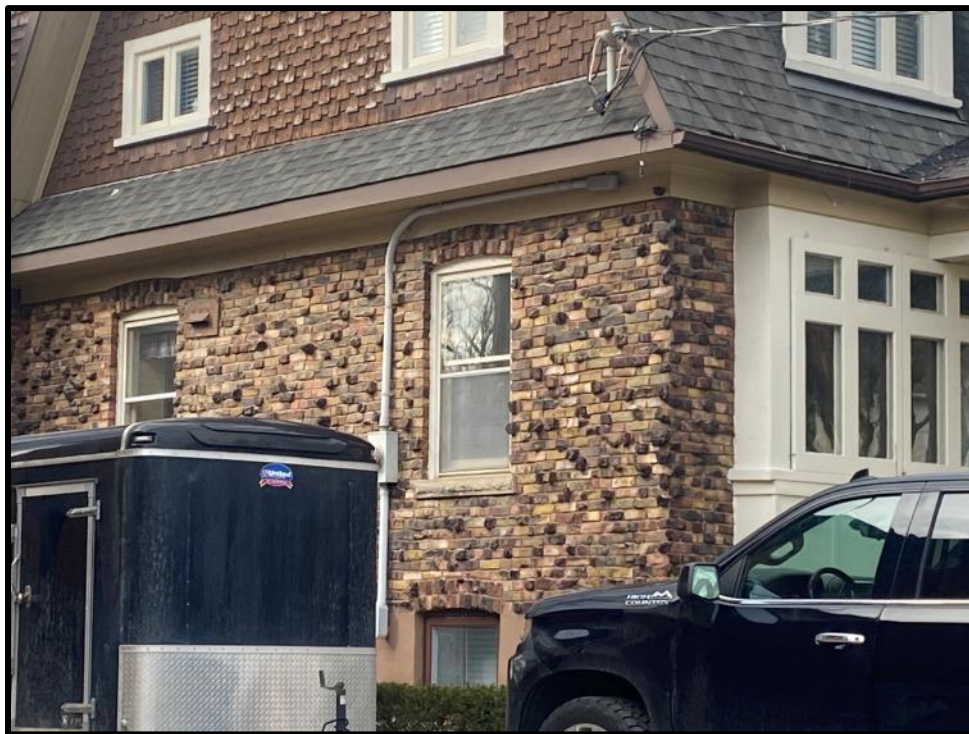
**Image 1: Façade of 41 Chapel Street  
(Photo taken February 7, 2024; Facing Southwest)**



**Image 2: Detail of Entranceway and Plaque on Façade of 41 Chapel Street  
(Photo taken February 7, 2024; Facing Southwest)**



**Image 3: Northeast Corner of 41 Chapel Street  
(Photo taken February 7, 2024; Facing Southwest)**



**Image 4: Detail of East Elevation of 41 Chapel Street  
(Photo taken February 7, 2024; Facing West)**



**Image 5: Northwest Corner of 41 Chapel Street  
(Photo taken February 7, 2024; Facing South)**



**Image 6: Context View of Chapel Street Streetscape Looking Toward 41 Chapel Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 7: Context View of Chapel Street Streetscape Looking From 41 Chapel Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 8: Context View of Chapel Street Streetscape Looking Toward 41 Chapel Street  
(Photo taken February 7, 2024; Facing Northwest)**

## 6.0 BACKGROUND INFORMATION

### 6.1 Architecture or Design

The Dutch Colonial Revival architectural style found in Ontario originated in early 18<sup>th</sup> century Dutch and Huguenot settlements in Pennsylvania, northern New Jersey, western Long Island, and New York's Hudson River Valley (VHF 2024). While Period Revivals reflect Ontario's European heritage, Colonial Revivals recall North America's colonial heritage (Blumenson 1990). The Dutch Colonial Revival, primarily a residential style, is a subtype of the Colonial Revival style. Unlike more academic revivals, the informal Dutch Colonial Revival is reminiscent of farmhouses and barns (OHJ 2021).

When noted architects like Aymar Embury II and Wilson Eyre incorporated gambrel roofs into their large but informal "cottages" for wealthy clients, the Dutch Colonial Revival style is said to have begun, with the term "Dutch Colonial" appearing sometime between 1920 and 1925 (OHJ 2021). The style shares similarities with the Georgian Revival popular in the same period, with symmetrical bays of windows and a centred front door. Like other Colonial Revival styles, the Dutch Colonial Revival first reappeared after the American Centennial in 1876 (VHF 2024). It became more common in the interwar period (between WWI and WWII) as kit patterns in mail-order catalogues made the style more accessible. It was one of the most popular designs through to the 1930s (VHF 2024). The gambrel roof, which allowed a full second storey of space, made the Dutch Colonial Revival house a practical choice for families.

Characteristics of the Dutch Colonial Revival style include the high gambrel ("barn") roof with wide eaves pierced with either separate dormers or a continuous shed dormer and a small entrance porch or stoop with an arched or projecting roof over the door (Blumenson 1990; Kyles 2016). A gambrel roof is formed when the plane of the roof on both sides of the central ridge is broken roughly halfway down, with the lower half of each side falling at a steeper pitch toward the eave. Early Dutch Colonial Revival buildings dating to the early 1900s are characterized by a front gambrel roof, while structures built in the 1920s and 1930s tend to have side gambrel roofs. Dutch Colonial Revival buildings are symmetrical and often one-and-a-half to two-storeys (VHF 2024). The front door is usually centred, windows are commonly double-hung with shutters and often set in pairs or triples, and chimneys are set on the side wall (VHF 2024). The structures are clad in stucco, wood shingles, clapboard, and/or brick, and the dormers are often finished in wood shingles of a different tone than the asphalt shingles of the main roof (Kyles 2016).

