

**REVISED DRAFT**  
**Evaluation of 51 David 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 51 David 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 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 of Brampton 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 51 David 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.

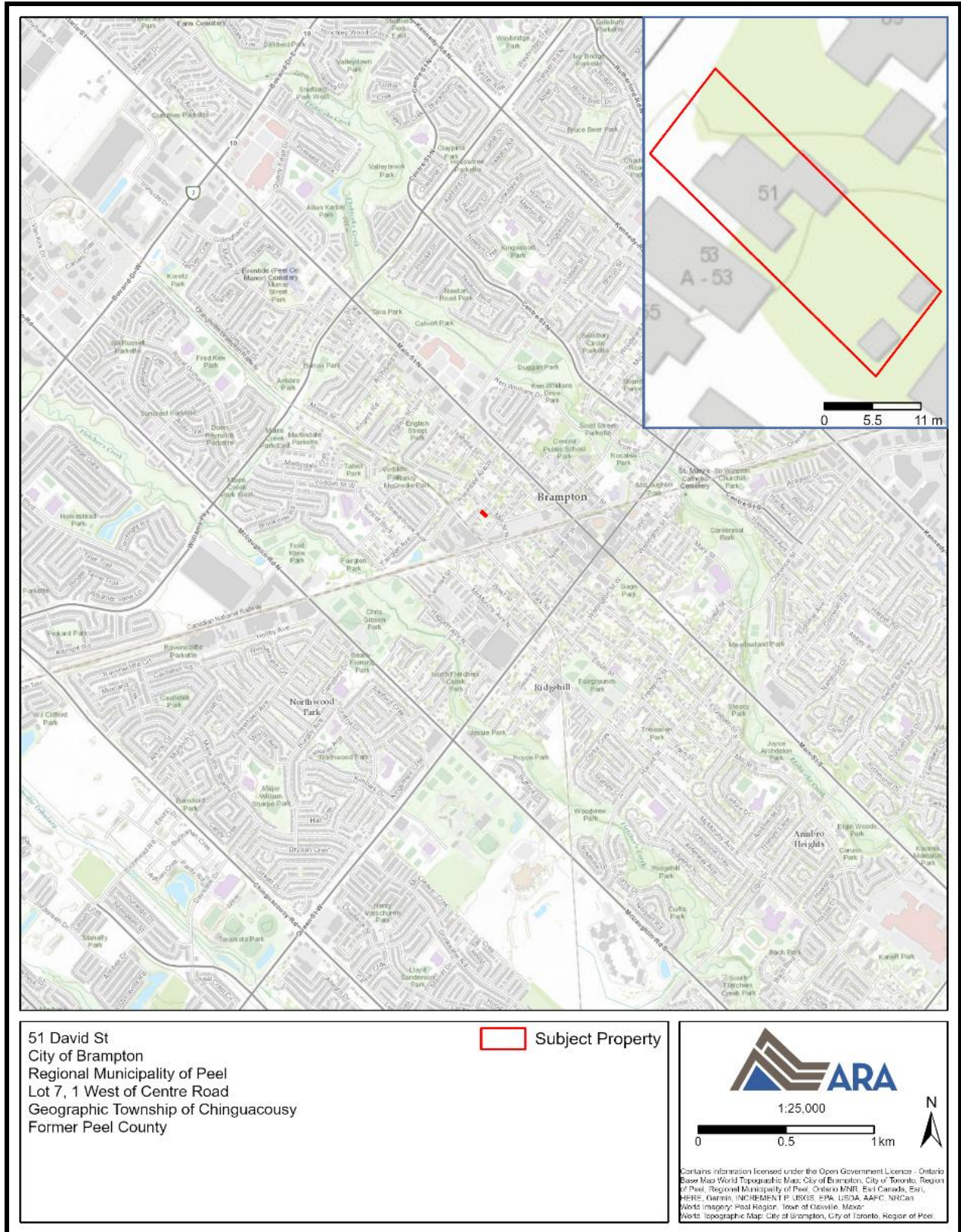
## 3.0 PROPERTY INFORMATION

Civic Address: 51 David Street, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: PLAN BR 32 PT LOT 28

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)).

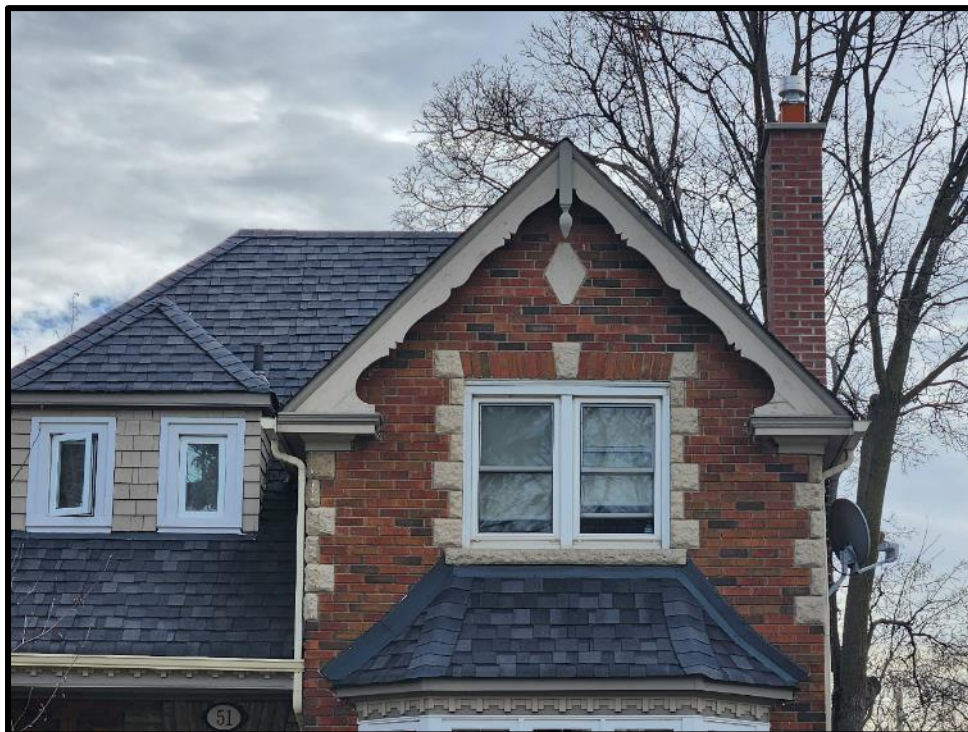
An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

### 5.0 PHOTOGRAPHS





**Image 1: Façade of 51 David Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 2: Detail of Gable Peak of 51 David Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 3: Detail of Bay Window of 51 David Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 4: Detail of Entryway of 51 David Street  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 5: North Elevation of 51 David Street  
(Photo taken February 7, 2024; Facing South)**



