

REVISED DRAFT
Evaluation of 60 Mill Street South
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 60 Mill 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 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 Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. Further, in 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the high priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 60 Mill 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.

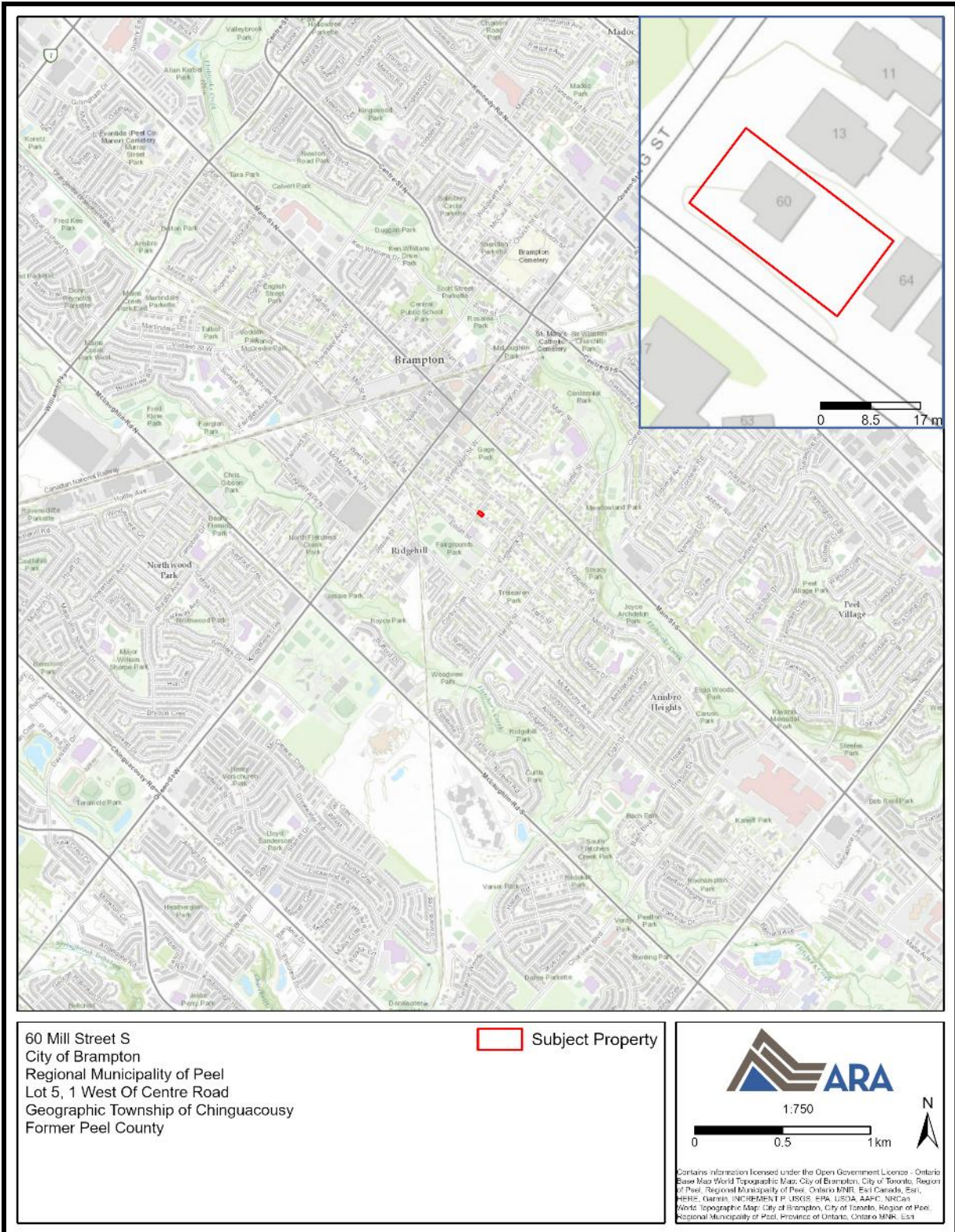
3.0 PROPERTY INFORMATION

Civic Address: 60 Mill Street South, City of Brampton, ON

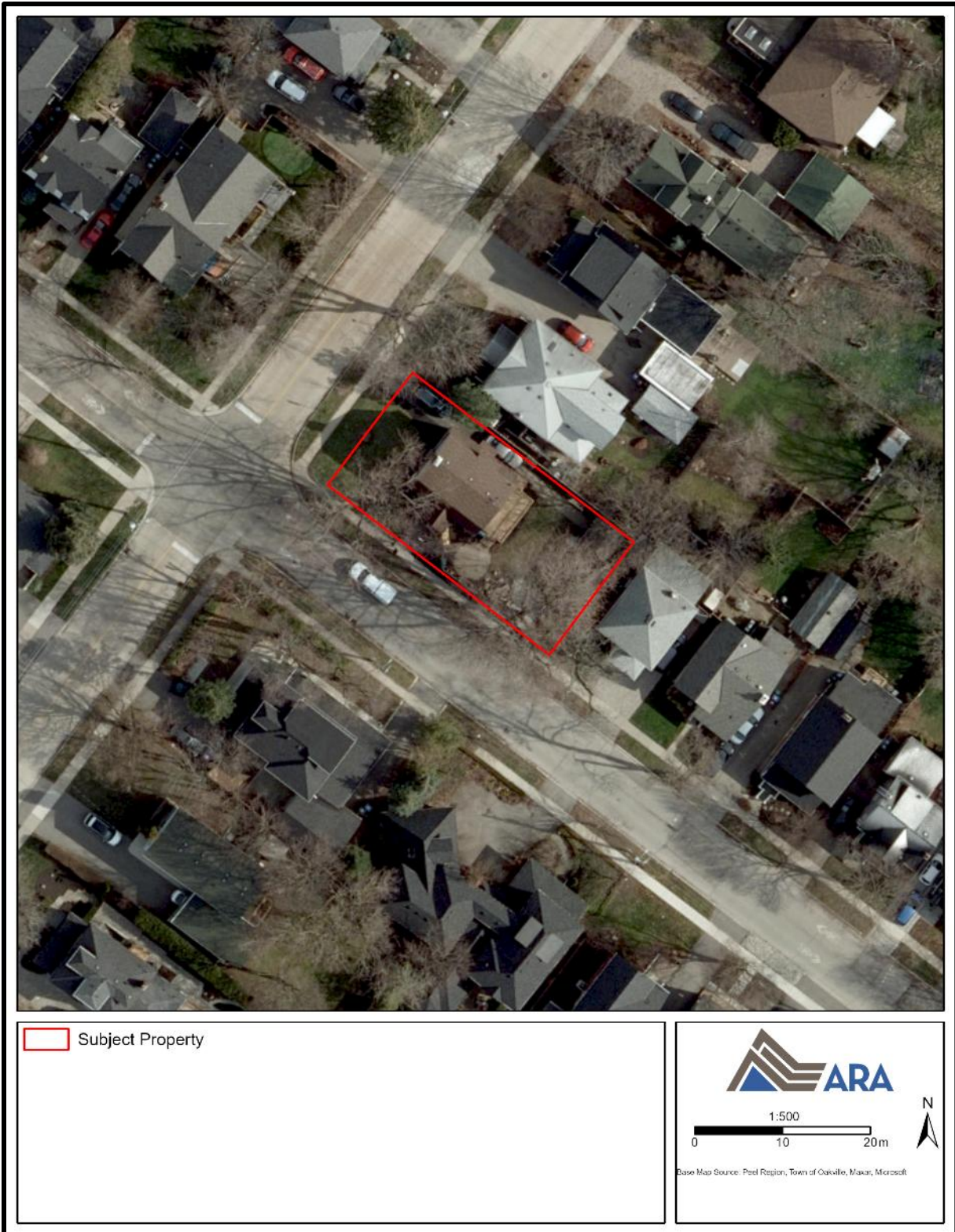
Alternative Name(s): n/a

Legal Description: Part Lot D, Plan BR 30 as in R892312, Brampton

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.

4.1.1 *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).