A rare design feature more often seen on Arts and Crafts style structures, but observed on the subject property, is the use of clinker brick cladding. In Canada in the 19<sup>th</sup> century, bricks were stacked in layers and fired in kilns with the quality of a finished brick often varying depending on where it was located in the kiln (Musselwhite 1990). Bricks closest to the fire could reach temperatures higher than that required for proper hardening and they would begin to melt and bubble. These bricks were termed 'clinkers' because they resembled the fused ash of burned coal and most were discarded due to their distorted shape (Musselwhite 1990). However, by the late 19<sup>th</sup> century, the dark, glassy colours of clinkers began to intrigue builders and architects and it became fashionable to mix clinkers with ordinary bricks to create a rustic appearance for homes (Musselwhite 1990). As technology improved, kilns in the 1920s became tunnel shaped and bricks were fed through at a constant rate and temperature to create uniform bricks, preventing clinkers from forming (Musselwhite 1990). As clinker bricks were "accidents of an evolving technology, the homes displaying such bricks are few" (Musselwhite 1990).

A description of the architecture/design of 41 Chapel Street is as follows:

- One-and-a-half storey brick building constructed to a rectangular plan with a symmetrical three-bay façade (Image 1)
  - One-and-a-half storey rear addition and one-storey single-car garage projecting from the east side of the south elevation (Image 3)
  - Small, one-storey addition projecting from the west elevation (Image 5)
- First storey is clad in multitone clinker brick laid in a Flemish bond pattern with uneven courses (Image 1 and Image 4)
  - Use of clinker brick is relatively rare with few examples in the City of Brampton
- Side gambrel roof with a steep double pitch clad in asphalt shingles with wide overhanging eaves and plain fascia (Image 1 and Image 3)
  - Side gambrel peaks feature bell-cast eaves and cladding of fish scale shakes stained brown (Image 3 to Image 5)
  - Three dormer windows project from the façade's roof (Image 1)
    - The east and west dormer windows feature a flat roof and a group of three four-over-one narrow, rectangular windows set in wood casings
    - The centre dormer window is smaller and features a shed roof and rectangular windows divided into four lites
- Modern drainage system with gutters and downspouts (Image 4)
- Multitone clinker brick chimney with a smooth stone cap projecting from the interior of the rear elevation, offset to the east (Image 1 and Image 3)
- The foundation is parged in concrete (Image 4)
- The main entrance is centrally placed on the façade and features a segmentally arched opening finished with brick voussoirs (Image 1 and Image 2)
  - A wood panel door is located in the entrance behind a wood storm door with a large glass pane
- A plaque that reads "Craftsman Style Circa 1910" is affixed beside the entrance (Image 2)
- The entrance on the façade is covered by a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, and cedar shakes painted brown in the pedimented peak (Image 1 and Image 5)
  - The porch is supported by a cluster of three square wood posts at each corner painted white atop a multitone clinker brick base with a smooth stone cap
  - Panelled solid wood railings painted white enclose the porch, which is accessed by a set of wood steps with clinker brick knee walls topped with smooth stone caps
- The symmetrical façade features shallow, square bay windows flanking the entrance each with four tall, narrow windows with smaller lites at the top set in simple wood casings painted white (Image 1 and Image 3 to Image 5)
- Window openings on the first-storey and in the foundation of the side elevations are segmentally arched with multitone clinker brick voussoirs and rock-faced stone lug sills with margins (Image 4)
  - These windows appear to be modern replacements
- The window openings in the gambrel peaks (two in the upper storey and one in the peak) are rectangular with simple, thick casings, lug sills and what appear to be replacement windows (Image 3 and Image 5)
- A small, one-storey, single-bay multitone clinker brick addition constructed to an irregular plan projects from the west elevation and features a flat roof with overhanging eaves, a simple cornice, and rectangular window openings with replacement windows (Image 1 and Image 5)

- This addition is not shown on Fire Insurance Plans from 1917 to 1940 (see Map 8 and Map 9) and is challenging to view from aerial imagery and the public realm
- A one-and-a-half storey rear wing constructed to a square plan projects from the east side of the south elevation and features a sloped roof with overhanging eaves (Image 3)
  - The first storey is clad in multitone clinker brick and the upper storey is clad in cedar shakes stained brown
  - The first storey window opening is segmentally arched with a radiating brick lintel, stone lug sill, and replacement window
  - Rectangular window openings in the upper storey have simple, thick casings and four-over-one windows
  - Given this wing dates to prior to 1917 (see Map 8), which is contemporary with the subject building's construction date, it is not assumed to be an addition
- A one-storey attached single-car garage projects from the rear wing and is clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a contemporary paneled garage door painted brown, and a rock-faced stone lintel (Image 3)
  - The garage was added between 1917 and 1924 (see Map 8)
  - East elevation features a segmentally arched window opening with a stone lug sill
- The property is accessed from Chapel Street via an asphalt driveway that travels along the east elevation of the residence and terminates at the attached brick garage (Image 3)
- The property is slightly sloped from north to south and grassed and landscaped with shrubs along the façade and side elevations and a mature street tree is growing in the front lawn (Image 1 and Image 3)
- A concrete path leads from the sidewalk to the porch and from the porch to the driveway (Image 1)

When examined against the typical characteristics of Dutch Colonial Revival architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), *Old House Journal* (2021), and the *Vancouver Heritage Foundation* (2024), 41 Chapel Street exhibits most of the characteristics of the Dutch Colonial Revival design and can therefore be considered a representative example of the style (see Table 1).

