

REVISED DRAFT
Evaluation of 56 Main Street South
According to *Ontario Regulation 9/06*
City of Brampton

Prepared for
Corporation of the City of Brampton
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HR-505-2024
Project #: 2023-0494

06/18/2025

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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 56 Main Street South 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 August 8, 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 Main Street South Neighbourhood, an area identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. As a result, and also in 2009, Council directed staff to focus on the creation of HCDs in downtown Brampton, starting with Main Street South. The implementation of the Main Street South HCD involved a two-stage process that commenced in 2010 with the City of Brampton retaining ERA Architects Inc. to undertake the Main Street South HCD Study (Stage 1) and to prepare a District Plan (Stage 2). 56 Main Street South was identified as a contributing building when studying the HCD. To date, the City has not pursued designation of the HCD under Part V of the *OHA*.

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 low 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 56 Main Street South 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.

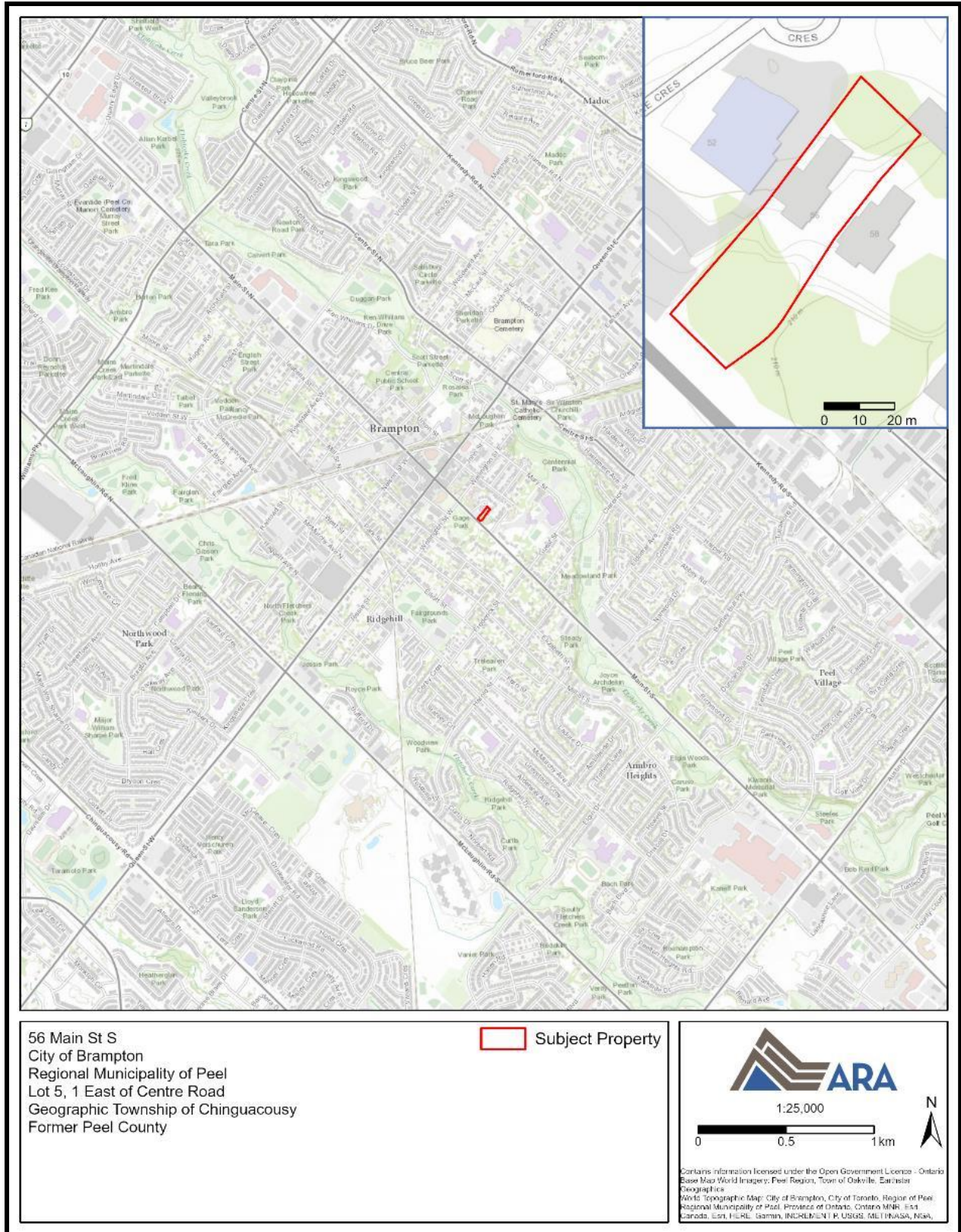
3.0 PROPERTY INFORMATION

Civic Address: 56 Main Street South, City of Brampton, ON

Alternative Name(s): Robinson House

Legal Description: PART OF LOT 1, PLAN BR21

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 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 2: Southwest Corner of 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 3: West Elevation of Two-Storey Rear Wing of 56 Main Street South
(Google Earth 2022; Facing East)**



**Image 4: Northwest Corner of 56 Main Street South
(Google Earth 2022; Facing South)**



**Image 5: Southeast Corner of 56 Main Street South
(Photo taken August 8, 2024; Facing North)**



**Image 6: Context View of 56 Main Street South from Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 7: View of Driveway and Entrance Gates at 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 8: Detail of Gates and Stone Pillars Fronting 56 Main Street South
(Photo taken August 8, 2024; Facing North)**



**Image 9: Detail of Plaque on Gates at 56 Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 10: Context View of 56 Main Street South from Main Street South
(Photo taken August 8, 2024; Facing Northeast)**



**Image 11: Context View of Main Street South Looking From 56 Main Street South
(Photo taken August 8, 2024; Facing Southeast)**



**Image 12: Context View of Main Street South Looking From 56 Main Street South
(Photo taken August 8, 2024; Facing Northwest)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003; Ricketts et al. 2011). While inspired by Classical architectural forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident (1990:58).

According to Ricketts et al., the style was “popular for nearly a century from the 1830s until 1920s” (2011:81) with a surge in popularity in the mid-to-late 19th century. In Ontario, Italianate designs can be seen throughout any community, regardless of size, and will include both residential and commercial application, from simple farmhouses to decorative mansions, and modest storefronts to elaborate commercial blocks.

The increase in popularity of Italianate architecture as a choice for residential architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the pattern book, *The Canada Farmer*, became a distinct Ontario vernacular. As outlined by Blumenson:

A vernacular version of the Italianate style...was introduced when The Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would now prefer something more classical in form...the house possesses the traditional Georgian balance and square shape, but when compared to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style (1990:58; see Figure 1).



Figure 1: A Two-Storey Farm-House in *The Canadian Farmer* (Brown 1865)

The flexibility of the plans outlined in these design books including the ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features that could be applied to commercial or residential buildings. The wide variation of design elements associated with the style tended to stylize and exaggerate building features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to the Italianate style, often referred to as the “bracketed” style (Fram 2003).

Features associated with the residential Italianate architectural style include:

Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style...These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof...Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside (Ricketts et al. 2011:82).

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate residential architecture:

High-style examples are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at

corners. Exaggerated window cornices based on the stilted segmental arch are also very popular (1990:58).