4.1.2 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* (as amended by *O. Reg. 569/22*) 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* (as amended by *O. Reg. 569/22*) to determine if they have CHVI. These nine criteria are:

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

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

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

5.0 PHOTOGRAPHS



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



**Image 1: South Façade of 60 Mill Street South
(Photo taken February 7, 2024; Facing Northeast)**



**Image 2: Southwest Corner of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)**



**Image 3: West Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)**



**Image 4: Detail of West Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)**



**Image 5: Northwest Corner of 60 Mill Street South
(Photo taken February 7, 2024; Facing Southeast)**



**Image 6: Detail of Stone Foundation of 60 Mill Street South
(Photo taken February 7, 2024; Facing East)**



**Image 7: East Elevation of 60 Mill Street South
(Photo taken February 7, 2024; Facing Northwest)**



**Image 8: View to 60 Mill Street South Prominently Located on a Corner Lot
(Photo taken February 7, 2024; Facing North)**



**Image 9: Context View of Mill Street South Streetscape Looking to 60 Mill Street South
(Photo taken February 7, 2024; Facing Northwest)**



**Image 10: Context View of Mill Street South Streetscape Looking to 60 Mill Street South
(Photo taken February 7, 2024; Facing Southeast)**



**Image 11: Context View of Craig Street Streetscape Looking from 60 Mill Street South
(Photo taken February 7, 2024; Facing Northeast)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

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

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

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

A description of the architecture/design of 60 Mill Street South is as follows:

- One-and-a-half storey building constructed to a rectangular plan (Image 1)
- Symmetrical façade, aside from the door placement in the projecting entrance (Image 1)
- Symmetrical east elevation fronting Craig Street (Image 3)
- Side gambrel roof with a steep double pitch (Image 2 and Image 3)
 - Roof clad in brown asphalt shingles
 - Side gables clad in painted cedar shakes
 - Bell-cast eaves
 - Modern soffits and plain fascia
- Red brick cladding of the lower storey laid in a running bond pattern (Image 6)
- Modern drainage system with gutters and downspouts painted red (Image 1)
- Foundation of rock-faced ashlar stone (Image 6)

- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak (Image 1 and Image 2)
 - Gable is clad in painted cedar shakes
 - Lower portion is clad in red brick laid in a running bond pattern
 - Flat window with white trimmings and mouldings finished with a plain stone lug sill and a stone lintel
- Door opening is placed off centre on the left side of the covered entranceway (Image 1)
 - Doorway features a wood entablature framed with fluted pilasters painted white
 - Two black iron lanterns decorate the sides of the entryway
 - Entrance features a wood panel door painted red with a round window divided into nine lites
- A narrow, rectangular, fixed window with a thick stone lintel and a stone sill located on the façade to the right of the door in the projecting entrance, and a pair of fixed, rectangular windows in the west elevation of the projecting entrance, also with a stone lintel and sill (Image 1)
- A City of Brampton plaque located beside the window in the façade's projecting entranceway reads "Dutch Colonial Style Circa 1920" (Image 1)
- A stone slab is located at the foot of the entryway (Image 1)
- Rectangular sash windows (likely replacement units) with thick stone lintels and stone sills on the first storey (Image 1 to Image 5)
- Rectangular sash windows (likely replacement units) with simple wood casements and sills painted white on the upper storey (Image 4)
- Centrally placed shed dormer on the rear (north) elevation with projecting eaves and a one-over-one sash window with a simple wood casement painted white (Image 5)
- Rectangular sash windows with thick stone lintels in the foundation of the façade and north elevation (Image 1 and Image 5)
- Red brick chimney projecting from the east elevation (Image 3 and Image 4)
- Narrow, red brick chimney projecting from the west elevation that has been capped at the roof line (Image 7)
- Centrally placed rear entrance covered with a shed roof supported by two large wood brackets painted white (Image 5)
- Shed located in the northeast corner of the property (Image 5)
 - One-storey building with a rectangular plan and a side gable, shingled roof with projecting eaves and simple wood fascia painted red
 - Appears to be clad in horizontal wood siding painted white
 - A pair of wood panel doors painted red are located in the north side of the west elevation
 - Appears to have a rectangular window with a simple casement painted red in the east elevation
- Located prominently on a corner lot (northeast corner of Mill Street South and Craig Street) with a moderate setback fronting Mill Street South and a deeper setback along Craig Street (Image 8)
- Property is grassed and its edges are lined with large, mature, deciduous trees and saplings (Image 8)
 - It appears a mature tree was removed from the west side of the property and has been replaced with a sampling in the boulevard (Image 11)
- A wood fence separates the east side yard from the Mill Street South streetscape (Image 1)
 - A modern garden bed lines the east side of the property between the fence and sidewalk and the north side of the property along the driveway

- An asphalt driveway accessed from Craig Street runs along the north elevation of the building (Image 5)
- Both the Mill Street South and Craig Street streetscapes include a sidewalk and a grassed boulevard (Image 9 to Image 11)

In reviewing the inventory of properties in Brampton's historic core, there appear to be less than five examples of the Dutch Colonial Revival style extant, and the subject property appears to be one of two examples (along with 41 Chapel Street) with an entrance placed in the side elevation, rather than the gambrel side.