**Image 6: Southwest Corner of 51 David Street  
(Photo taken February 7, 2024; Facing East)**



**Image 7: Context View of 51 David Street From the North Side of David Street  
(Photo taken February 7, 2024; Facing South)**



**Image 8: Context View of 51 David Street From the North Side of David Street  
(Photo taken February 7, 2024; Facing South)**



**Image 9: Context View of David Street From Near Isabella Street  
(Photo taken February 7, 2024; Facing Southwest)**

## 6.0 BACKGROUND INFORMATION

### 6.1 Architecture or Design

While the name of the Tudor Revival architectural style suggests it is primarily influenced by the Tudor period in the early 16<sup>th</sup> century, the Tudor Revival style is best described as “loosely based on a variety of late Medieval English prototypes, ranging from thatch-roof folk cottages to grand manor houses” (McAlester 1984:358). The Tudor Revival style that arrived in North America in the late 19<sup>th</sup> century and gained popularity in the 20<sup>th</sup> century also incorporates influences from both the Elizabethan era (Elizabeth I reign) and Jacobean eras (James I reign). As explained by McAlester in *The Field Guide to American Houses*, “[a]rchitectural historians have proposed the contracted term “Jacobethan” style for these early Tudor landmarks” (McAlester 1984:358). Similarly, in *Ontario Architecture*, author Blumensen uses the broader term ‘period revivals’ to capture this architectural era, noting:

*... period revival designs may be marked by a striking combination of Medieval forms with classical elements, reflecting the Elizabethan and Jacobean periods, when Renaissance features began to ‘modernize’ the Gothic ... the inclusive term ‘Period Revival’ refers to those 20<sup>th</sup> century designs that reflect in one way or another this transitional era from the late Gothic or Tudor to the Jacobean periods (Blumenson 1990:156).*

Unlike the early Tudor, or the elaborate ‘Jacobethan’ grand landmarks, a “less formal, more picturesque early English model dominated architecture fashion” after World War I and was often applied to residential structures (McAlester 1984:356).

In Ontario, the style is commonly found in residential suburbs with the height of its popularity peaking in 1920 and again in 1940, though elements of the style remain in common use today (Fram 2003:30). Tudor Revival designs regularly applied multiple materials as according to Ricketts et al.:

*The style is most readily recognized by the use of mock half-timbering, that is, exposed wooden beams infilled with stucco. Other typical motifs include drop moulding, leaded glass, bay windows, twisted chimneypots, prominent gables, steeply pitched and irregular rooflines, and a generally picturesque, asymmetrical massing (2003:153).*

Fram also notes that Tudor Revival architecture is “boxy, though often contrived to appear L shaped and roofs were typically shingled in slate or wood, occasionally curved to resemble thatch” while the windows were generally “tall, narrow, or small paned, often grouped” (2003:30). Tudor Revival designs often include recessed entrances and wrought iron ornamentation or hardware (Fram 2003). In Ontario, there is a great variety of interpretations of the Tudor Revival periods expressed in decorative features, overall forms, and building elements that can be simultaneously applied to one building.

During the 1930s and 1940s, there was a wave of construction in the Tudor Revival style in Brampton partially influenced by the works of local builder, Harry Hergaarden (CoB 2025a). There are 11 examples included on the City’s Municipal Register of Cultural Heritage Resources, forming a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton’s downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

A description of the architecture/design of 51 David Street is as follows:

- Two-storey building constructed to a rectangular plan with a three-bay asymmetrical façade, although the footprint appears L-shaped due to the projecting bay and recessed entrance (Image 1)
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern with rock-faced stone half-quoining on the façade and surrounding the entrance and second-storey window (Image 1 to Image 4)
- Hip roof clad in asphalt shingles with a projecting gabled bay (south side of the façade) and a dormer window in the north side of the façade (Image 1, Image 2, and Image 6)
  - Roofline of the north two bays extend to the top of the first storey and overhangs the entrance
  - Dormer window has a hip roof, is clad with cedar shakes, and includes two rectangular window openings and thick casings (Image 2)
  - Gable peak of the projecting bay is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail (Image 2)
  - Decorative fascia designed in a geometric pattern along the north two bays and the bay window in the south bay is a replacement element (replaced due to rot)
- A multitone brick chimney (restored) projects from the south elevation and includes corbelling at the base of the second storey (Image 6)
- Modern drainage system with downspouts and gutters (Image 1)
- Rock-faced ashlar stone foundation (Image 3)
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins along the sides, finished with a rock-faced stone lug sill (Image 2)
- The bay window includes five tall, narrow, rectangular, leaded glass panes with wood casings with a rock-faced stone lug sill above a multitone brick base (Image 3)
  - A steeply pitched bell-cast roof above the bay window is clad in asphalt shingles
- Varied fenestration of the north and south side elevations (Image 5 and Image 6)
- Window openings on the north and south elevations are segmentally arched with wood casings and finished with brick rowlock headers and rock-faced stone lug sills (Image 5 and Image 6)
  - The north elevation includes a casement window with a triple paned transom, as well as a fixed, segmentally arched window opening with a leaded glass casement window
  - The south elevation includes only one segmentally arched window opening with three, fixed, leaded glass panes (Image 6)
  - Segmentally arched window openings in the basement include triple rowlock headers, stone sills, and modern windows
- The recessed, rectangular entryway in the façade's centre bay is surrounded by rock-faced stone quoins and a lintel with a keystone (Image 4)
  - The entrance includes a wood storm door in front of a wood door with lites
- One large wood bracket supported on a stone base is located on the left (north) side of the recessed entrance (Image 4)
- A narrow, octagonal window opening with a thick, moulded wood casing and a leaded glass pane surrounded by a brick header course is located to the left (north) side of the entryway (Image 4)
- The entrance is accessed by a replacement porch with a concrete landing, turned wood posts and railings, and wood stairs (Image 4)

- A plaque beside the entrance reads, “English Cottage Revival Style Circa 1930” (Image 4)
- A side entrance in the north elevation has a segmentally arched opening with rowlock headers, a concrete sill, and a wood panel door with lites (Image 5)
  - A wood milk box is located to the west of the side door
- A one-storey, attached, single-car garage, contemporary to the residence, projects from the northeast corner of the residence (Image 1, Image 4, and Image 5)
  - The garage is built to a rectangular plan and is clad in multitone brick laid in a stretcher bond pattern with a hip roof clad in asphalt shingles and a single, paneled, wood garage door
  - A segmentally arched window opening with a brick rowlock header, stone sill, and multi-paned wood windows is located in the garage’s north elevation
- A single-width asphalt driveway accessed from David Street runs along the north side of the property and terminates at the garage (Image 1)
- The front yard of the flat property is grassed and landscaped with a garden along the pathway to the front porch and a bush growing along the remainder of the façade (Image 1 and Image 6)

When examined against the typical characteristics of Tudor Revival architecture as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), *Well-Preserved* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *A Field Guide to American Houses* (McAlester 1984), 51 David Street exhibits most of the characteristics of the Tudor Revival design and can therefore be considered a locally representative example of the style (see Table 1). The property also retains high material integrity with repairs and restoration appearing to have been completed using sympathetic materials.