A description of the architecture/design of 56 Main Street South is as follows:

- Two-and-a-half storey building constructed to a rectangular plan with an asymmetrical three-bay façade, a two-storey rear wing, and a one-storey rear addition (Image 1, Image 3, and Image 4)
- Red brick cladding laid in a stretcher bond pattern (Image 1)
 - Red brick is visible beneath portions of the painted elements of the building, indicating it is likely not dichromatic
- Hip roof clad with asphalt shingles with overhanging eaves, wooden soffit, and a cornice decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, and larger corner brackets (Image 1 and Image 4)
- A gabled wall dormer is located in the centre of the façade and features moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets (Image 1)
- A tall red brick chimney with a corbelled cap projects from the interior of the east elevation (Image 1), and a chimney projecting from the west elevation has been capped at the roofline (Image 4)
- The foundation material was not visible but is reported to be of stone (CoB 2000)
- A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs painted cream (Image 1 and Image 5)
 - Additional design details of the main entrance could not be determined from the public realm
 - The door appears to be a modern replacement
- A rectangular door opening with a two-paned segmentally arched transom topped with a painted brick dripmould with a keystone decorated with a raised oak leaf relief is included in the centre bay of the second storey and provides access to a balcony (Image 1)
 - The opening includes a wooden panel door with a large lite
- A covered porch spans the centre and east bay of the façade and features a sloped metal roof, half of which is flat to accommodate a second-storey balcony (railings topped with cast iron cresting have been removed; see Figure 12 in Appendix A)
 - The porch roof features wide overhanging eaves with modillion decorating the soffit and thick fascia topped with a narrow band of dentils supported by rounded half wooden columns atop squared red brick pillars with stone caps (Image 1 and Image 5)
 - The porch includes turned wood railings and a simple wooden staircase, later additions
- Most of the window openings are tall, narrow and segmentally arched with painted brick dripmoulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms (Image 1 and Image 4)
 - The paired second-storey windows on the façade include louvered shutters (Image 1)
- A round arched two-over-two wooden window is located in the wall dormer and features a painted round arched brick dripmould and a keystone decorated with a raised oak leaf relief, and stone a lug sill (Image 1)
- An ornately decorated bay window is located in the first storey of the façade's west bay and includes a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice

- decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles (Image 1 and Image 5)
- The rear two-storey wing is clad in red brick laid in a stretcher bond pattern and features a shallow-pitched hip roof with overhanging eaves (Image 3 and Image 4)
 - Aside from the blank north elevation, the west elevation is the only side of the wing visible from the public realm
 - The west elevation is two-bays and includes two segmentally arched two-over-two wooden sash windows with storms and painted brick drip moulds and stone lug sills on the second storey, a similar window in the north bay of the first storey, and a rectangular door opening with a segmentally arched transom (now enclosed) topped with a painted brick drip mould in the south bay
 - The door is a modern replacement
 - The one-storey rear addition is built to a rectangular plan and includes a gable roof, board and batten siding stained red, and modern rectangular windows and doors (Image 3 and Image 4)
 - A pool occupies the remainder of the back yard
 - The grade of the lot increases slightly from south to north, with the subject building set at a higher elevation than Main Street South (Image 6 and Image 7)
 - Situated on an estate-sized, narrow, roughly rectangular lot among similarly sized properties (Image 7)
 - The subject property is grassed with a number of mature trees growing in the front lawn that seasonally screen the subject building, and garden beds are planted along the building's foundation (Image 6 and Image 7)
 - A crested cast iron fence lines the south edge of the property at Main Street South, and the long asphalt driveway (shared with 58 Main Street South) is accessed between two pillars of rock-faced cut stone (Image 7 to Image 10)
 - A plaque that reads "Italianate Style Circa 1880" is affixed to the fence (Image 9)

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), and *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), 56 Main Street South exhibits many of the characteristics of the Italianate design and can be considered a representative example of the style (see Table 1).

Table 1: Characteristics of the Italianate Farmhouse Architectural Style

(Adapted from Blumenson 1990; Fram 2003; Ricketts et al. 2011)

<i>Characteristics of Italianate Farmhouse Architectural Style</i>	Characteristics of 56 Main Street South
<i>Two to two-and-a-half storeys (rarely one-storey)</i>	Yes
<i>Square or rectangular plan</i>	Yes – Rectangular
<i>Symmetrical façade</i>	No
<i>Three to five bays</i>	Yes – Three
<i>Hip roof and wide overhanging eaves</i>	Yes
<i>Decorative brackets</i>	Yes
<i>Tall chimneys</i>	Yes
<i>Brick or stone construction</i>	Yes – Brick
<i>Stylized detailing around window and door openings</i>	Yes
<i>Frontispiece (formal and detailed entryway)</i>	No
<i>Quoins</i>	No

6.2 History

6.2.1 City of Brampton History

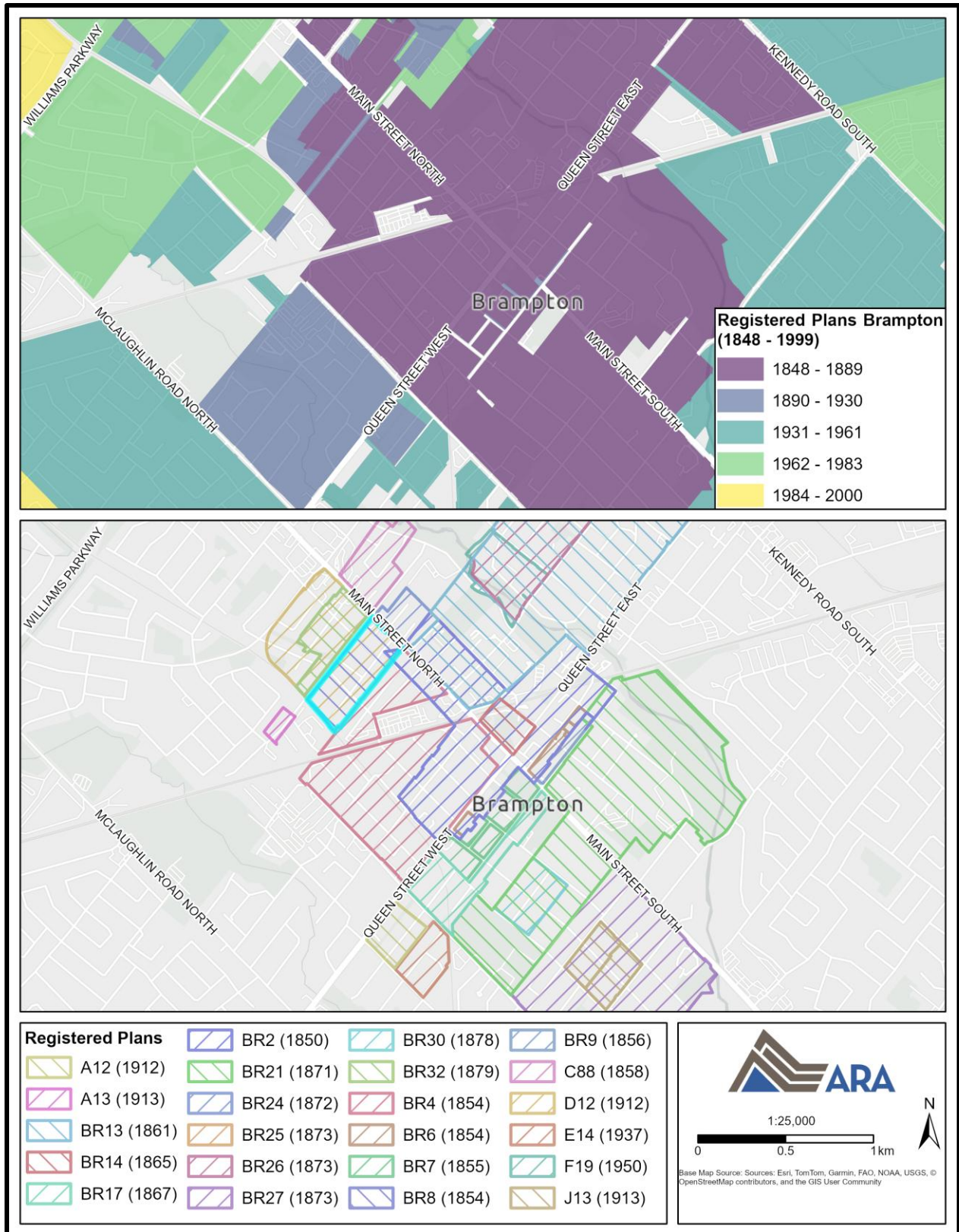
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways.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

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

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

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

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.