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

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

Characteristics of Dutch Colonial Revival Architecture	Characteristics of 60 Mill Street South
Gambrel roof	Yes
Symmetrical façade	Yes – Aside from door placement in entrance
Clad in stucco, wood shingles, clapboard, and/or brick	Yes - Brick
One-storey with steeply pitched gambrel making a full second storey	Yes
Separate dormers or a continuous shed dormer, typically finished in wood shingles of a different tone than roof shingles	Yes – Rear (north) elevation
Wide eaves	Yes
Central entrance and porch with arched or projecting roof over the door	Yes
Double-hung windows	Unconfirmed
Windows set in pairs or triples with shutters	No
Chimney on a side elevation	Yes

6.2 History

6.2.1 City of Brampton History

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

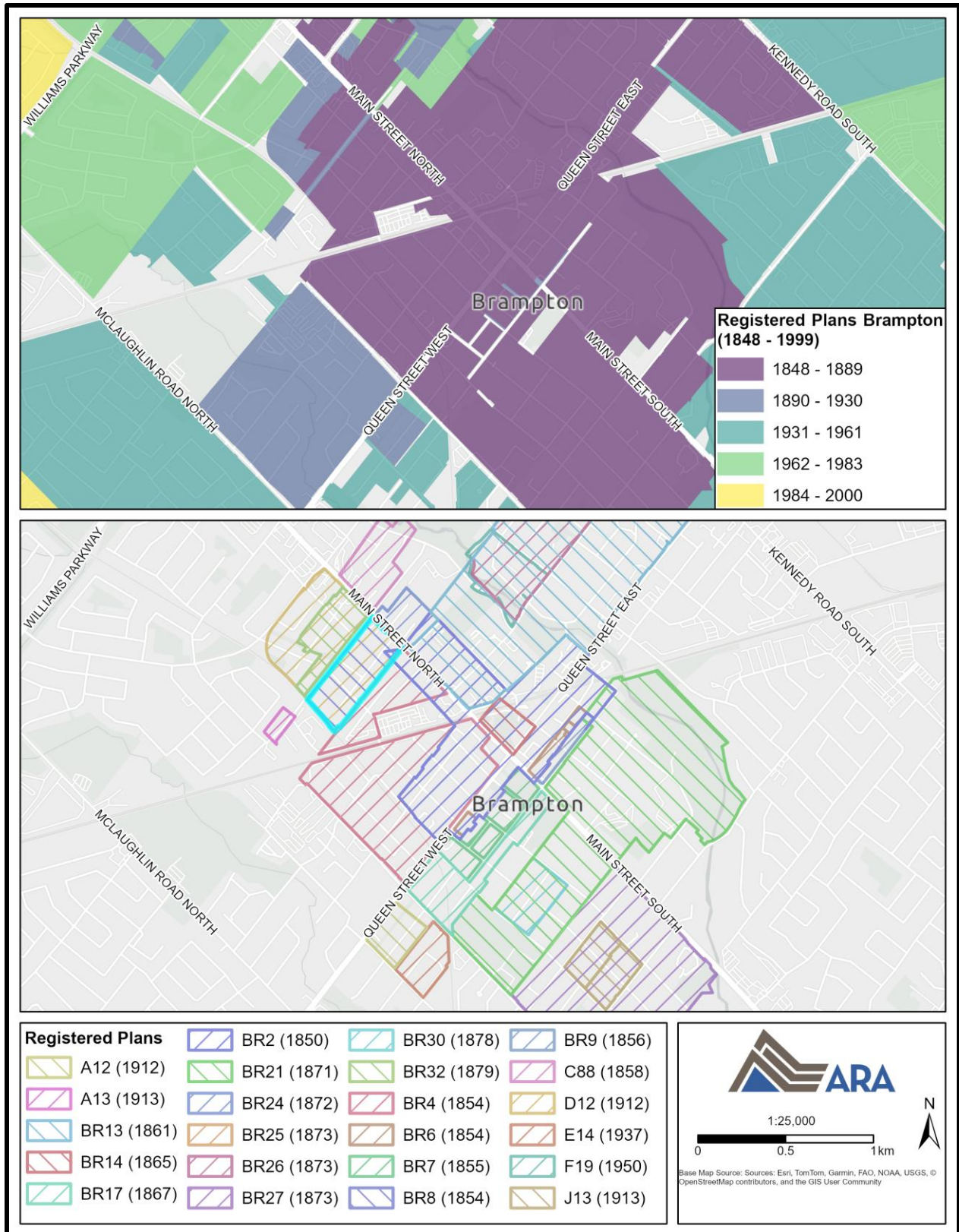
John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. In 1853, Brampton was incorporated as a village and the population was around 500 inhabitants (CoB 2024). The local economy was growing, and the Village supported the surrounding farms and rural hamlets. The Grand Trunk Railway arrived in Brampton in 1856 and