**Table 1: Characteristics of Tudor Revival Architecture**  
(Adapted from Blumenson 1990; Kyles 2016; Fram 2003; Ricketts et al. 2011; McAlester 1984)

Characteristics of Tudor Revival Architecture	Characteristics of 51 David Street
One-and-a-half to two-and-a-half storeys	Yes – Two
Asymmetrical massing	Yes
Steeply pitched roof	Yes
Cross gable roof with dormers (sometimes clipped or jerkin head roofs)	Yes
Façade dominated by one or more prominent gable ends	Yes
Half-timbered decorative treatment (typically wood stain dark with stucco infill)	No
Large and elaborate chimneys	Yes
Tall narrow windows	Yes – Bay window
Bay windows	Yes
Leaded glass detailing	Yes
Windows usually grouped (in strings of three or more)	Partially – Bay window
Multi-pane glazing on windows	No
Formal front entrance recessed or detailed surrounds	Yes
Patterned brickwork or stonework	Yes
Wrought iron ornamentation or hardware	No

## 6.2 History

### 6.2.1 City of Brampton History

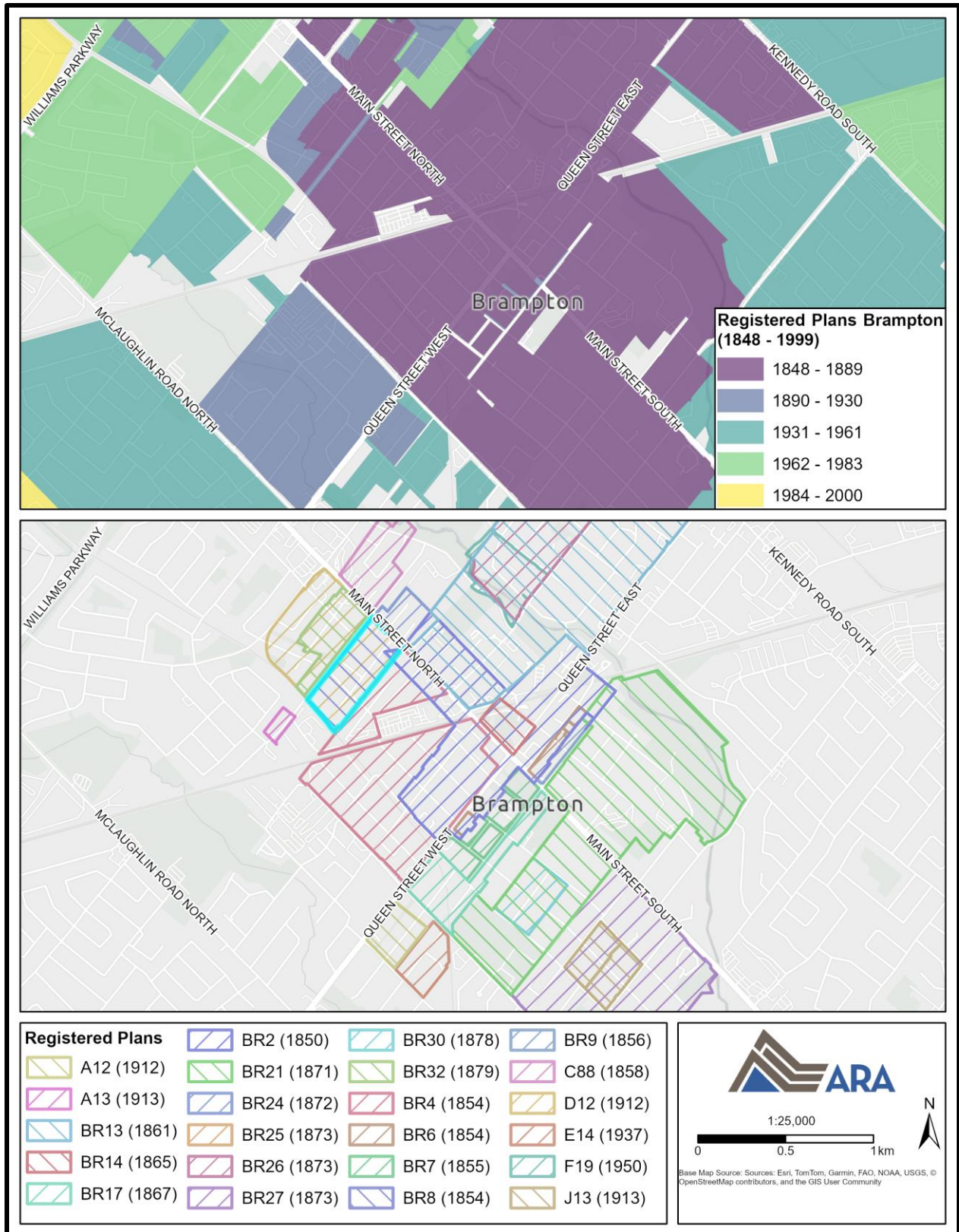
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways.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

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

On the following page, Map 4 illustrates the phases of development in Brampton's core by date and registered plan beginning around the four corners in the mid-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 2025b)**

### 6.2.2 Site Specific History

**The building at 51 David Street was constructed between 1936 and 1940 as a residence.** Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS (100 acres) went to Robert Lowes in February 1831 (see Table 2)
- An historic map from 1859 indicates the subject property remained part of the lands of Robert Lowes at the time and that David Street had not yet been extended to the west beyond the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (see Map 5)
- In March 1877, Robert Lowes and his wife sold half an acre of the east half of Lot 7, Concession 1 WHS, also known as Lots 27 and 28, Plan BR32 to Annie McClure
- An historic map from 1877 indicates the subject property was located at the west part of Brampton at the time and that David Street had still not been extended to the west beyond the Washington Block (see Map 6)
- In December 1880, Lot 28, Plan BR32 was transferred by Power of Attorney from Joseph McClure to James McClure and then Ann McClure et al. sold the lot to John Sanderson
- John Sanderson and his wife sold Lot 28, Plan BR32 and other lands to Peter Chisholm in March 1885
- A topographic map from 1909 indicates the subject building had not been constructed by this time as David Street, although now extending west beyond the Washington Block, had not yet reached the block containing the subject property (see Map 7)
- In September 1920, Amelia Chisholm et al. sold part of Lot 28, Plan BR32 and other lands to Matthew Robinson for \$4,050.00
  - Although the high cost of the sale, it must be noted the sale included the subject property “and other lands”
    - The apparent increase in value of the property is actually a result of other lands being included with the sale of the subject property
- A Fire Insurance Plan from 1924 indicates a two-storey frame building with a narrow setback and a one-storey rear outbuilding had been constructed on the subject property
  - The building depicted on the 1924 Fire Insurance Plan is not the subject building, but an earlier frame structure
- A Fire Insurance Plan from 1931 depicts the same structure on the subject property that is shown on the 1924 Fire Insurance Plan
  - The one-storey outbuilding remained at the rear of the subject property at this time
- On July 17, 1936, the executors of Matthew Robinson sold part of Lot 28, Plan BR32 to Verna Baldock and Baldock then sold the same to Arthur Pearen for \$300.00
  - The low value of the subject property at the time of the sale to Pearen suggests the previous building on the subject property had been demolished by the time of the sale and the subject property was vacant when purchased by the Pearens
  - A mortgage was not registered on the property by the Pearens, suggesting they may have financed the construction of the subject building with their own funds
    - Arthur Gerald Pearen was a Brampton grocer on Queen Street beginning in 1916 (Unknown 2011)
    - Pearen sold groceries, provisions, flour, feed, seeds, boots and shoes and his store was considered one of the more complete grocery stores in Brampton (Unknown 2011)
    - Pearen was the sole agent for Empress Shoes (Unknown 2011)