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

6.2.2 Site Specific History

The building at 56 Main Street South was constructed circa 1880 as a residence. Below is a history of the property from 1821 until the present day:

- The Crown Patent for the west half of Lot 5, Concession 1 EHS (100 acres) went to Samuel Henny in November 1821 (see Table 2)
- An 1859 historic map indicates the subject property was located directly north of the developed extent of the core of Brampton and beside Etobicoke Creek on land owned by John Elliott and was surrounded by agricultural land to the southeast (see Map 5)
 - John Elliott was one of the first settlers of the area and named it Brampton after his hometown in England
 - This site is also where John Elliott first cleared land to make room for his log cabin homestead after he purchased the property from Samuel Kenny in 1821 (CoB n.d.g)
 - At this time, Main Street was a log road
- The land on which the subject property now sits was sold by Jane Elliott to Christopher Stork in March 1872
- The present house on the subject property was built circa 1880 for a member of the Stork family, however research did not reveal the specific family member (CoB 2001b)
- Christopher Stork is listed in the 1871 census as working as a chemist/druggist and living with his wife Jane (nee Trueman) and their children Edwin, Charles, Anne, Louis, William and Henry as well as one servant named Kate Derove (LAC 1871)
- Christopher Stork lived with his family at the neighbouring property, 52 Main Street South (CoB 2001b)
 - Christopher Stork was born in Yorkshire, England in 1830, emigrated to Canada in 1845, settling in Brampton, and died at the age of 46 on January 25, 1876 and is buried in the Brampton Cemetery (CoB 2001c; UMA 2001; Storke 1935; see Figure 3 in Appendix A)
 - Stork was a prominent business person and municipal politician in Brampton in the mid-to-late 19th century
 - Prior to Peel County becoming a separate municipality, there was a Provisional Council for the County, and Stork, who was an early Reeve of Brampton, served on the Provisional Council in 1866 (CoB 2001c)
 - Notably, Stork held the position when Brampton was voted as the County seat, a decision partially influenced by Stork's offer of two acres of land, free of charge, for municipal buildings and uses (ToB 1973)
 - Christopher Stork's drug store was located on Queen Street West, as depicted in a mid-1850s Brampton street scene showing early retail stores in Figure 4 in Appendix A
 - Stork took over the druggist business, the oldest retail business in Brampton at the time, from his father-in-law, David Trueman, who had established it in 1840 (CoB 1995)
 - Around 1880, Christopher Stork was succeeded by his son, Edwin Truman Stork, who continued the business under the name "C. Stork & Son" until 1915 (CoB 1995)
 - The drug store was in continuous operation for 130 years, being renamed Boyle's Drug Store, run by Edgar Walker Boyle following his apprenticeship with Edwin Stork, and later his son and grandson until it closed in the mid-1970s (CoB 1995)

- The Boyle's were close neighbours of the Storks, residing at 44 Main Street South (now designated under Part IV of the *OHA* and commonly know as 'The Boyle House'; see Table 3) (CoB 1995)
- Following Christopher Stork's death in 1876, his wife Jane remained at the residence next door at 52 Main Street South and lived there with her six children (LAC 1881)
- Although it is uncertain which members of the Stork family lived at the subject property, it remained in the Stork family for 56 years, from 1872 until 1928
- An 1877 historic map indicates the subject property was now located within the developed core of Brampton along Main Street South, southeast of the four corners with the former alignment of Etobicoke Creek flowing along the south edge of the property (see Map 6)
- A 1909 topographic map of the subject property illustrates its location fronting Main Street South with Etobicoke Creek flowing through the front (south) of the lot and its placement among a row of brick or stone buildings two blocks southeast of Brampton's four corners (see Map 7)
- A postcard from an unknown date shows the prominence of the subject property in a row with the neighbouring grand homes at 52 and 58 Main Street South, all set on large lot, treed estates that characterize the streetscape (see Figure 5)
- Ellen Trueman, the niece of Jane Stork and her executor, sold the subject property to David McClure (Esquire) and his son Arnott McClure (Undertaker) in July 1928 (CoB 2001b)
 - Research has indicated the McClure's rented out the subject property and did not live there
 - David and Arnott McClure, together with Arnott's wife Susan and their children Harriet, Lenorah and David as well as a servant named Hilda Niemis lived in the neighbouring property at 52 Main Street South
 - One year prior to the purchase of the subject property in 1928, research indicates David and Arnott McClure purchased the neighbouring residence at 52 Main Street South, living there and converting it to a funeral home, the David A. McClure Funeral Home (WFH 2024)
 - David was retired and Arnott worked at as a furniture agent (LAC 1931)
 - During this time, it was common practice for furniture stores or craftspeople and funeral parlours to operate under one roof as all materials to build caskets and furniture were conveniently present (CoB n.d.f)
 - According to the 1931 census, the McClures lived in a 13-room house on Main Street worth an estimated value of \$10,000.00 (LAC 1931)
 - According to Voter's Lists from 1935 and 1940, Arnott McClure was an undertaker who resided at the neighbouring property at 52 Main Street South with his wife and did not reside at the subject property by 1935 (LAC 1935a, 1940a)
- A Fire Insurance Plan from 1931 illustrates the subject property as a two-storey structure built to a rectangular plan with a rear wing flanked by two similar sized residences setback from Main Street South and Etobicoke Creek, just east of the court house (see Figure 6 in Appendix A)
- In July 1937, the subject property was sold to William Aubrey Robinson (see Figure 7: Sketch Plan of Land Transferred from McClure to Robinson (1937)Figure 7 in Appendix A)
 - According to Voter's Lists from 1935, 1940 and 1949, William Aubrey Robinson was a broker and was residing at 56 Main Street South with his wife Vera and his sister, Reiva (LAC 1935b, 1940b and 1949)

- Since Robinson is listed as living at 56 Main Street South in 1935, prior to purchasing the property from McClure in 1937, it appears that he was a tenant of McClure's at the subject property for a period of time
- Robinson also owned the neighbouring property at 58 Main Street South until 1946
- An aerial image from 1954 indicates the subject property was located fronting Main Street South on a large treed lot surrounded by similar lots, two blocks southeast of the core of Brampton (see Map 7)
 - By this time, Etobicoke Creek had been diverted and now flowed further to the northeast of Brampton's core
- In October 1961, the subject property was sold to Patricia and Phillip Waite
- Helen Isabel Cooper purchased the subject property in April 1965
 - Helen was the first wife of Russell Cooper who was instrumental in organizing and running Black Creek Pioneer Village in Toronto, served on the Ontario Heritage Foundation Board as well as other heritage organizations, and was a well-known local photographer whose work is held in the Peel Archives (CoB 2001c)
 - According to a Voter's List from 1965, Russell Cooper was an administrator who was residing at 56 Main Street South with his wife Helen (LAC 1965)
- An illustration and various late 20th to early 21st century photographs of the subject property are included in Figure 8 to Figure 16 in Appendix A and detail the former enclosed front porch and balcony details, as well as all other design elements of the subject building
- In July 2011, the subject property was sold to Paul Breux and Monica Travaglini

**Table 2: Summary of Property Ownership at 56 Main Street South
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Nov 1821	Crown	Samuel Kenny	West half of Lot 5, Concession 1 EHS; 100 acres
4596	Bargain and Sale	29 Jan 1822	Samuel Kenny	John Elliott	West half of Lot 5, Concession 1 EHS; 100 acres
715	Bargain and Sale	2 Mar 1872	Jane Elliott and others	Christopher Stork	Lot 1, Plan BR21
16555	Release	3 Jul 1928	Ellen Trueman	David L. and Arnott McClure	Part of Lot 1, Plan BR21
16740	Grant	3 Apr 1929	David McClure and wife	Arnott McClure and wife	Part of Lot 1, Plan BR21
19290	Grant	5 Jul 1937	Arnott McClure and wife	William Aubrey Robinson	Part of Lot 1, Plan BR21
42310	Grant	16 Oct 1961	William A. Robinson and wife	Patricia J. and Phillip C. Waite	Part of Lot 1, Plan BR21
55156	Grant	15 Apr 1965	Patricia J. and Phillip C. Waite	Helen I. Cooper	Part of Lot 1, Plan BR21; as in #42310
PR2038339	Transfer	15 Jul 2011	Helen I. Cooper	Paul Breux and Monica Travaglini	Part of Lot 1, Plan BR21