triggered an economic boom. By 1867, the Village of Brampton was selected as the Peel County seat. The County Courthouse, Jail and other public buildings were constructed. Kenneth Chisholm built Alderlea, a massive estate in the heart of the Village, and other large homes were built near the Courthouse (CoB 2024). Extensive land holdings surrounding the four corners were subdivided to build houses for the many new inhabitants arriving in the area (CoB 2024). These land holdings, which began to be developed at the same time as the historic core of Brampton, evolved into the residential side streets that extend from Queen Street West and Main Street North. For example, the residential neighbourhood northwest of the four corners became known as the “Washington Block” when it was named as such in the BR8 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1854. Brampton was incorporated as a town in 1873 and John Haggert, an industrialist and owner of the Haggert Brothers Manufacturing Company, was elected the first Mayor (CoB 2024).

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

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

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



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

6.2.2 Site Specific History

The building at 60 Mill Street South was constructed between 1924 and 1931 as a private residence. Below is a history of the property from 1841 until the present day:

- The Crown Patent for Lot 5, Concession 1 WHS went to John Elliott in July of 1841 (see Table 2)
 - John Elliott is credited with naming the Town of Brampton in 1834 (CoB 2024)
- Plan BR21 was registered for part of Elliott's holding in May 1871 as *Plan of Part of the Estate of the Late John Elliott, Esq.* (see Figure 1 in Appendix A)
- Tremaine's map of 1859 indicates that Mill Street South had been laid by this time while lands to the south remained rural (see Map 5)
 - Tremaine's map of 1859 appears to show the planned roadways rather than the roads as they were laid
 - Queen Street and Main Street are accurately depicted on this map, however the subdivisions southwest of the intersection of Queen and Main Streets do not follow the current alignments of roadways aside from George, Elizabeth, and Mill Streets immediately southeast of Queen Street
 - These discrepancies could be a result of the way that Plan BR21 was proposed, but not developed
- Jane Elliott sold Lot 8, Plan BR21 and other lands to Christopher Stork in October 1871
- Walker and Miles' 1877 map provides a more accurate representation of the street grid in the vicinity of the subject property at the time, with Mill Street South terminating at Wellington Street to the north (see Map 6)
- Jane Stork sold the same lands to M.M. Elliott in April 1878
- Plan BR30 was drawn by A.B. Scott and registered in April of 1878, which transferred Lots 6, 7 and 8, Plan BR21 to Plan BR30 (see Figure 2 in Appendix A)
 - The subject property became part of Lot D, Plan BR 30
- M.M. Elliott and wife sold Lot D, Plan BR30 to Roderick Cochrane in 1880
- Cochrane's lands were sold by Tax Deed to James McBride in December 1900
- McBride's executors sold the property to Daniel Pratley in February 1909
- A topographic map from 1909 indicates Mill Street South terminated at Craig Street and the subject property was vacant (see Map 7)
 - The topographic map depicts brick and frame structures (residences) northwest of the subject property and two structures along Elizabeth Street to the east of the subject property
- Pratley sold the property to Richard Giles in 1913
 - According to Instrument #11612, Richard Giles was a bricklayer (LRO 43)
- A topographic map from 1918 indicates Mill Street had been laid southeasterly to Frederick Street (see Map 7)
 - The subject property remained vacant at this time, although brick and frame structures are depicted to the northwest of the subject property as well as one along Mill Street, and three along Elizabeth Street, south of Craig Street
- Giles sold the property to Rowley Fleming in April 1924
 - Rowley Fleming joined the Canadian Over-Seas Expeditionary Force in 1915 (LAC 1915; see Figure 3 in Appendix A)
 - At that time, Fleming already belonged to the Active Militia
 - According to the 1931 census, Rowley Fleming (age 36) and wife Olla (age 36) were living at 61 East Avenue in Brantford, Ontario with their sons Jack (age 10) and Gordon (age 6), as well as Olla's mother, Mary Dick (age 75) (LAC 1931a)