**Table 1: Characteristics of Dutch Colonial Revival Architecture**  
(Adapted from Blumenson 1990; Kyles 2016; OHJ 2021; VHF 2024)

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 41 Chapel Street
Gambrel roof	Yes
Symmetrical façade	Yes
Clad in stucco, wood shingles, clapboard, and/or brick	Yes – Brick
One-storey with steeply pitched gambrel making a full second-storey	Yes
Separate dormers or continuous shed dormers typically finished in wood shingles of a different tone than roof shingles	Yes
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	No
Windows set in pairs or triplets with shutters	Yes
Chimney on a side elevation	No – Rear

## 6.2 History

### 6.2.1 City of Brampton History

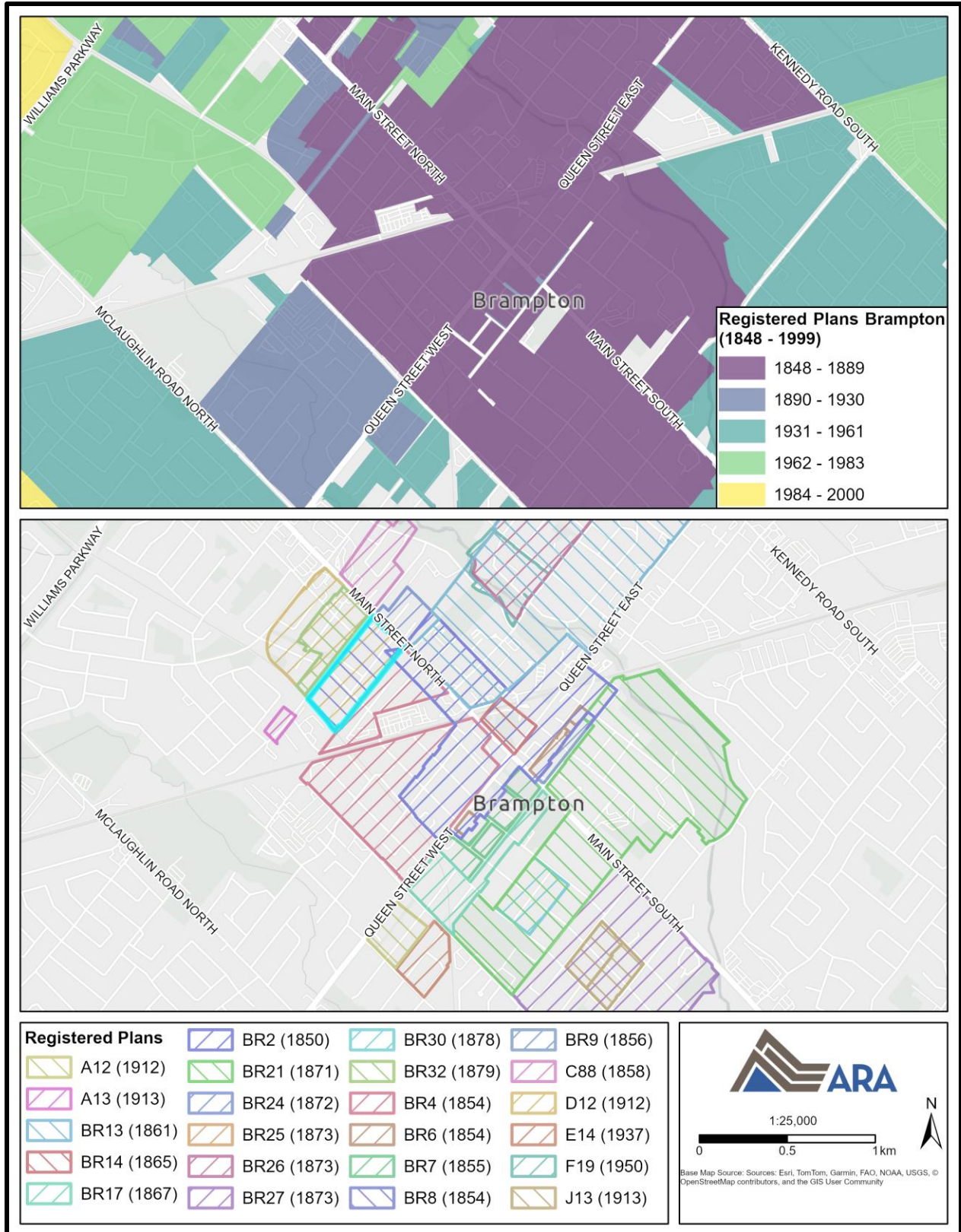
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. 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-19<sup>th</sup> century and successively expanding outwards to developments that took place up to the turn of the 21<sup>st</sup> century.