6.3 Context

- Located at 56 Main Street South in the historic core of the City of Brampton
 - The “core” comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
 - Main Street South runs roughly northwest to southeast through the City of Brampton
- The building is situated deeply setback from Main Street South between Glen Eagle Crescent and Woodbrook Drive at a point where the streetscape transitions from the civic and religious to the residential core of Brampton’s downtown
- The grade of the lot increases slightly from south to north, with the subject building set at a higher elevation than Main Street South
- The subject property is grassed with garden beds planted along the building’s foundation and a number of mature trees growing in the front lawn that seasonally screen the residence
- The subject property contributes importantly to a row of large-lot, treed estates along Main Street South that characterize the streetscape (see Figure 5 in Appendix A)
- The subject building was identified as a contributing building in the Main Street South Heritage Conservation District (HCD) Plan prepared by ERA in 2018
- The Main Street South HCD Study describes the area’s distinct character as follows:

The District is a predominantly residential neighbourhood directly south of Brampton’s historic downtown. It consists of properties along Main Street South from Wellington Street and Glen Eagle Crescent to the intersection of Main Street South and the Etobicoke Creek.

The District is visibly distinct from its surrounding areas. It is a historic residential neighbourhood, set within a park-like landscape that acts as a green corridor leading

into Brampton's downtown core. The District exhibits evidence of its evolution over time, as seen in its shifting lot patterns and diverse architectural styles. Main Street South is one of the oldest residential neighbourhoods in the city. As Brampton emerged as the County seat of Peel and a thriving community by the mid-1860s, Main Street South became the preferred location for Brampton's political and business elite who wished to reside near the community's civic, commercial, and institutional core...






Main Street South was home to historically prominent Brampton residents, including John Elliott, one of the city's founding fathers, as well as civic leaders such as Kenneth Chisholm and William Perkins Bull. Some of their residences are still intact, and today they contribute associative value to the District...

These founding community members settled on the ravine lands around the Etobicoke Creek and built country estates with an emphasis on designed landscapes and a park-like setting. The distinct ravine topography of their large lots, estate architecture and designed landscapes distinguished the neighbourhood from the downtown core (ERA 2018:12)

- The Main Street South streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Main Street South streetscape includes Main Street South from approximately Wellington Street to Etobicoke Creek (see Map 5 to Map 8)
 - The streetscape and architecture is described in the HCD Study as:

The District's evolution can...be seen in the rich variety of architectural styles found along Main Street South. The eclectic mix ranges from Italianate and Gothic Revival estate houses; to turn-of-the-century urban development in Edwardian and Revival styles; to mid-century suburban Ranch houses; to the present. Throughout this evolution, there are consistent patterns in the neighbourhood's built form, from the use of a traditional material palette (brick, wood, stucco and stone) to heights of 1-3 storeys and varying forms of pitched roofs. The street's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present (ERA 2018:14)
 - Comprised of residences on estate-sized lots with relatively deep setbacks and prominent civic and religious landmarks on large lots with expansive green space such as the First Baptist Church and the former Peel County Courthouse
 - The neighbourhood's function as a green corridor or park-like gateway with canopies of mature trees screening many of the residences culminates in Brampton's first public park (Gage Park) and historic downtown core (ERA 2017)
 - Main Street South includes a sidewalk on both sides of the four-lane road with decorative streetlights, hanging baskets, and a dense collection of mature trees
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton and the *Main Street South Heritage Conservation District Property Information Sheets* prepared by ERA (2017) including a brief description, year constructed, and photographs to support the description of the character of Main Street South

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

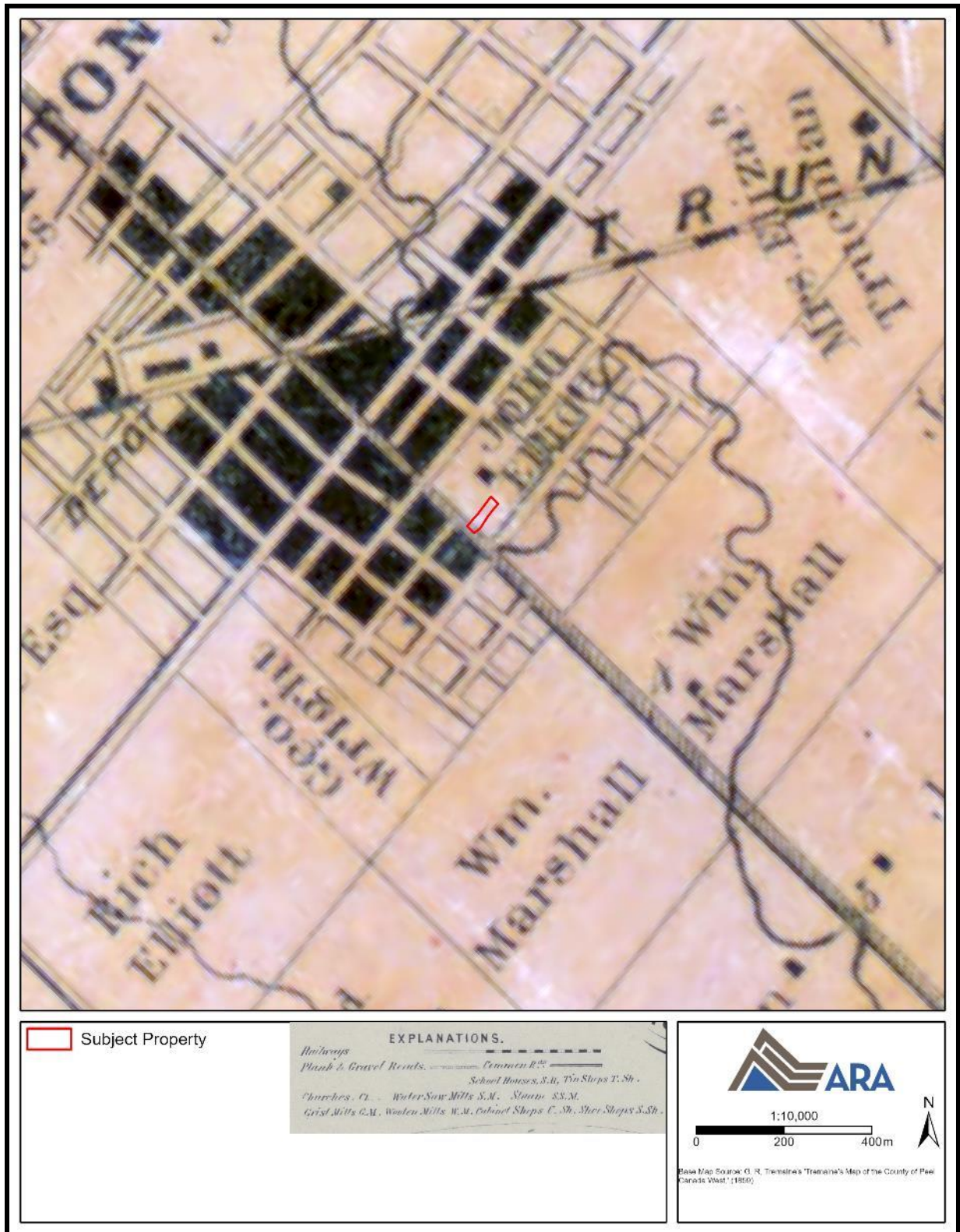
Address	Brief Description	Est. Year Constructed	Photo
44 Main Street South (Boyle House)	Two-storey Second Empire building constructed to a square plan, clad in stucco (over red brick), mansard roof, paired brackets, gabled dormers, and verandah spanning the façade Designated under Part IV of the OHA	1860	
48 Main Street South (First Baptist Church)	Church, two-storey, Italianate, dichromatic red and buff brick construction, gable roof, brick corbelling and pilasters, square tower, round arched Palladian window	1876	
1-3 Wellington Street East (Former Peel County Courthouse)	Two-storey stone and buff brick Italianate building, symmetrical façade, imposing and formal frontispiece with a large cupola, arched window openings with lancet hood moulds, decorative central entrance, dentilated cornice, built on a hill on a large lot setback from Main Street South Designated under Part IV of the OHA	1867	
54 Main Street South (Gage Park)	Gage Park, designed landscape and Brampton's oldest municipal park, gardens, gazebo, mature trees, a fountain, and trails	1903	
52 Main Street South	Two-and-a-half storey stucco Italianate former residence with a wall dormer, truncated hip roof, bracketed cornice, a bay window, and covered porch with a second storey balcony built on a large lot setback from Main Street South	Between 1872 and 1875	