- Rowley and Olla Fleming were renting the house at 61 East Avenue in Brantford (LAC 1931a; Vernon 1931:98, 319)
- In 1931, Rowley Fleming was working as a clerk/manager in a grocery store owned by Thomas E. Ryerson and Company that sold groceries and fresh fruits at a store located at 18-22 Market Street in Brantford (LAC 1931a; Vernon 1931:222)
- Fleming's father, Peter Fleming, was a harness maker and saddler in Brampton who worked at his occupation from the turn of the century until four years prior to his death at age 87 in 1935 (LAC 1881; LAC 1891; TDS 1935a, 1935b)
 - In 1931, Peter Fleming was living with his daughter Violet and her husband Fenton McIntyre on RR #2, Brantford Township, Brant County (LAC 1931b)
 - Peter Fleming died in 1935 at Rowley and Olla Fleming's house, the subject building (TDS 1935b)
 - Fleming Avenue in Brampton was named by Sheldon Fleming (son of Peter Fleming and brother of Rowley) after he subdivided his property on the corner of Fleming Avenue and Elliott Street (FTWI 1947)
- The subject building was constructed between 1924 and 1931 while under the ownership of Rowley Fleming
 - A Fire Insurance Plan from 1924 indicates the building had not yet been constructed (see Map 8), while a plan from 1931 shows the completed two-storey brick building (see Map 9 and Figure 4)
 - The subject property is representative of infill development and the waves of building that occurred in the Elliott Lands Neighbourhood beginning with Plan BR21 in 1871 through to the first decades of the 20th century
- The property was transferred to the executors of Alfred Julian by Quit Claim Deed in June of 1938
 - In 1931, Sarah Julian was widowed and resided in a single family brick house on Mill Street in Brampton that was rented for \$40.00 per year (LAC 1931c)
 - Julian had two boarders living with her in 1931, George and Mary Wiley
- The executors of Alfred Julian then sold the property back to Olla Fleming in June of 1938
 - Rowland [Rowley], Mrs. [Olla] and Norman Fleming are listed as residing at 60 Mill Street South on a Voter's List from 1940 (LAC 1940)
 - Rowley Fleming was a merchant in 1940 according to the Voter's List
- Olla Fleming sold the property to Albert Hibbert in 1946
 - The Flemings were living in Ottawa by 1945 where Rowley was a Civil Servant (CoB n.d.)
 - In 1945, Rowley and Olla Fleming were living on Grove Avenue in Ottawa, Ontario (LAC 1945)
- An aerial image from 1954 shows the subject property and building at the corner of Mill Street South and Craig Street (see Map 10)
 - Residential development in this part of Brampton had extended southeasterly beyond Harold Street
- Albert Hibbert retained the property until 1957 when it was sold to Annie and Melville Wanless
- The property was sold various times between 1957 and 2021 when it came under the ownership of Rosa Umana and Miguel Reyes Moreano