The 20<sup>th</sup> 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 41 Chapel Street was constructed circa 1915 as a residence.** Below is a history of the property from 1821 until the present day:

- The Crown patent for west half of Lot 5, Concession 1 EHS (100 acres) went to Samuel Henny in November 1821
- In December 1821, the west half of Lot 5, Concession 1 EHS (100 acres) was sold to John Elliott (LAC 1851)
  - John Elliott was one of the first settlers of the area and named it Brampton after his hometown in England (PA 2015)
- Part of Lot 5, Concession 1 EHS was sold to the Trustees of the Primitive Methodists in July 1852
  - The Primitive Methodists were a religious group led by John Elliott and William Lawson when they moved to the Brampton area (CoB n.d.a)
- In March 1857, part of Lot 5, Concession 1 EHS was sold to Robert C. Smith
- Lot 6, Block 4, Plan BR36 was mortgaged to the Trustees of the Primitive Methodists in March 1857 by the executors of Joseph Kee
  - In January 1858, the mortgage on Lot 6, Block 4, Plan BR36 was discharged, and the land went back to Robert C. Smith
- In December 1858, Lot 6, Block 4, Plan BR36 was mortgaged to farmer John A. Smith (LAC 1861)
- An 1859 historic map indicates the subject property was located east of Brampton's core on land owned by John Elliott (see Map 5)
- An 1877 historic map shows the subject property located east of the core of Brampton on undeveloped lands in proximity to the Etobicoke Creek (see Map 6)
- The subject property was located on the Old Fair Grounds and a plan of subdivision for these lands was executed by Joseph A. Carbert, P.L.S., for John Smith and George Armstrong in 1884 (CoB n.d.b)
  - A stone gate is reported to be located in the rear yard of the subject property that may have been part of an entrance to the Old Fair Grounds that once backed on to 41 Chapel Street and may pre-date construction of the subject property, however the presence of the gate could not be viewed/confirmed from the public realm and will not be further addressed in this report
- The subject property changed hands a number of times between 1906 and March 1912 when it was sold to Joseph Kee
- A 1909 historic topographic map shows the subject property situated within the downtown core of Brampton along Chapel Street, which had been partially laid by this time, however the subject building had not yet been constructed (see Map 7)
- The subject building was constructed circa 1915 (CoB 2006b)
  - The neighbouring property at 39 Chapel Street was built within months of the subject property and shares the same history of ownership from 1906 to about 1937, as well as the same building plan, however the exterior treatments have resulted in the buildings appearing very different with no obvious ties to their shared history (CoB 2006c)
- A 1917 Fire Insurance Plan illustrates the subject building as a one-and-a-half storey brick structure with a small, square, two-storey wing on the east side of the rear (south) elevation (see Map 8)

- A Fire Insurance Plan from 1924 indicates a one-storey addition was constructed to the east side of the two-storey rear wing illustrated on the 1917 Fire Insurance Plan (see Map 8)
  - This one-storey addition is likely the extant brick single-car garage
- The subject property was sold to Lily M. Chantler in July 1937
- Fire Insurance Plans From 1931 and 1940 indicate no change to the one-and-a-half storey subject building, which was still of brick construction with a rear wing and single-car garage (see Map 9)
- An aerial photograph from 1954 shows the subject property situated within the increasingly developed core of Brampton along Chapel Street (see Map 10)
- Between December 1967 and May 1998, the subject property changed hands a number of times before it was sold to Kenneth and Margaret Johnston
- A photograph of the subject building from 2006 indicates the façade has remained unchanged since that time (see Figure 1)

**Table 2: Summary of Property Ownership at 41 Chapel Street  
(LRO #43)**


Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Nov 1821	Crown	Samuel Henny	West half of Lot 5, Concession 1 EHS, 100 acres
4596	Bargain and Sale	29 Dec 1821	Samuel Henny	John Elliott	Lot 5, Concession 1 EHS
45319	Bargain and Sale	29 Jul 1852	John Elliott and wife	Trustees P. Methodists	Lot 6, Block 4, Plan BR36
3717	Indenture	20 Mar 1857	Trustees P. Methodists	Robert C. Smith	Lot 6, Block 4, Plan BR36
3718	Mortgage	20 Mar 1857	Robert C. Smith	Trustees P. Methodists	Lot 6, Block 4, Plan BR36
4594	Discharge of mortgage	4 Jan 1858	Trustees P. Methodists	Robert C. Smith	Lot 6, Block 4, Plan BR36
6192	Mortgage	29 Dec 1858	Robert C. Smith	John A. Smith	Lot 6, Block 4, Plan BR36
7438	Bargain and Sale	22 Oct 1906	John Smith and George Armstrong and wives	Alexander P. Scott	Lot 6, Block 4, Plan BR36
10039	Bargain and Sale	28 Mar 1912	Alex P. Scott and wife	Blanche Chantler	Lot 6, Block 4, Plan BR36
10040	Bargain and Sale	28 Mar 1912	Blanche Chantler	Joseph Kee	Lot 6, Block 4, Plan BR36
19200	Grant	16 Jul 1937	Executors of Joseph Kee	Lily M. Chantler	Lot 6, Block 4, Plan BR36
59567	Grant	Dec 1967	Executors of Lily M. Chantler	Harold and Karen Taylor	Lot 6, Block 4, Plan BR36
77328vs	Grant	2 Jul 1968	Harold and Karen Taylor	Ernst Jensen	Lot 6, Block 4, Plan BR36
438523	Grant	14 Jul 1977	Ernst Jensen	Brian B. and Marie A. Dufour	Lot 6, Block 4, Plan BR36
584268	Grant	3 Jul 1981	Brian B. and Marie A. Dufour	Malcom J. and Dorothy Carry	Lot 6, Block 4, Plan BR36
RO1169513	Transfer	1 May 1998	Malcom J. and Dorothy Carry	Kenneth W. and Margaret A. Johnston	Lot 6, Block 4, Plan BR36