Address	Brief Description	Est. Year Constructed	Photo
58 Main Street South	Two-and-a-half storey dichromatic brick Italianate residence built to an L-shaped plan with a cross-gable roof, bracketed cornice, a bay window, and covered porch built on a large lot setback from Main Street South	Between 1865 and 1881	
59 Main Street South	Residence, Tudor Revival, two-storey dichromatic brick with a side gable roof with twin chimneys, a projecting frontispiece, pedimented porch, rectangular window openings, with a deep setback on a treed lot	1876	
61 Main Street South	Residence, two-storey buff brick Ranch with a shallow hipped roof, bays of rectangular window openings, and a deep setback on large treed lot	1950	
63 Main Street South	Residence, two-and-a-half storey red brick Jacobethan Revival with a cross-gable roof, two projecting gable peaks, stone detailing, a prominent covered porch, bay windows, and grouped rectangular window openings on a treed lot with a deep setback	1901-1926	
67 Main Street South	Residence, two-storey red brick Gothic Revival with a cross-gable roof decorated with vergeboard, a covered porch, lancet windows and a bay window on a treed lot with a deep setback	1871	
71 Main Street South	Residence, two-storey, brown brick New Traditional with a cross-gable roof with steeply pitched gables, tall brick chimney, dormer windows, a bay window, and lancet arched doorway on a treed lot with a deep setback	Unknown	
73 Main Street South	Residence, one-and-a-half storey roughcast stucco Gothic Revival with a cross-gable roof, a projecting bay and gabled pediment both decorated with vergeboard, a covered porch, and bay window on a large, treed lot with a deep setback	1860	

Address	Brief Description	Est. Year Constructed	Photo
75 Main Street South (Jackson/Wergast Home)	Residence, two-storey painted brick and clapboard Gothic Revival with steeply pitched cross-gable roof with a projecting bay, a bay window, and a covered porch with an entrance with sidelights and transom on a large lot with a deep setback	1900	
77 Main Street South	Residence, two-storey red brick Italianate with a side gable roof with a projecting bay, two gable peaks with vergeboard and brackets, a bay window, covered porch with decorative vergeboard, and a round arched double-door entrance on a large lot with a deep setback	1877	
79 Main Street South	Residence, two-storey New Traditional (formerly Shingle style) with the first storey clad in stone and the second in wood fish scale shakes, multiple gable peaks along the façade, large first-storey bay window, and a pedimented porch on lot with a deep setback	1890	
89 Main Street South	Residence, two-storey stucco New Traditional with a shallow pitched hip roof clad in terracotta tile with a projecting two-storey frontispiece, a symmetrical façade, second-storey porch, and an arched and central, covered entranceway on a corner lot with a deep setback	Circa 1980s	
93 Main Street South (Dawson House)	Residence, two-storey stucco Neoclassical with Italianate influences, box-like plan, symmetrical three-bay façade, shallow hipped roof with overhanging eaves, chimneys on both side elevations, and tall, segmentally arched window and door openings	Circa 1870	
97 Main Street South	Residence, two-storey red brick New Traditional with a symmetrical façade, truncated hipped roof, large twin chimneys, rectangular window openings with key stones, and a central entranceway on a lot with a deep setback obscured from Main Street South by mature trees	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
105 Main Street South	Residence, two-storey brick Gothic Revival with a cross-gable roof, centre projecting bay with a bay window, covered front porch, rectangular entrance with sidelights and a transom, and tall, rectangular window openings on a treed lot setback from the street	Circa 1900s	
107 Main Street South	Residence, one-and-a-half storey stucco Wartime House with a side-gable roof with two gabled dormers, a central entrance with a fluted door surround, and rectangular, multipaned windows with faux shutters on an open, grassed lot setback from the street	1950-1960	
117 Main Street South	Residence, one-and-a-half storey vinyl siding-clad Dutch Colonial Revival with three evenly spaced dormer windows, and a symmetrical façade with a rectangular central entrance with sidelights, a pedimented porch, and rectangular window openings with faux shutters setback from the street on a treed and grassed lot	1941-1980	
127 Main Street South	Residence, two-and-a-half storey red brick Edwardian with a hip roof with a dormer and chimney, symmetrical façade with a central entrance with a pedimented covered porch, and rectangular window and door openings with thick, rock-faced stone lintels on a corner lot with a deep setback	1920	
133 Main Street South	Residence, two-storey dichromatic brick Gothic Revival with a multiple steeply pitched gable peaks, decorative arched and lancet window openings, a covered porch, and segmentally arched entrance with sidelights and a transom on a large grassed lot setback from the street	1870-1880	

7.0 MAPS



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



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



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



Map 8: Subject Property Shown on 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 56 Main Street South according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 56 Main Street South 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	56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. Below the wide overhanging soffit of the hip roof and wall dormer, the cornice is decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, as well as larger corner brackets. Similarly, the window and door openings are stylized with segmentally arched brick drip moulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms. A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs. Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing compliments the design and construction materials of the main structure and remains consistent with the Italianate architectural style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing. Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with drip moulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	56 Main Street South does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	56 Main Street South does not have a direct association with a theme, event, belief, person, activity, organization, or institution significant to a community. Although the subject property was owned by Christopher Stork, a prominent business person and municipal politician in Brampton in the mid-to-late 19 th century, and family members of his are thought to have lived in the house during his period of ownership from 1872 to 1928, it does

Description	Criteria Met Yes/No	Value
		not appear that Christopher Stork himself lived at the residence, and research has not revealed which of his family members resided there. As such, a direct association to Christopher Stork cannot be drawn. In addition, although David and Arnott McClure owned the subject property from 1928 to 1937, they lived and operated a funeral business out of the neighbouring property at 52 Main Street South, which possesses a more direct association with the funeral industry in Brampton, having continuously served the community through its operation as a funeral home for approximately 97 years, from 1927 to present.
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 56 Main Street South has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to an 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	56 Main Street South 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	56 Main Street South is important in maintaining and supporting the 19 th to late 20 th century residential character of Main Street South in the historic core of Brampton. The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core. Main Street South is one of the oldest residential neighbourhoods in the City and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the downtown core. The eclectic architectural mix ranges from Italianate and Gothic Revival estate houses, turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South 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	Yes	56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19 th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.
The property has contextual value because it is a landmark	No	56 Main Street South does not occupy prominent open space. Its 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>56 Main Street South is a representative example of the Italianate architectural style</p>	<ul style="list-style-type: none"> • Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets • Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets • Tall red brick chimney with a corbelled cap • Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs • Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey • Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills <ul style="list-style-type: none"> ○ Pairs of windows in second-storey of façade • Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill • Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles • Rear two-storey wing <ul style="list-style-type: none"> ○ Segmentally arched two-over-two wooden sash windows with storms and brick dripmoulds and stone lug sills ○ Rectangular door opening with a segmentally arched transom and brick dripmould
<p>56 Main Street South displays a high degree of craftsmanship and artistic value</p>	<ul style="list-style-type: none"> • Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets • Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs • Rectangular door opening with a two-paned segmentally arched transom topped with a brick drip mould with a keystone decorated with a raised oak leaf relief in second storey • Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick drip moulds, keystones with a raised oak leaf relief, and stone lug sills <ul style="list-style-type: none"> ○ Pairs of windows in second-storey of façade • Round arched two-over-two wooden window in wall dormer with round arched brick drip mould, keystone decorated with a raised oak leaf relief, and a stone lug sill • Ornatly decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
56 Main Street South is important in supporting the 19 th to late 20 th century residential character of Main Street South in the historic core of Brampton	<ul style="list-style-type: none"> • Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Location on Main Street South • Overall massing and setback and decorative details
56 Main Street South is visually and historically linked to its surroundings	<ul style="list-style-type: none"> • Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing • Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

56 Main Street South, commonly referred to as the Robinson House, is located in the historic core of the City of Brampton north side of Main Street South between Glen Eagle Crescent and Woodbrook Drive. It consists of a two-and-a-half storey brick Italianate residence constructed circa 1880.