- The subject building was constructed while the subject property was under the ownership of Arthur and Helen Pearen between 1936 and 1940
- Arthur Pearen died February 26, 1941, at which time he was living at 51 David Street (AO 1941)
- A Fire Insurance Plan from 1940 indicates the two-storey brick subject building and attached garage had been constructed by this time (see Map 8)
  - The subject building has a greater setback than the frame structure depicted on the 1924 and 1931 Fire Insurance Plans
  - The subject building has a different footprint than the frame structure shown on the earlier Fire Insurance Plans
  - Subject building is constructed of brick not of frame construction clad with brick
  - The subject property is representative of infill development in the Washington Block and Area Neighbourhood, constructed during a later wave of development in Brampton's core
- An aerial image from 1954 situates the subject property within the northwest part of Brampton, illustrating its continued development and expansion (see Map 9)
- Helen Pearen sold the subject property to Bernard and Veronica Opalais in June 1955
- In May 1962, Bernard and Veronica Opalais sold the subject property to Eric and Edna Longbottom
- The estate of Eric Longbottom sold the subject property to 681542 Ontario Ltd. in December 1988
- In March 1992, 681543 Ontario Ltd. sold the subject property to Paul and Helen McAuley, who retain ownership today

**Table 2: Summary of Property Ownership at 51 David Street  
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS, 100 acres
Illegible	Bargain and Sale	21 Mar 1877	Robert Lowes and wife	Annie McClure	Part of the east half of Lot 7, Concession 1 WHS/Lots 27 and 28, Plan BR32, half an acre
2755	Power of Attorney	2 Dec 1880	Joseph McClure	James McClure	Lot 28, Plan BR32 and other lands
2756	Bargain and Sale	2 Dec 1880	Ann McClure et al.	John Sanderson	Lot 28, Plan BR32 and other lands; \$1,500.00
3653	Bargain and Sale	31 Mar 1885	John Sanderson and wife	Peter Chisholm	Lot 28, Plan BR32 and other lands; \$1,950.00
13780	Bargain and Sale	1 Sep 1920	Amelia Chisholm et al.	Matthew Robinson	Part of Lot 28, Plan BR32 and other lands; \$4,050.00
19092	Grant	17 Jul 1936	Executors of Matthew Robinson	Verna Baldock	Part of Lot 28, Plan BR32
19093	Grant	17 Jul 1936	Verna Baldock	Arthur Pearen	Part of Lot 28, Plan BR32; \$300.00
30100	Grant	28 Jun 1955	Helen Pearen	Bernard and Veronica Opalais	Part of Lot 28, Plan BR32
44084	Grant	31 May 1962	Bernard and Veronica Opalais	Eric and Edna Longbottom	Part of Lot 28, Plan BR32 as in #30100
874381	Grant	2 Dec 1988	Estate of Eric Longbottom	681543 Ontario Ltd.	Part of Lot 28, Plan BR32 as in #874381 (#44084)
RO1001704	Transfer	31 Mar 1992	681543 Ontario Ltd.	Paul and Helen McAuley	Part of Lot 28, Plan BR32

### 6.3 Context



- Located at 51 David 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
  - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
  - David Street runs roughly northeast to southwest, between the former alignment of the Canadian Pacific Railway and Main Street North
- 51 David Street is situated on the east side of David Street between the former Canadian Pacific Railway alignment and Mill Street North, within a dense 19<sup>th</sup> to early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> centuries” (GRA et al. 2009:7)
    - The area is beginning to experience development pressure in the form of higher density infill
  - George Robb Architect et al.'s identification of the character of the Washington Block supports the contextual assessment detailed in this section
- The subject property, once part of an early residential subdivision through registered plan BR32 in 1879, is an infill development in the Washington Block and Area Neighbourhood (see Map 4)
  - It was constructed during a later wave of development in Brampton's core in the mid-20<sup>th</sup> century and is characteristic of the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian
- It has a modest setback from David Street on a narrow, rectangular lot
- A single-width asphalt driveway accessed from David Street runs parallel between the north property line and the residence and terminates at an attached, single-car garage
- The flat property is grassed and landscaped with a garden of shrubs and bushes along the pathway to the front porch and the facade
- The David Street streetscape character can be described as follows:
  - For the purposes of this report, geographically, the David Street streetscape includes David Street from the former alignment of the Canadian Pacific Railway and Main Street North (see Map 5 to Map 7, and Map 9)
  - Comprised of one to two-and-a-half storey residences on narrow, rectangular lots
  - As David Street extends southwest from Main Street North, house styles become more contemporary, dating to the mid-20<sup>th</sup> century and later
  - Primarily brick construction (majority are red or multitone, some are covered with vinyl siding or painted)
  - Many buildings share similar features including front and side gable roofs, dormer windows, and front porches (some of which are enclosed)
  - The streetscape exhibits consistently moderate setbacks

- David Street includes a sidewalk on both sides with a grassed boulevard planted with trees
- Several residential side streets extend from Main Street North that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
  - Residential side streets in keeping with the development of the core as shown in historic mapping (see Map 5 to Map 7, and Map 9) include: Rosedale Avenue West, Mill Street North, Joseph Street, and Isabella Street
  - The character of the residential side streets is generally in keeping with the character of the David Street streetscape
  - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
  - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding or painted)
  - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Queen Anne, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
  - Setbacks are consistently shallow to moderate
  - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
  - Many buildings on the residential side streets share similar features including brick cladding, rock-faced stone detailing, front and side gable roofs, decorative entrances, and front porches (many of which are enclosed)
  - Many buildings along David Street and the residential side streets date from the 19<sup>th</sup> to mid-20<sup>th</sup> 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 David Street and the residential side streets