### 6.3 Context






- Located at 41 Chapel Street in the historic core of the City of Brampton
  - The “core” comprises primarily late 19<sup>th</sup> century commercial land uses along Queen Street and Main Street, and late 19<sup>th</sup> to mid-20<sup>th</sup> century residential neighbourhoods organized in a grid pattern to the north and south
  - Chapel Street runs roughly northwest to southeast from Queen Street East to approximately Woodbrook Drive
- The building is situated on the south side of Chapel Street at the terminus of Peel Avenue within a residential neighbourhood
- The property contributes to the Neighbourhood Near the Courthouse, 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
  - Of the seven areas identified, the feasibility study recommended the Neighbourhood Near the Courthouse should be prioritized as the first area to be studied as an HCD in the core of Brampton (GRA et al. 2009)
  - “The residential neighbourhood abuts the Peel County Courthouse complex of civic landmarks on Wellington Street East” (GRA et al. 2009:23)
  - The study describes this area's distinct character as: “Substantial nineteenth-century and early twentieth-century single-detached houses, many built of brick...The neighbourhood's houses are in different architectural styles, but their consistent height, size, materials and quality detailing create a harmonious character” (GRA et al. 2009:19)
  - George Robb Architect et al.'s identification of the character of the Neighbourhood Near the Courthouse supports the contextual assessment detailed in this section
- The subject property has a modest setback from Chapel Street on a narrow, rectangular lot
- The property is accessed from Chapel Street via an asphalt driveway that travels along the east elevation of the residence and terminates at the attached brick garage
- The property is slightly sloped from north to south and grassed and landscaped with shrubs along the façade and side elevations and a mature street tree is growing in the front lawn
- The Chapel Street streetscape character can be described as follows:
  - For the purposes of this report, geographically, the Chapel Street streetscape includes Chapel Street from approximately John Street to Armstrong Street (see Map 5 to Map 7, and Map 10)
  - Comprised of one-and-a-half to two-and-a-half storey residences on rectangular lots
  - Primarily brick construction (many are smooth red brick, some are painted or clad with siding)
  - Many buildings are Queen Anne or Edwardian and share similar features including front and side gable roofs, front porches, and dormer windows
  - The streetscape exhibits relatively modest and consistent setbacks
  - Chapel Street includes a sidewalk on both sides with mature trees growing along the streetscape, creating a canopy cover in areas
- Several residential side streets extend from Main Street and Queen Street that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:

- Residential side streets in keeping with the development of the core as shown in the historic mapping (see Map 5 to Map 7, and Map 10) include: John Street, Wellington Street East, Peel Avenue, and Mary Street
- The character of the residential side streets is generally in keeping with the character of the Chapel Street streetscape
- Comprised of predominantly one to two-and-a-half storey residential buildings
- Primarily brick construction (majority are red or multitone brick, some covered with siding)
- Variety of architectural styles including Gothic Revival, Tudor Revival, Queen Anne and a range of vernacular Ontario Cottages and front gable Edwardian structures
- Setbacks are relatively narrow and consistent
- Streetscapes include sidewalks on both sides, often planted with street trees
- Many buildings on the residential side streets share similar features including brick cladding, front and side gable roofs, fish scale shingles or cedar shakes, and front porches
- Many of the buildings along Chapel Street, and the residential side streets date from the late 19<sup>th</sup> to early 20<sup>th</sup> century, with older buildings generally located closer to Brampton's historic four corners at Queen Street and Main Street
- 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 Chapel Street and the residential side streets

**Table 3: Selection of Late 19<sup>th</sup> to Early 20<sup>th</sup> Century Buildings Along Chapel Street in the City of Brampton**

Address	Brief Description	Est. Year Constructed	Photo
17 Chapel Street (Armstrong House)	Residence, two-and-a-half storey red brick Queen Anne with a corner turret, wooden brackets, segmentally arched window openings, a covered porch, and decorative vergeboard	1870	
20 Wellington Street East	Residence, two-storey dichromatic red and buff brick Gothic Revival with a covered porch with dentils, decorative wood vergeboard, quoining, and rectangular window openings	1870	
28 Chapel Street	Residence, two-storey frame Gothic Revival clad with vinyl siding, side gable roof, decorative bay window, segmentally arched windows set within pointed arch casings, and a covered porch	Circa 1890s	
19 Wellington Street East	Residence, two-storey red brick Queen Anne with a two-storey projecting bay, truncated hip roof, projecting eaves with a bracketed cornice, a covered porch supported by pillars, and decorative sunburst panelling within the gable peaks  Designated under Part IV of the <i>Ontario Heritage Act</i> in 2022	Circa 1870s	
23 Wellington Street East	Residence, two-and-a-half storey smooth red brick Queen Anne with fish scale detail within the gable, a turret, a complex hipped roof, and a wraparound verandah	Circa 1890s	