Statement of Cultural Heritage Value or Interest

56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. Below the wide overhanging soffit of the hip roof and wall dormer, the cornice is decorated with evenly spaced scrolled brackets and rectangular panels along the frieze, as well as larger corner brackets. Similarly, the window and door openings are stylized with segmentally arched brick drip moulds and keystones with a raised oak leaf relief, stone lug sills, and wooden

two-over-two sash windows with storms. A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs. Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing complements the design and construction materials of the main structure and remains consistent with the Italianate architectural style.

56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing. Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with drip moulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton. The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core. Main Street South is one of the oldest residential neighbourhoods in the City and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the downtown core. The eclectic architectural mix ranges from Italianate and Gothic Revival estate houses, turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.

Cultural Heritage Attributes

56 Main Street South is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Tall red brick chimney with a corbelled cap

- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick drip mould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick drip moulds, keystones with a raised oak leaf relief, and stone lug sills
 - Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick drip mould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornatly decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
- Rear two-storey wing
 - Segmentally arched two-over-two wooden sash windows with storms and brick drip moulds and stone lug sills
 - Rectangular door opening with a segmentally arched transom and brick drip mould

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

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick drip mould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick drip moulds, keystones with a raised oak leaf relief, and stone lug sills
- Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick drip mould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornatly decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South in the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Location on Main Street South
- Overall massing and setback and decorative details

56 Main Street South is visually and historically linked to its surroundings. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South

Elements of the property that are not heritage attributes include:

- Front porch
- Rear one-storey addition


11.0 MAP OF HERITAGE ATTRIBUTES

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

Façade

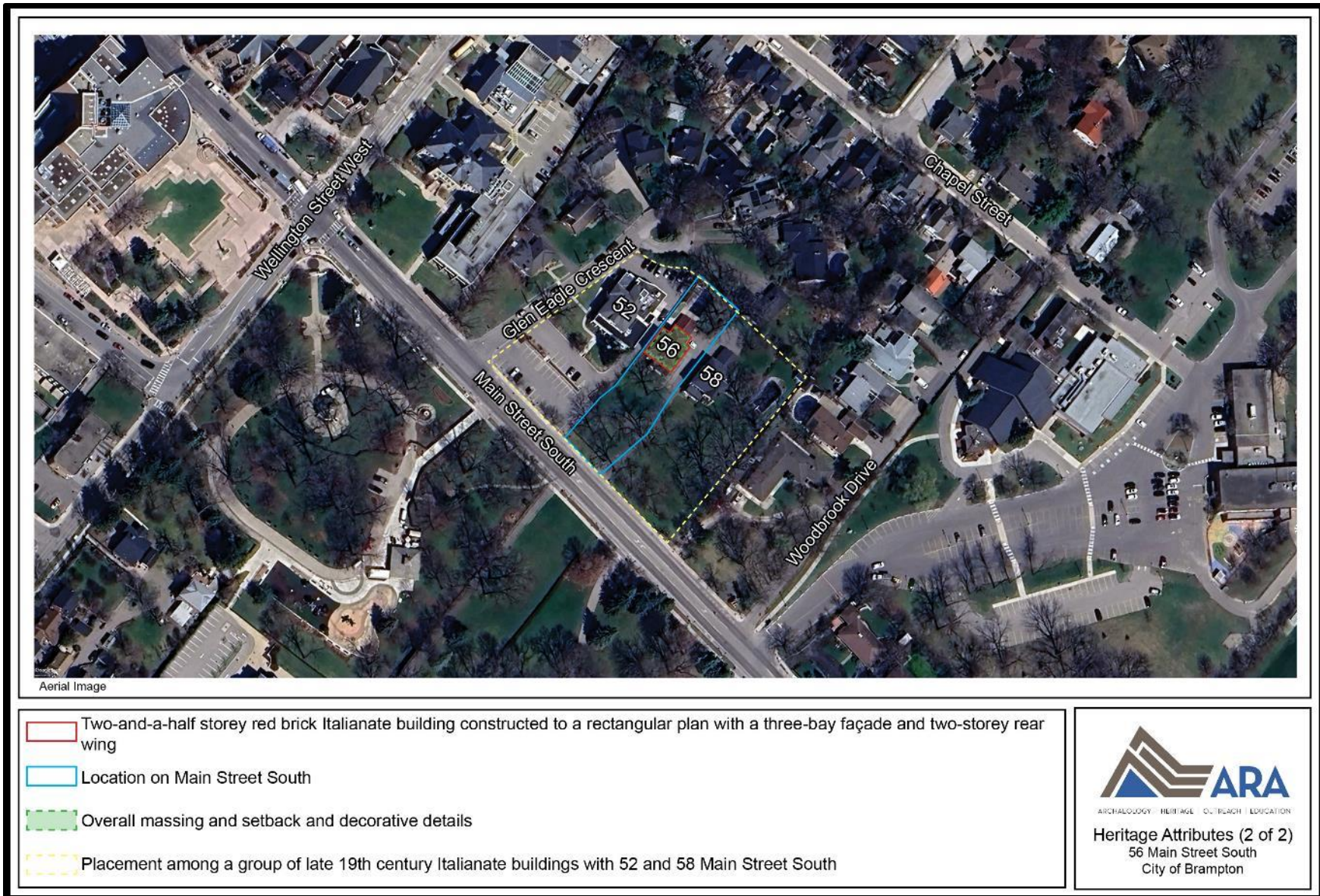
West Elevation of Two-Storey Rear Wing

	Two-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing		Pairs of windows in second-storey of façade
	Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets		Round arched two-over-two wooden window in wall dormer with round arched brick dripmould, keystone decorated with a raised oak leaf relief, and a stone lug sill
	Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets		Ornately decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
	Tall red brick chimney with a corbelled cap		Rear two-storey wing
	Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs		Segmentally arched two-over-two wooden sash windows with storms and brick dripmoulds and stone lug sills
	Rectangular door opening with a two-paned segmentally arched transom topped with a brick dripmould with a keystone decorated with a raised oak leaf relief in second storey		Rectangular door opening with a segmentally arched transom and brick dripmould
	Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick dripmoulds, keystones with a raised oak leaf relief, and stone lug sills		



Heritage Attributes (1 of 2)
56 Main Street South
City of Brampton

Map 9: Map of Heritage Attributes of 56 Main Street South



Map 10: Map of Heritage Attributes of 56 Main Street South

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. 56 Main Street South meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

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

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n.d.b *Images-3*. Provided by the City of Brampton.

n.d.c *Images-1*. Provided by the City of Brampton.