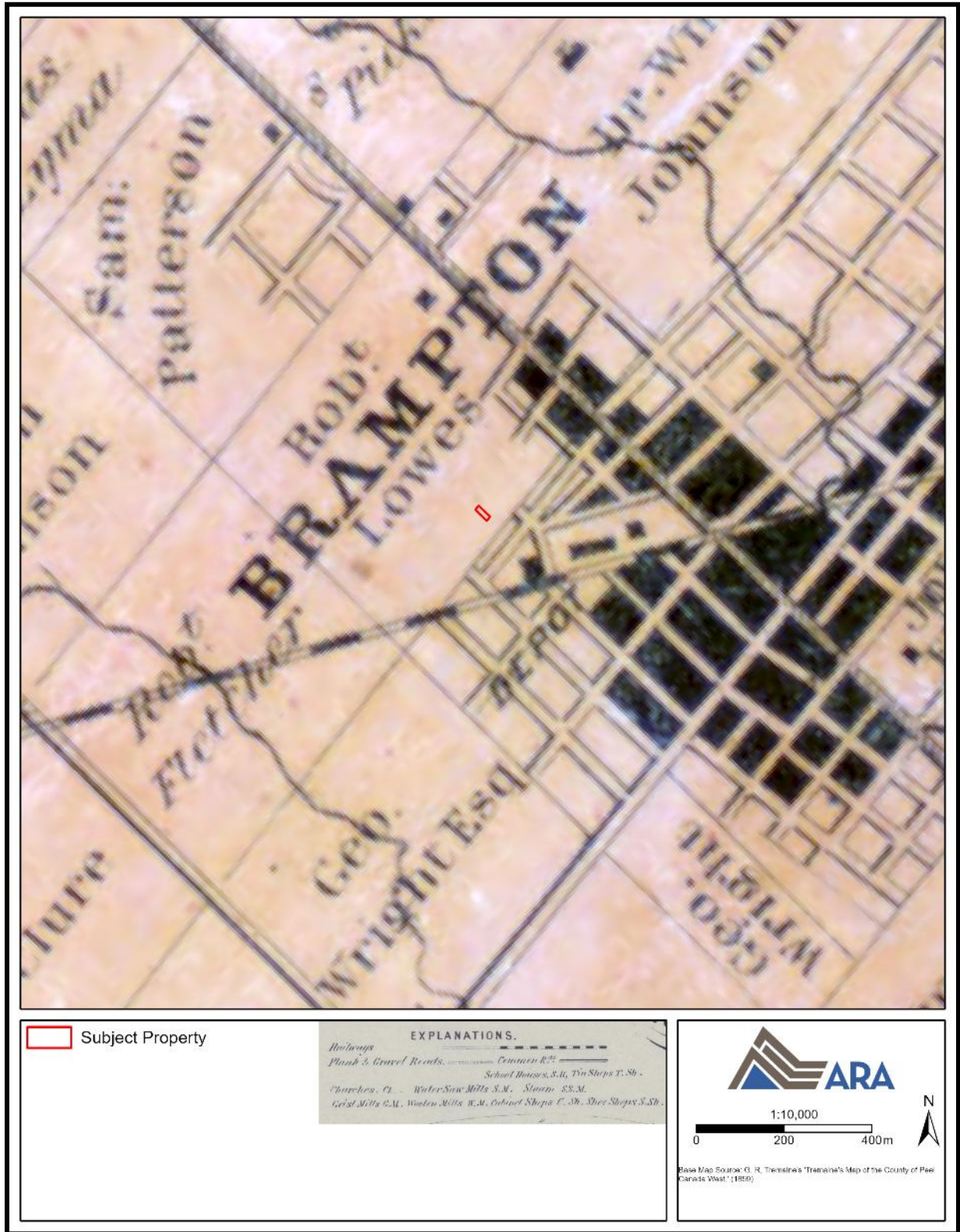
**Table 3: Selection of 19<sup>th</sup> to Mid-20<sup>th</sup> Century Buildings Along David Street in the City of Brampton**

Address	Brief Description	Est. Year Constructed	Photo
63 David Street	Residence, two-and-a-half storey red brick Edwardian, hip roof with a central dormer, rectangular window openings, and a covered front porch spanning the façade	Circa 1930s	
59 David Street	Residence, one-and-a-half storey red brick Edwardian with a front gable roof, rectangular window openings, and an enclosed porch	Circa 1930s	
58 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side-gable roof with a large shed dormer, an enclosed porch, and a rear, detached garage	Circa 1920s	
57 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side gable roof that extends to the first-storey of the façade and terminates at the second-storey rear with a large shed dormer and an enclosed porch	Circa 1920s	
55 David Street	Residence, one-and-a-half storey Arts and Crafts clad in red brick with a side gable roof that extends to the first-storey of the façade with a large shed dormer and a covered porch	Circa 1920s	