Address	Brief Description	Est. Year Constructed	Photo
33 Chapel Street	Residence, two-storey dichromatic red and buff brick Gothic Revival with a covered and pedimented front porch, segmentally arched windows with buff brick voussoirs, buff brick quoins, and a bay window	1890	
36 Chapel Street (Jessie Perry House)	Residence, two-storey painted brick Queen Anne with multiple gable peaks with decorative vergeboard, two-storey projecting bays, a covered front porch, and segmentally arched window openings with brick voussoirs	1890	
37 Chapel Street (Packham House)	Residence, two-storey red brick Edwardian with a cross-gable roof clad in fish scale shingles, a recessed entryway with a second-storey balcony, a wood bracketed cornice, and segmentally arched window openings with faux shutters	1879	
38 Chapel Street	Residence, two-storey red brick Queen Anne with a steeply pitched cross gable roof with decorative vergeboard, brick banding along the façade and elevations, a covered front entrance supported by turned wood posts, and a stained glass transom over the entrance	1887	
39 Chapel Street	Residence, one-and-a-half storey red brick Arts and Crafts building with a symmetrical façade, side gable roof with gable peaks clad in cedar shakes, shed roof dormer with a band of windows, and an enclosed front porch	1914	
43 Chapel Street (Mara House)	Residence, two-storey dichromatic red and buff brick Italianate with quoins, a shallow pitched hip roof, central dormer, segmentally and round arched window openings with buff brick voussoirs, and first-storey bay windows	Circa 1880s	

Address	Brief Description	Est. Year Constructed	Photo
49 Chapel Street	<p>Residence, two-and-a-half storey red brick Queen Anne with a complex roofline, overhanging eaves, decorative vergeboard in the gable peaks, front entrance with a stained-glass transom, and a large, two-storey projecting bay</p> <p>Designated under Part IV of the <i>Ontario Heritage Act</i> in 2021</p>	1880s	
50 Chapel Street	<p>Residence, two-storey stucco and rock-faced Arts and Crafts with a complex roofline, including a sloped roof, overhanging eaves with brackets, round arched and rectangular window openings with rock-faced stone lug sills, a recessed entrance, and sidelights</p>	1920	
51 Chapel Street	<p>Residence, two-storey red brick Italianate with a shallow hip roof with overhanging eaves, wood soffits, a scalloped frieze, segmentally arched window openings with buff-brick voussoirs, bay windows, and a covered entrance</p> <p>Designated under Part IV of the <i>Ontario Heritage Act</i> in 2016</p>	1896	
55 Chapel Street	<p>Residence, two-storey dichromatic red and buff brick Gothic Revival with Italianate influences, quoins, decorative vergeboard within the gable peak, bay window, segmentally arched window openings with buff-brick voussoirs, and a covered front porch</p>	1870	
58 Chapel Street	<p>Residence, one-and-a-half storey red brick Arts and Crafts with a steeply pitched side gable roof, an elongated shed dormer, a red brick chimney, two-storey bay window, fish-scale shingles, and an enclosed verandah</p>	Circa 1900s	