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Appendix A: Figures and Historic Photos

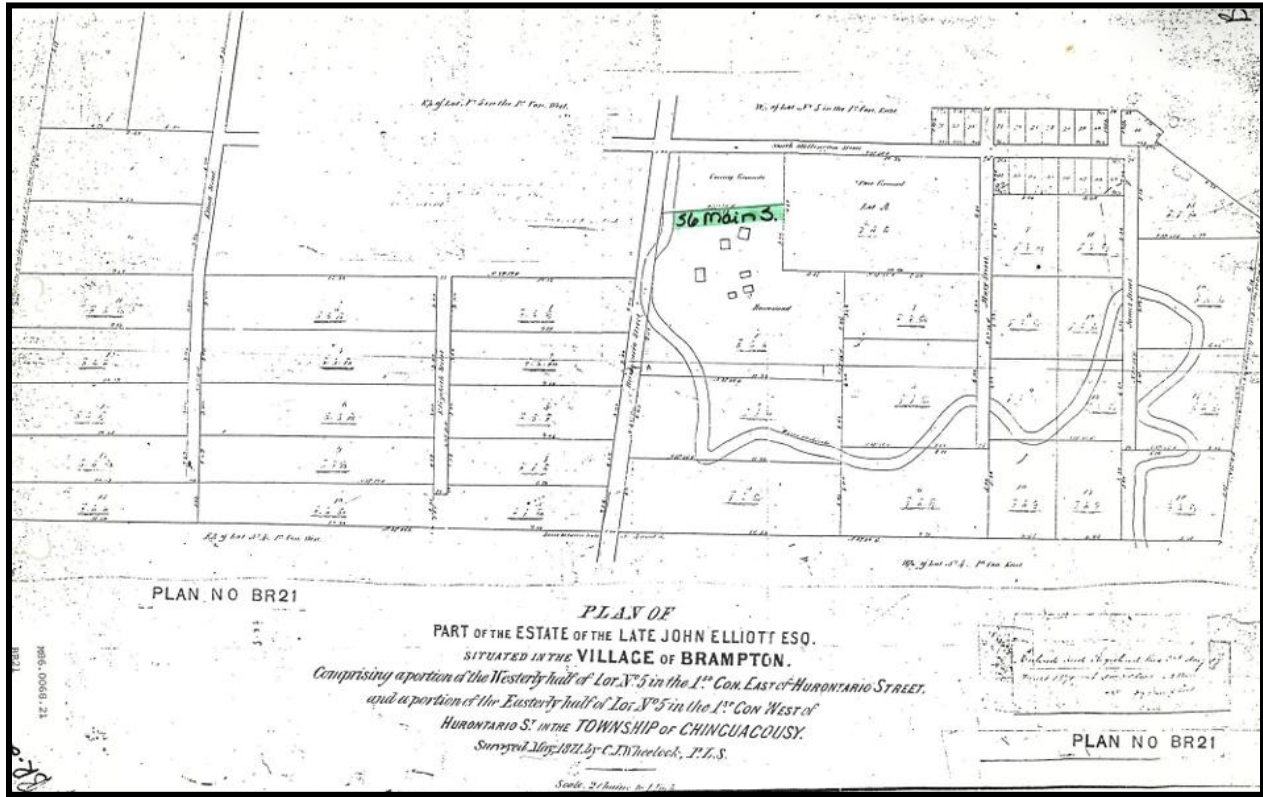


Figure 2: Plan BR 21 (1871)
(CoB n.d.e)



Figure 3: Portrait of Christopher Stork
(CCP 1967)

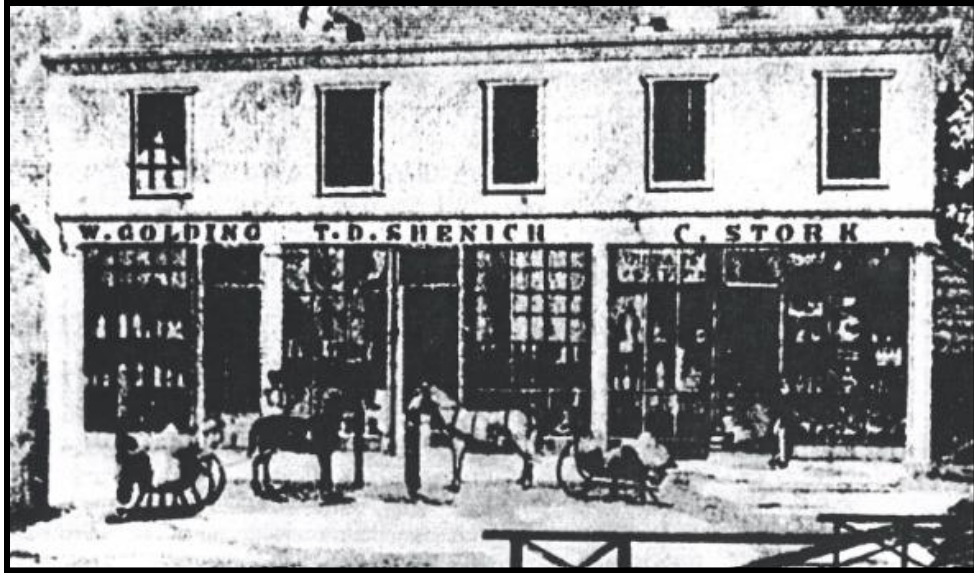


Figure 4: Street Scene of Queen Street West, Brampton Showing Christopher Stork's Drug Store (right) in mid-1850s (Loverseed 1987)



Figure 5: Postcard Showing 56 Main Street South (Centre) Among Row of Estates Fronting Main Street South (Date Unknown) (CoB n.d.b)

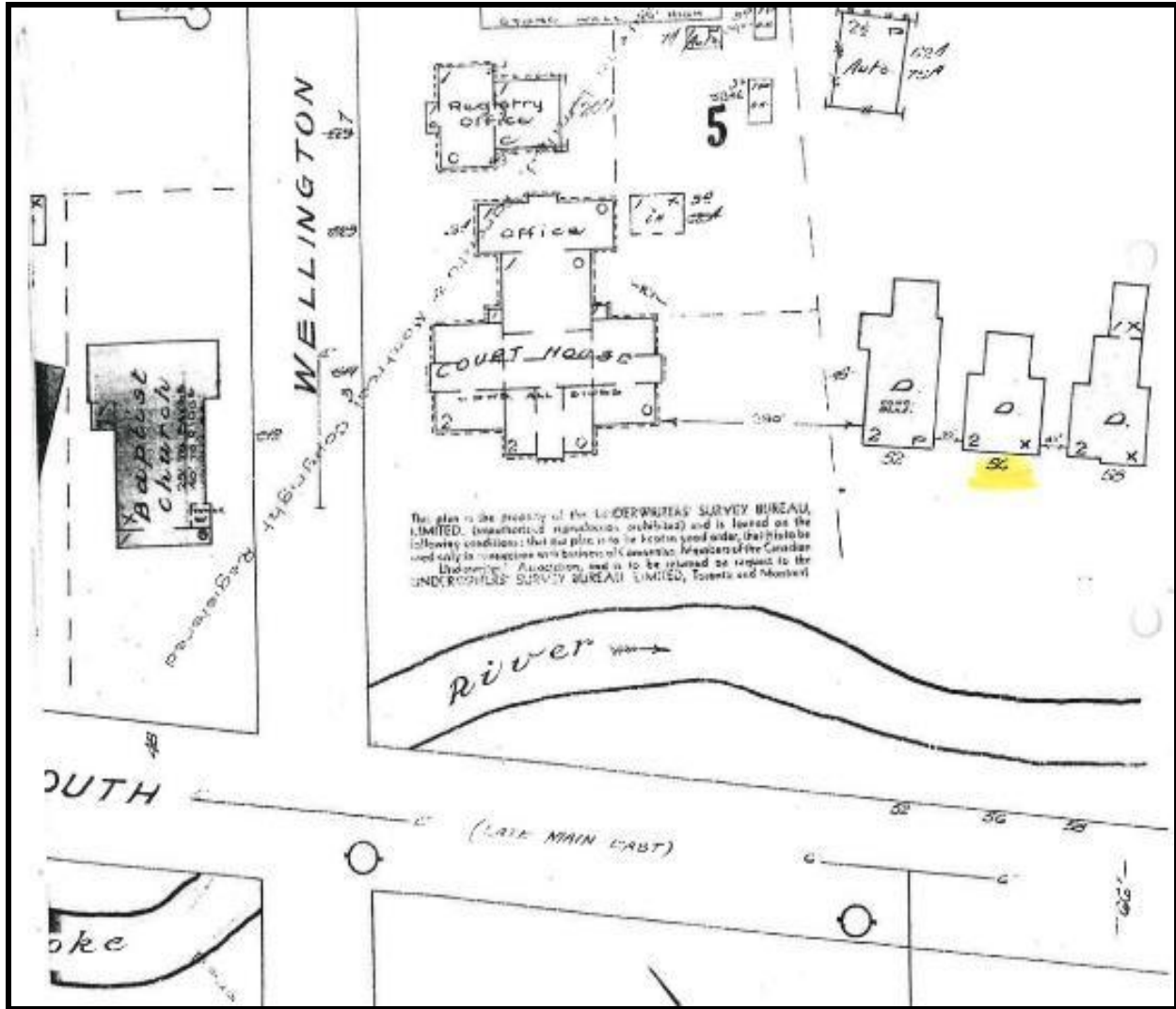


Figure 6: 1931 Fire Insurance Plan (56 Main Street South Highlighted in Yellow) (CoB 1931)