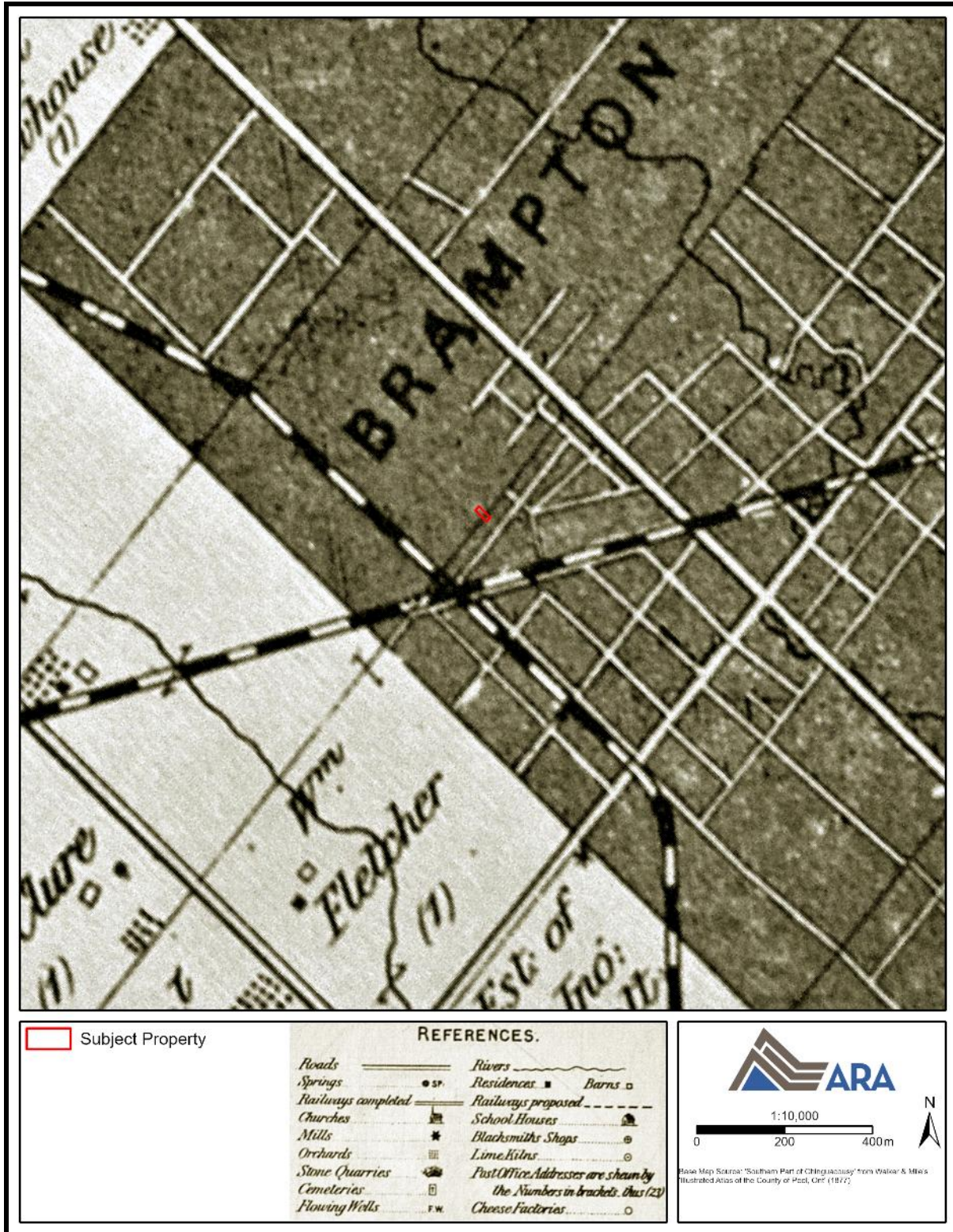
Address	Brief Description	Est. Year Constructed	Photo
53 David Street	Residence, two-and-a-half storey red brick vernacular with a front gable roof, segmentally arched window openings with brick hoodmoulds, a red brick chimney, and a covered porch	Prior to 1924	
44 David Street	Residence, two-and-a-half storey Arts and Crafts clad in multitone brick with a steeply pitched complex roof, rectangular window openings, and an entranceway in a stone and brick vestibule	Circa 1920s	
19 David Street (Franklin Cottage)	Residence, two-storey, red and buff dichromatic brick Italianate with an enclosed verandah, bay window, rectangular window openings and a hipped roof with brackets	1867	
1 Isabella Street (Pickard House)	Residence, one-and-a-half storey red and buff dichromatic brick Ontario Regency Cottage with a hipped roof with a steeply pitched front gable and a decorative entablature surrounding the central entrance  Designated under Part IV of the <i>Ontario Heritage Act</i>	Mid-1850s	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	

Address	Brief Description	Est. Year Constructed	Photo
6 David Street	Residence, one-and-a-half storey brick (painted) Ontario Cottage with a symmetrical façade, a central gable peak, and covered porch	Circa 1900	
2 David Street	Residence, two-storey red brick Italianate, hip roof, tall red brick chimney, covered porch	1895	

### 7.0 MAPS



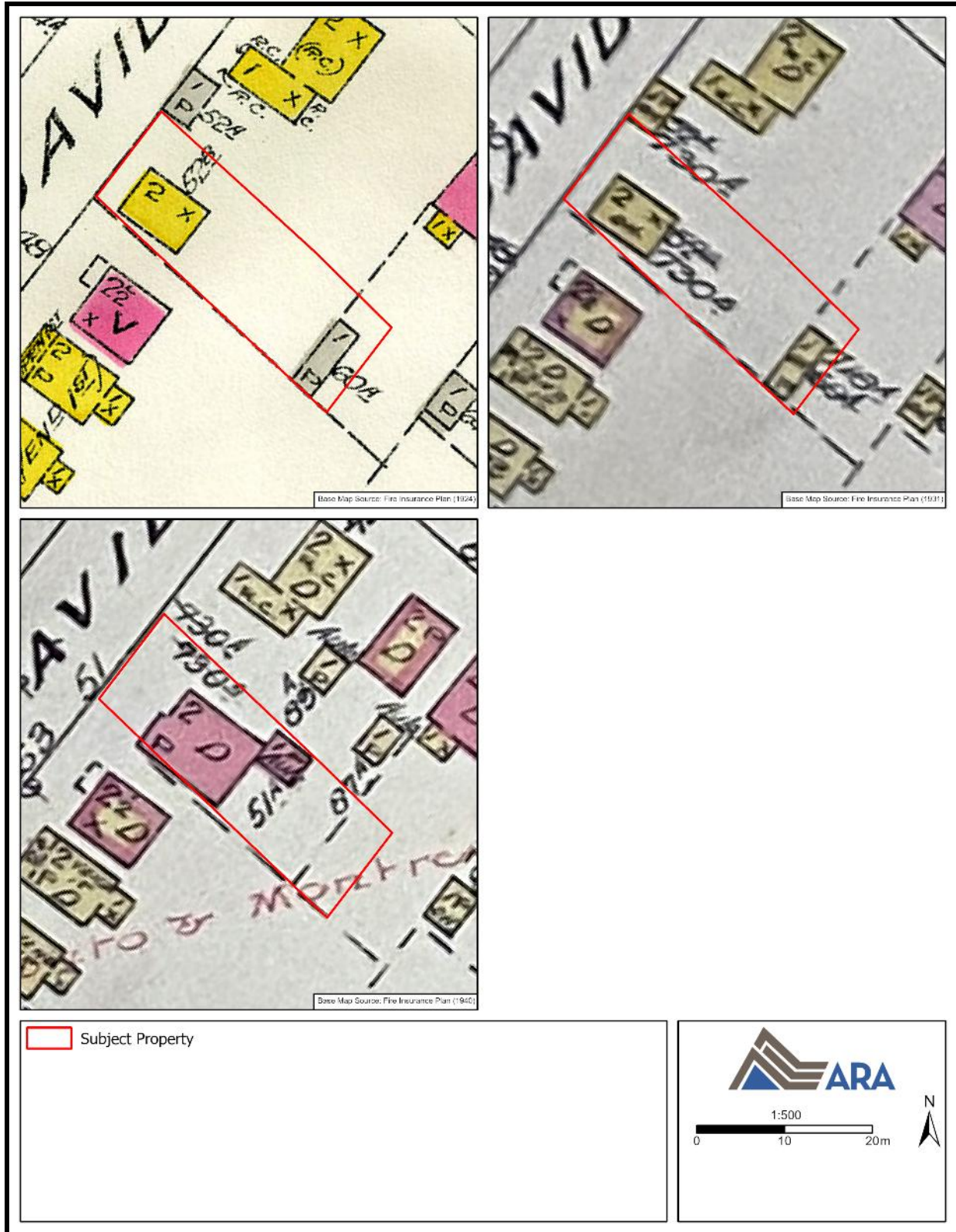
**Map 5: Subject Property Shown on an 1859 Historic Map**  
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