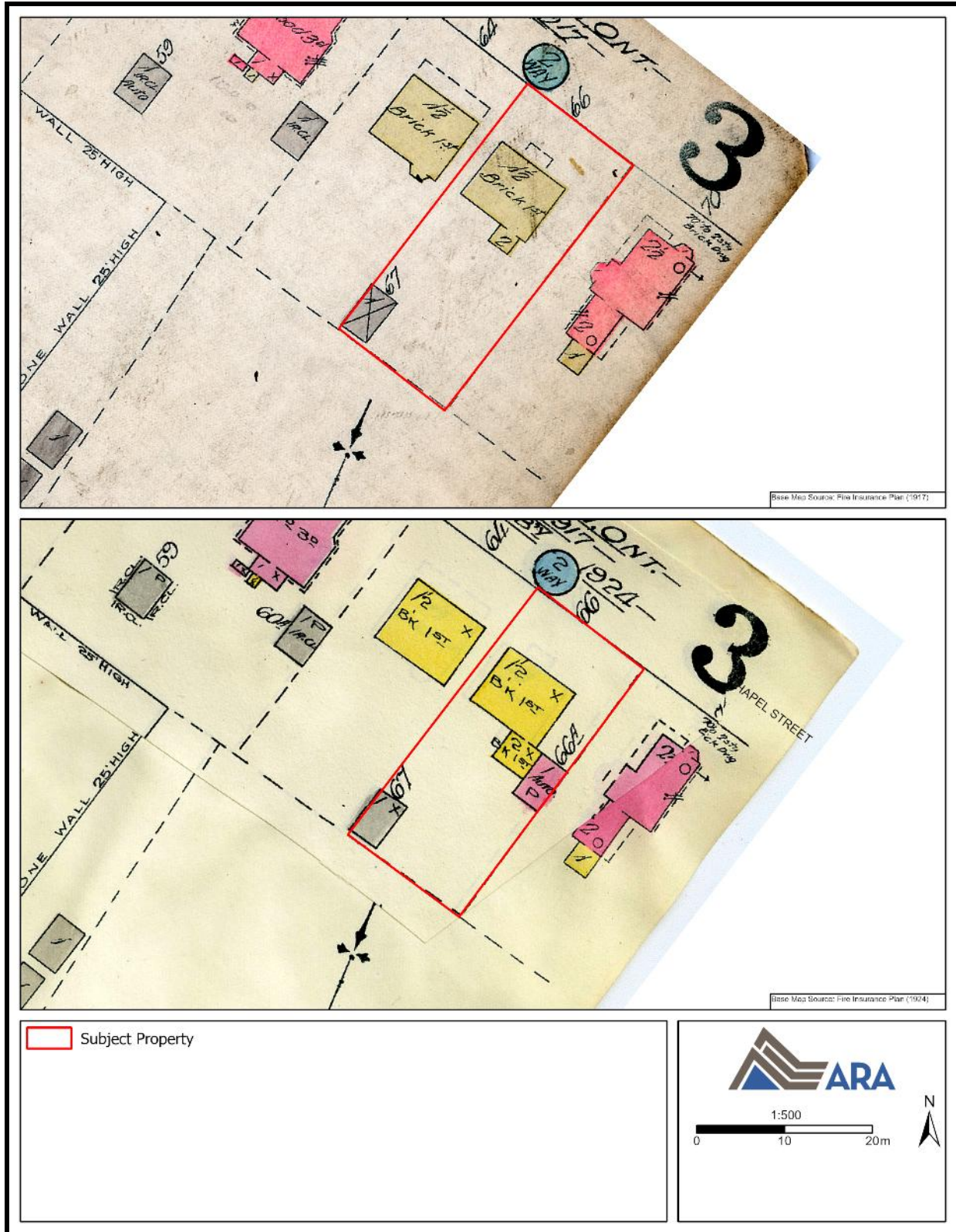




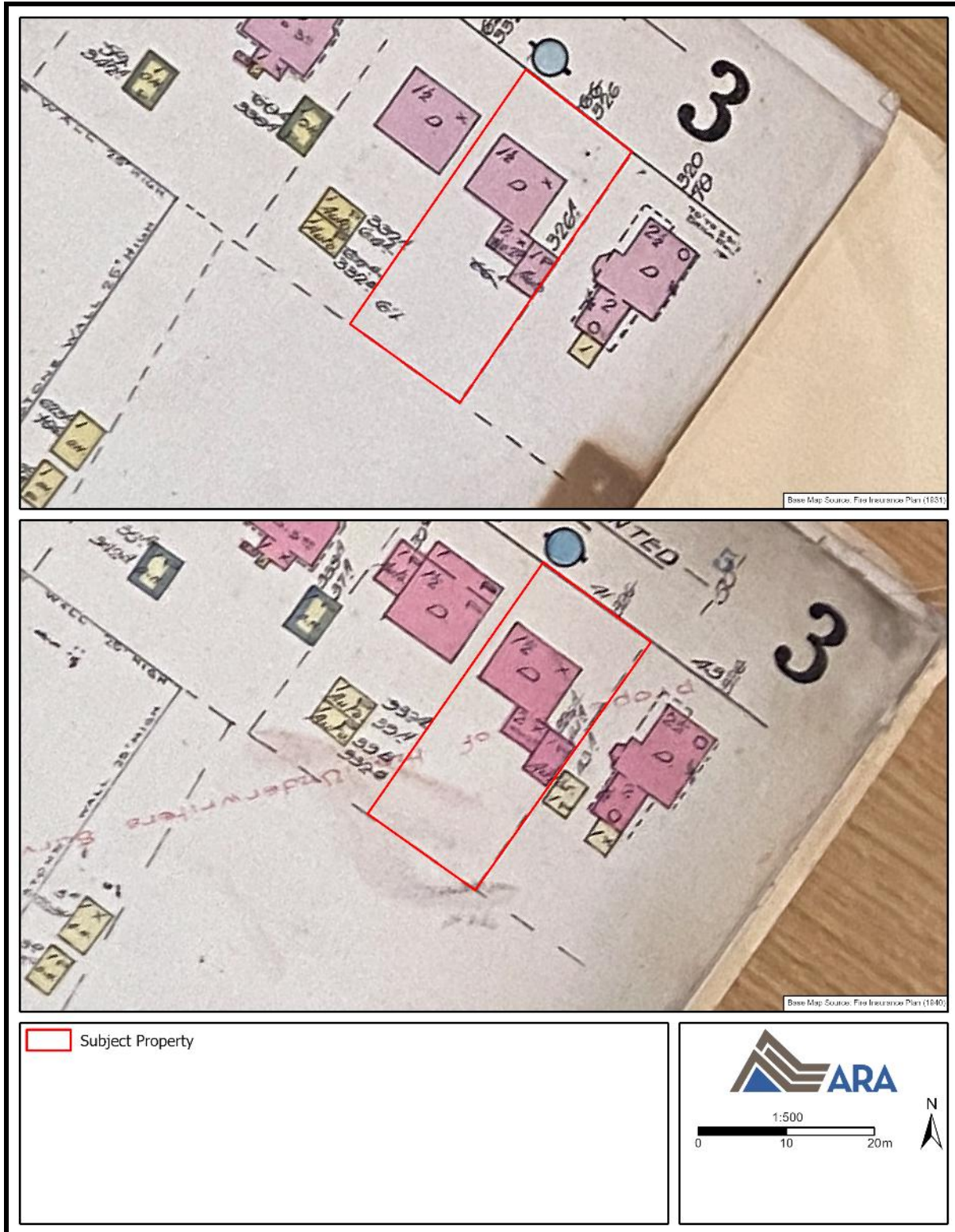
**Map 6: Subject Property Shown on an 1877 Historic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