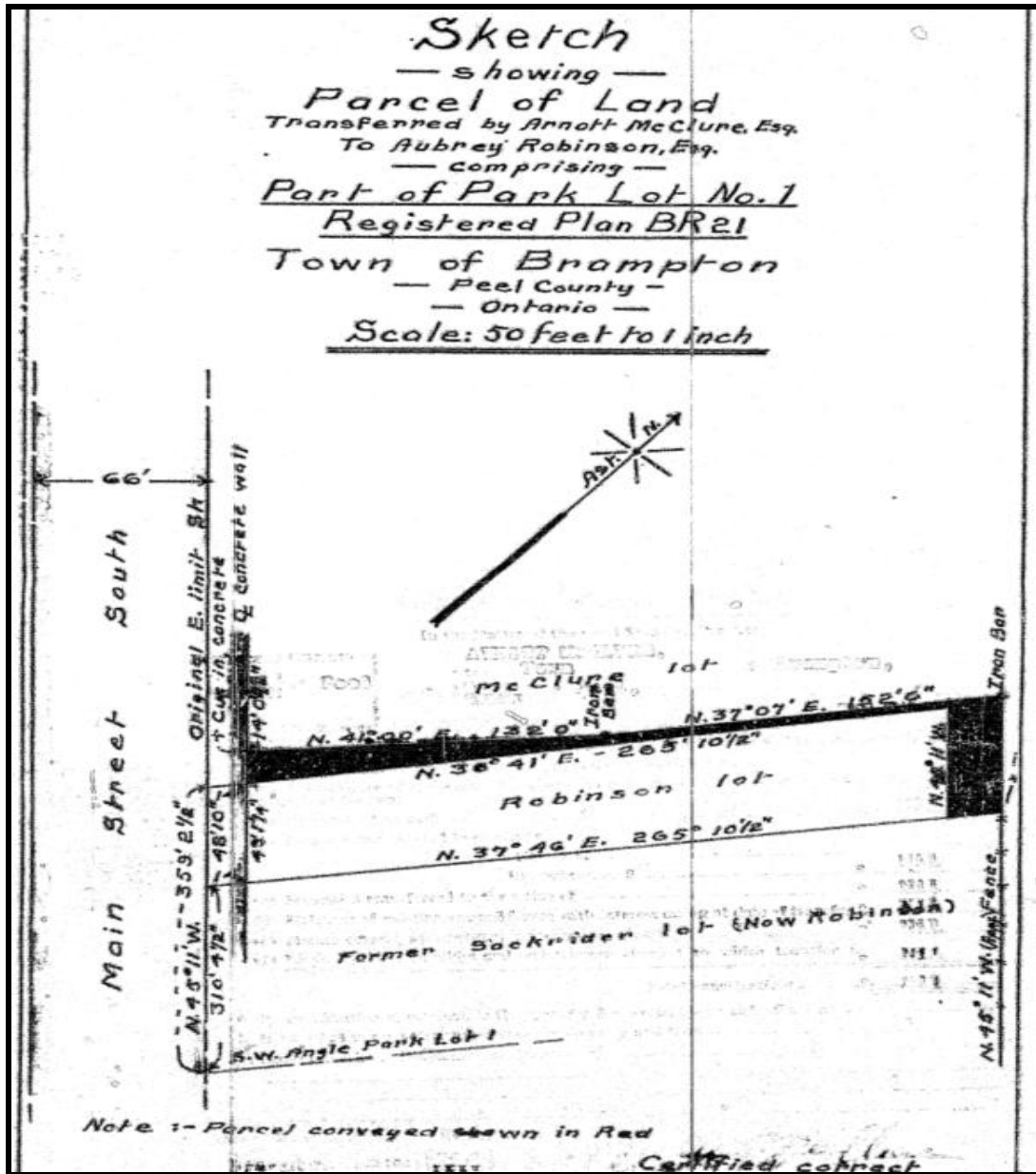


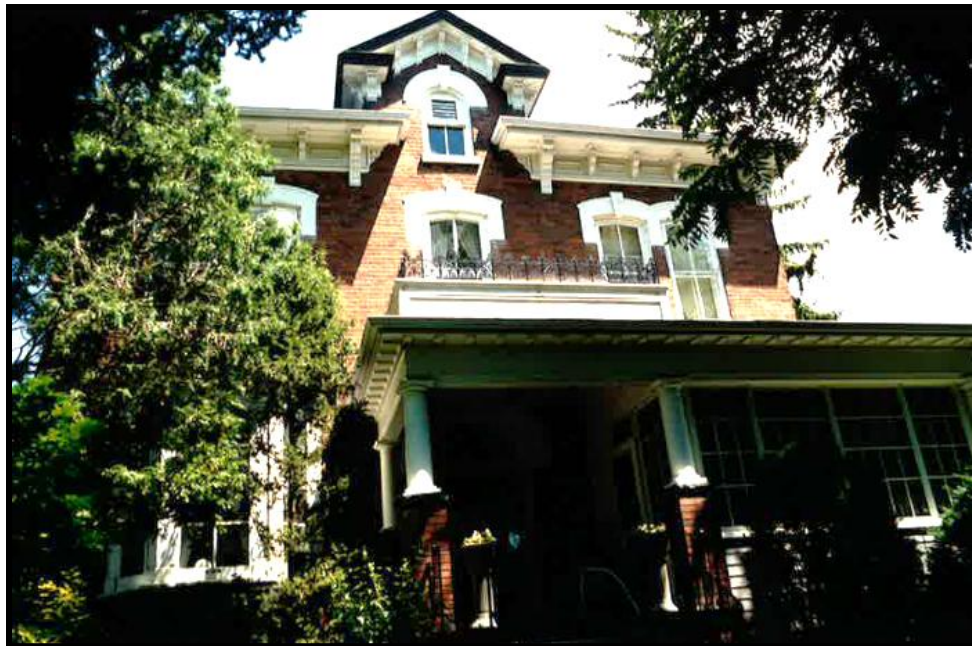
Figure 7: Sketch Plan of Land Transferred from McClure to Robinson (1937) (LRO 1937)



**Figure 8: Illustration of 56 Main Street South (1982)
(CoB 2001a)**



**Figure 9: Context View of 56 Main Street South (Date Unknown)
(CoB n.d.c)**



**Figure 10: Façade of 56 Main Street South (Date Unknown)
(CoB n.d.c)**



**Figure 11: Façade of 56 Main Street South (Date Unknown)
(CoB n.d.b)**



**Figure 12: Southeast Corner of 56 Main Street South (Date Unknown)
(CoB n.d.a)**



**Figure 13: Southeast Corner of 56 Main Street South (Date Unknown)
(CoB n.d.b)**



**Figure 14: Southeast Corner of 56 Main Street South (Date Unknown)
(CoB n.d.c)**



**Figure 15: West Elevation of 56 Main Street South (Date Unknown)
(CoB n.d.c)**



**Figure 16: Entrance Gates to 56 Main Street South (Date Unknown)
(CoB n.d.d)**