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





**Map 9: 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 51 David 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 51 David 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	<p>51 David Street is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s that was partially influenced by the works of local builder, Harry Hergaarden. Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.</p> <p>The two-storey building follows a rectangular plan with an asymmetrical façade, although the recessed entrance and projecting bay with a front gable peak give the impression the structure is L-shaped. The residence exhibits many hallmark elements of the style, including the multitone brick cladding, patterned stonework of quoins, keystones, and lintels, brick chimney with a corbelled detail, and bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof. Typical of Tudor Revival residences, the structure includes a formal entrance with an octagonal leaded window surrounded by a brick header course and a large wooden bracket supported on a stone base beneath the recessed entrance. Projecting from the hip roof, the façade includes a dormer window clad in cedar shakes and a projecting bay, both of which contribute to the appearance of an irregular roofline. The gable peak is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail. The paired rectangular window openings on the façade feature a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins. The window openings on the north and south elevations are segmentally arched and finished with brick rowlock headers and rock-faced stone lug sills, and some include decorative leaded glass panes and casement transom. The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.</p>
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	51 David Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	51 David Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has	No	51 David Street does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is

Description	Criteria Met Yes/No	Value
direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		significant to a community. Research suggests the property has been associated with many Brampton residents, such as Arthur Pearen, a local grocer and retailer, Bernard and Veronica Opalais, and Eric and Edna Longbottom, however none of these individuals were identified as being significant to the City of Brampton.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	51 David Street does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose is 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	51 David Street 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	51 David Street is important in maintaining the late 19 <sup>th</sup> to mid-20 <sup>th</sup> century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. The residential side streets in the Washington Block 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 David Street streetscape is comprised of 19 <sup>th</sup> to mid-20 <sup>th</sup> century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian. 51 David 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	51 David Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 51 David Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 51 David Street is not visually linked to its surroundings. Although the streetscape is a 19 <sup>th</sup> to mid-20 <sup>th</sup> century streetscape it is not a significant visual link that would warrant consideration under this criterion. 51 David Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	51 David Street is consistent with the character of the area and thus, the building is part of the fabric of the streetscape rather than a visual landmark

### 9.0 HERITAGE ATTRIBUTES

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

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

Cultural Heritage Value or Interest	Heritage Attribute
<p>51 David Street is a locally representative example of the Tudor Revival architectural style</p>	<ul style="list-style-type: none"> <li>• Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade</li> <li>• Multitone red, brown, and black brick cladding laid in a stretcher bond pattern</li> <li>• Rock-faced stone half-quoining</li> <li>• Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail</li> <li>• Dormer window clad in cedar shakes with two rectangular window openings</li> <li>• Projecting multitone brick chimney with corbelling</li> <li>• Decorative fascia designed in a geometric pattern</li> <li>• Pair of rectangular window openings in the façade’s projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill</li> <li>• Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof</li> <li>• Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills                         <ul style="list-style-type: none"> <li>○ Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)</li> <li>○ Fixed, three-paned, leaded glass window (south elevation)</li> </ul> </li> <li>• Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course</li> <li>• Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone</li> <li>• Large wooden bracket supported on a stone base</li> <li>• One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof</li> </ul>
<p>51 David Street is important in supporting the late 19<sup>th</sup> to mid-20<sup>th</sup> century residential character of the historic core of Brampton</p>	<ul style="list-style-type: none"> <li>• Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade</li> <li>• Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David Street on a narrow, rectangular lot</li> </ul>

## 10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

51 David Street is located in the City of Brampton's historic core on the east side of David Street between the former alignment of the Canadian Pacific Railway and Main Street North. It consists of a two-storey Tudor Revival residential building constructed between 1936 and 1940.

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

#### **51 David Street is a locally representative example of the Tudor Revival architectural style.**

There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s that was partially influenced by the works of local builder, Harry Hergaarden. Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

The two-storey building follows a rectangular plan with an asymmetrical façade, although the recessed entrance and projecting bay with a front gable peak give the impression the structure is L-shaped. The residence exhibits many hallmark elements of the style, including the multitone brick cladding, patterned stonework of quoins, keystones, and lintels, brick chimney with a corbelled detail, and bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof. Typical of Tudor Revival residences, the structure includes a formal entrance with an octagonal leaded window surrounded by a brick header course and a large wooden bracket supported on a stone base beneath the recessed entrance. Projecting from the hip roof, the façade includes a dormer window clad in cedar shakes and a projecting bay, both of which contribute to the appearance of an irregular roofline. The gable peak is finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail. The paired rectangular window openings on the façade feature a soldier coursed brick voussoir with a rock-faced stone keystone and rock-faced stone quoins. The window openings on the north and south elevations are segmentally arched and finished with brick rowlock headers and rock-faced stone lug sills, and some include decorative leaded glass panes and casement transom. The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.

#### **51 David Street is important in maintaining the late 19<sup>th</sup> to mid-20<sup>th</sup> century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood.**

The residential side streets in the Washington Block 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 David Street streetscape is comprised of 19<sup>th</sup> to mid-20<sup>th</sup> century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian. 51 David Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