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



**Map 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 a 1931 and 1940 Fire Insurance Plan  
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931, 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 41 Chapel Street according to *O. Reg. 9/06*, can be found below in Table 4.

**Table 4: Evaluation of the Cultural Heritage Value or Interest of 41 Chapel Street in Accordance with *O. Reg. 9/06***

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding. The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The segmentally arched front door opening is centred in the façade within a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, and cedar shakes in the peak. Square bay windows flank the entrance, each with four tall, narrow windows topped with smaller lites. Characteristic of the style, three dormer windows project from the façade's roof. The side elevations feature segmentally arched window openings on the first-storey and in the foundation with multitone clinker brick voussoirs and rock-faced stone lug sills with margins. Window openings in the gambrel peaks are rectangular with simple, thick casings, and lug sills. A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations. The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	41 Chapel Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity,	No	41 Chapel Street does not have a direct association with a theme, event, belief, person, activity, organization, or institution significant to a community within the City of Brampton. Research indicated the subject property was the residence of a

Description	Criteria Met Yes/No	Value
organization, or institution that is significant to a community		number of families, however none were identified as being significant to the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	While 41 Chapel Street has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	41 Chapel Street does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown. Research indicates that 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	41 Chapel Street is important in supporting the late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential character of the historic core of Brampton, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20 <sup>th</sup> century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19 <sup>th</sup> to early 20 <sup>th</sup> century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees. 41 Chapel Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	41 Chapel Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 41 Chapel Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 41 Chapel Street is not visually linked to its surroundings. Although this portion of Chapel Street is a late 19 <sup>th</sup> to early 20 <sup>th</sup> century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 41 Chapel Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	41 Chapel Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

### 9.0 HERITAGE ATTRIBUTES

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

**Table 5: Relationship of Heritage Attributes to Cultural Heritage Values**

Cultural Heritage Value or Interest	Heritage Attribute
<p>41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade</li> <li>• First storey clad in multitone clinker brick</li> <li>• Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes</li> <li>• Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening</li> <li>• Multitone clinker brick chimney with a smooth stone cap</li> <li>• Centrally placed entrance with a segmentally arched opening and brick voussoirs</li> <li>• Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps</li> <li>• Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top</li> <li>• Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins</li> <li>• Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills</li> <li>• One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings</li> <li>• One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill</li> </ul>

Cultural Heritage Value or Interest	Heritage Attribute
<p>41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade</li> <li>• First storey clad in multitone clinker brick</li> <li>• Multitone clinker brick chimney with a smooth stone cap</li> <li>• Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps</li> <li>• Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins</li> <li>• One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings</li> <li>• One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill</li> </ul>
<p>41 Chapel Street is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century character of the Neighbourhood Near the Courthouse</p>	<ul style="list-style-type: none"> <li>• One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade</li> <li>• Contribution to the Neighbourhood Near the Courthouse through the overall massing, setback, and decorative details</li> </ul>

## 10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### ***Introduction and Description of Property***

41 Chapel Street is located in the City of Brampton’s historic core on the south side of Chapel Street at the terminus of Peel Avenue. It consists of a one-and-a-half storey multitone clinker brick Dutch Colonial Revival residential building constructed circa 1915.

### ***Statement of Cultural Heritage Value or Interest***

**41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks.** The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of

buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding. The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The segmentally arched front door opening is centred in the façade within a pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, and cedar shakes in the peak. Square bay windows flank the entrance, each with four tall, narrow windows topped with smaller lites. Characteristic of the style, three dormer windows project from the façade's roof. The side elevations feature segmentally arched window openings on the first-storey and in the foundation with multitone clinker brick voussoirs and rock-faced stone lug sills with margins. Window openings in the gambrel peaks are rectangular with simple, thick casings, and lug sills. A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.

**41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding**, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations. The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.

**41 Chapel Street is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton**, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20<sup>th</sup> century and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19<sup>th</sup> to early 20<sup>th</sup> century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees. 41 Chapel Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

### ***Cultural Heritage Attributes***

**41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes
- Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening
- Multitone clinker brick chimney with a smooth stone cap
- Centrally placed entrance with a segmentally arched opening and brick voussoirs

- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill

**41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Multitone clinker brick chimney with a smooth stone cap
- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill

**41 Chapel Street is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- Contribution to the Neighbourhood Near the Courthouse through the overall massing, setback, and decorative details

## **11.0 MAP OF HERITAGE ATTRIBUTES**

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



## 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. 41 Chapel Street 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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**Appendix A: Figures and Historic Photos**



**Figure 1: Photograph of 41 Chapel Street (2006)  
(CoB 2006b)**