### **Cultural Heritage Attributes**

#### **51 David Street is a locally representative example of the Tudor Revival architectural style.**

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

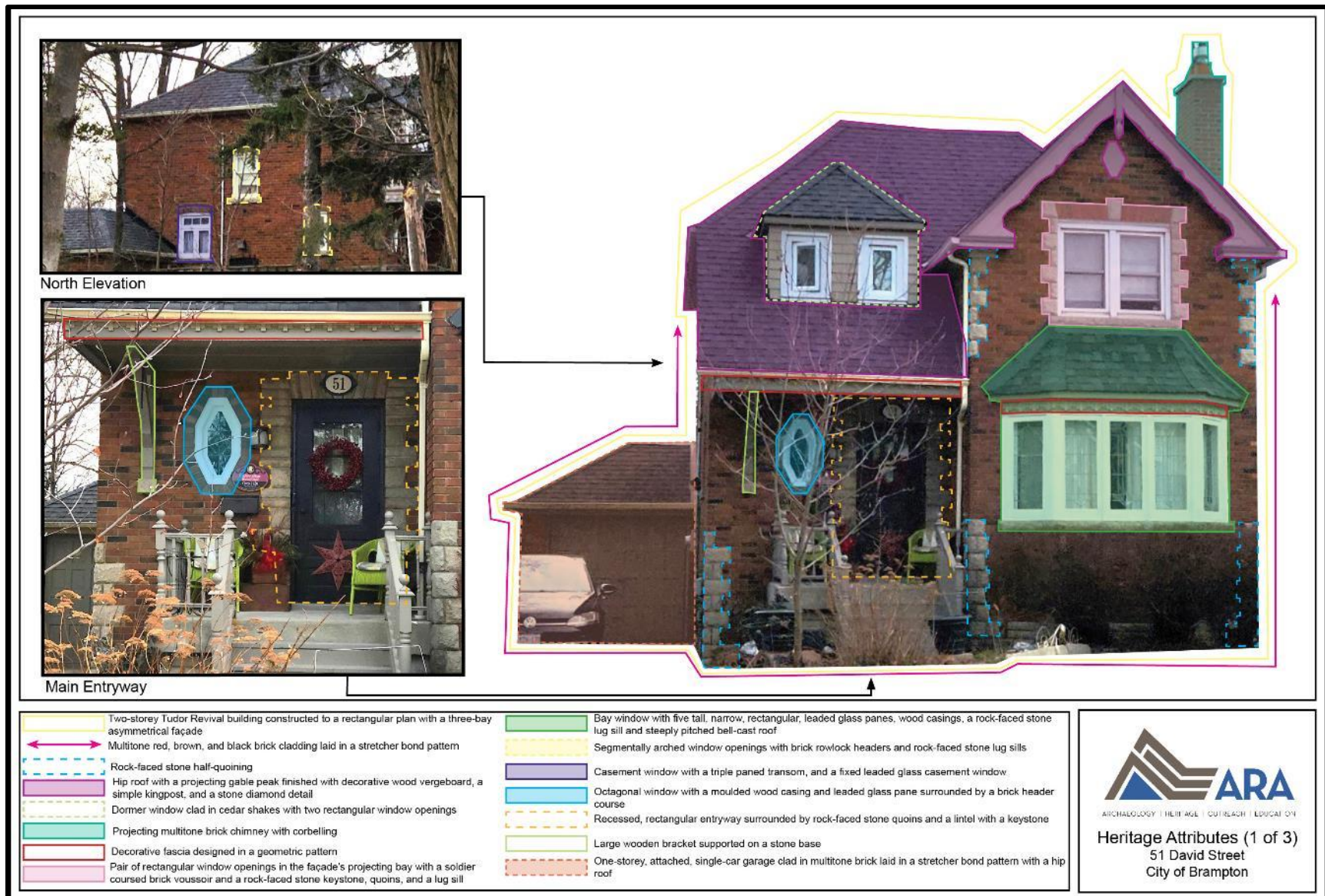
- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Rock-faced stone half-quoining
- Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail
- Dormer window clad in cedar shakes with two rectangular window openings
- Projecting multitone brick chimney with corbelling
- Decorative fascia designed in a geometric pattern
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill
- Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof
- Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills
- Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)
- Fixed, three-paned, leaded glass window (south elevation)
- Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course
- Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone
- Large wooden bracket supported on a stone base
- One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof

**51 David Street is important in maintaining the late 19<sup>th</sup> to mid-20<sup>th</sup> century residential character of the historic core of Brampton.** The property contains the following heritage attributes that reflect this value:

- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David Street on a narrow, rectangular lot

## **11.0 MAP OF HERITAGE ATTRIBUTES**

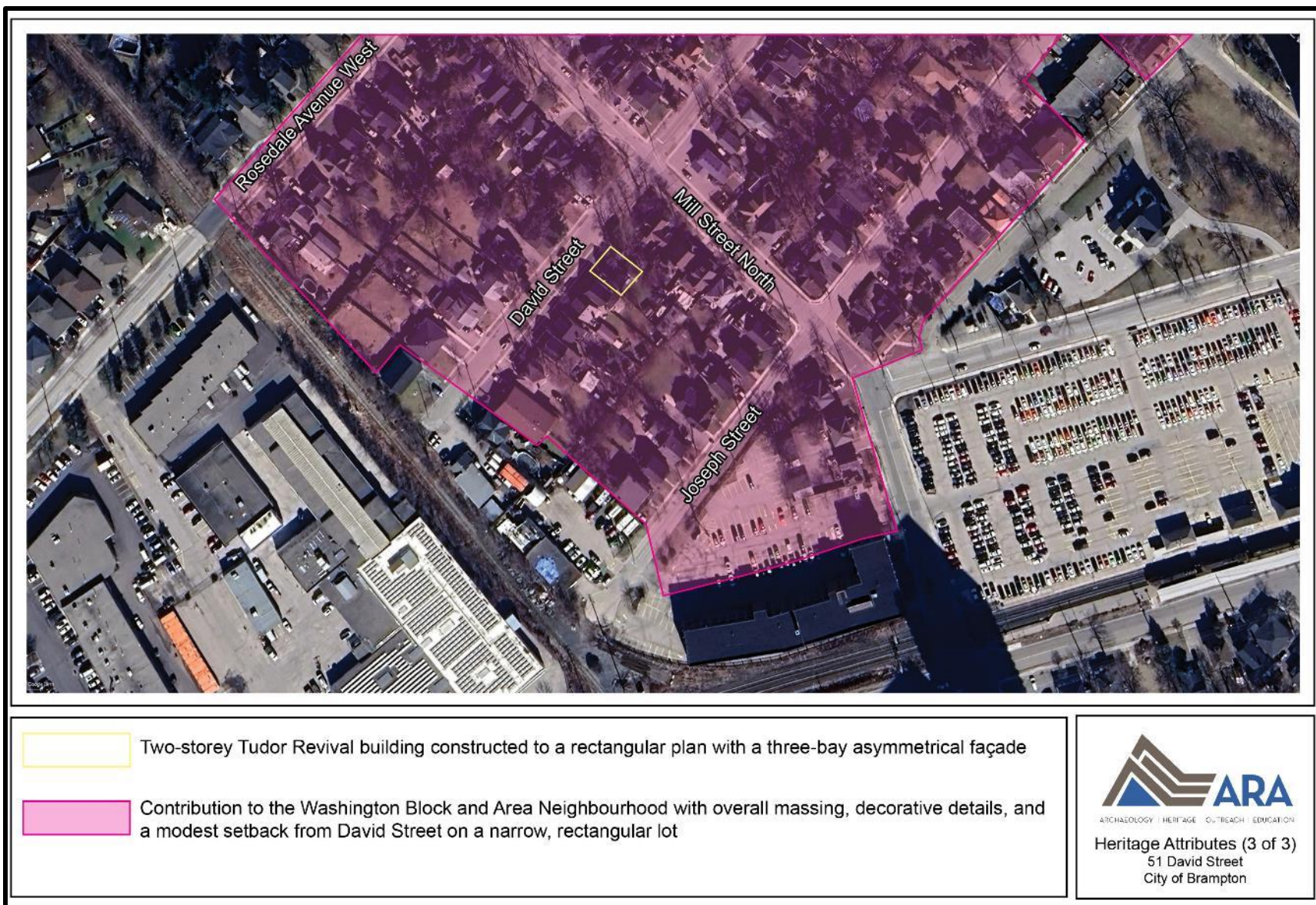
The following figures display the heritage attributes as outlined above (see Section 9.0).



Map 10: Map of Heritage Attributes of 51 David Street



Map 11: Map of Heritage Attributes of 51 David Street



Map 12: Map of Heritage Attributes of 51 David Street

## 12.0 CONCLUSIONS

*O. Reg. 9/06* of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 51 David Street meets two 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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