**Table 2: Summary of Property Ownership at 60 Mill Street South
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	14 Jul 1841	Crown	John Elliott	All Lot 5, Concession 1 WHS, 200 acres
21	Plan	May 1871	Plan of Part of the Estate of the Late John Elliott, Esq.	-----	-----
617	Bargain and Sale	5 Oct 1871	Jane Elliott et al	Christopher Stork	Lot 8, Plan 21 and other lands
2233	Bargain and Sale	18 Apr 1878	Jane [Stork]	M.M. Elliott	Lot 8, Plan 21 and other lands
30	Plan	18 Apr 1878	Plan BR 30 by A.B. Scott	-----	Lots 6,7,8, Plan 21 transferred to Plan BR30
2660	Bargain and Sale	25 Mar 1880	M.M. Elliott and wife	Roderick Cochrane	Lot D, Plan BR30
6279	Tax Deed	5 Dec 1900	William Milner, Mayor and John Manning, Treasurer	James McBride	All sold for tax arrears
7981	Bargain and Sale	15 Feb 1909	Executors of James McBride	Daniel Pratley	All, \$125.00; Lot D, Plan BR30
11612	Bargain and Sale	6 Dec 1913	Daniel Pratley and wife	Richard Giles	Part, \$250.00; Lot D, Plan BR30
15173	Grant	7 Apr 1924	Richard Giles and wife	Rowley D. Fleming	Lot D, Plan BR30
19470	Quit Claim	24 Jun 1938	George Holmested, Trustee, R.H. Jamieson, F.W. Richardson, A. Lewis, Inspectors and Olla Fleming	Executors of Alfred Julian	Lot D, Plan BR30
19471	Grant	24 Jun 1938	Executors of Alfred Julian	Olla Fleming	Part as in #19470; Lot D, Plan BR30
21833	Grant	15 May 1946	Olla Fleming	Albert Hibbert	Part as in #19470; Lot D, Plan BR30
32903	Grant	1 Apr 1957	Albert Hibbert	Annie and Melville Wanless	Part as in #19470; Lot D, Plan BR30
44255vs	Grant	30 Jun 1967	Annie and Melville Wanless	Lorraine and John Pursel	Part as in #19470; Lot D, Plan BR30
144181vs	Grant	2 Jun 1970	Lorraine and John Pursel	Arthur and Ruby Staley	Lot D, Plan BR30
290933vs	Grant	20 No 1973	R.J. Barker Limited	Sandra Kerr	Part as in #144181vs; Lot D, Plan BR30
Vs413532	Quit Claim	26 Nov 1976	Frank Bruzzese	Sandra (Kerr) Emslie	Lot D, Plan BR30
vs413533	Grant	26 Nov 1976	Sandra (Kerr) Emslie	Christopher and Catherine Prentice	Part as in #vs413532; 60 Mill Street South
677759	Grant	16 Apr 1984	Christopher and Catherine Prentice	Barry and Joan Vey	Part as in #413532; 60 Mill Street South
677760	Mortgage	24 Feb 1984	Royal Bank of Canada	Barry and Joan Vey	Part Lot D, Plan BR30; 60 Mill Street South
725143	Deposit	30 Aug 1985	Barry and Joan Vey	-----	Part as in #677760 (as in #677759






Instrument #	Instrument	Date	Grantor	Grantee	Comments
					excepting part); Redescribing #677760; 60 Mill Street South
725142	Transfer	30 Aug 1985	Barry and Joan Vey	Steph DuPlantis	Part as in #677759; 60 Mill Street South
RO892312	Transfer	1 May 1989	Stephen DuPlantis	John and Victoria Fraser	As in #677760; 60 Mill Street South
LT1921002	Transfer	15 Mar 1999	John and Victoria Fraser	Ian McLaughlin	60 Mill Street South
PR126855	Transfer	24 Aug 2001	Ian McLaughlin	Renate Lavis	60 Mill Street South
PR1143278	Transfer	28 Sep 2006	Renate Lavis	Bruce Huggett	60 Mill Street South
PR1680017	Transfer	31 Jul 2009	Bruce Huggett	Elizabeth Picard	60 Mill Street South
PR3636712	Application to Change Name of Owner	3 Apr 2020	Elizabeth Picard	Elizabeth Eikelboom	60 Mill Street South
PR3923665	Transfer	7 Oct 2021	Elizabeth Eikelboom	Rosa Umana and Miguel Reyes Moreano	60 Mill Street South

6.3 Context

- Located at 60 Mill 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
 - 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
 - Mill Street South runs roughly northwest to southeast from Queen Street West to Charolais Boulevard, three blocks west of Main Street
- The building is prominently situated at the northeast corner of Mill Street South and Craig Street within a dense residential neighbourhood
- The property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HDC) 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 area's distinct character as follows: “The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century” (CoB 2019:4)
 - George Robb Architect et al.'s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- The subject property is representative of infill development and the waves of building that occurred in the Elliott Lands Neighbourhood, beginning with Plan BR21 in 1871 through to the first decades of the 20th century
- It has a moderate setback fronting Mill Street South and a deeper setback along Craig Street

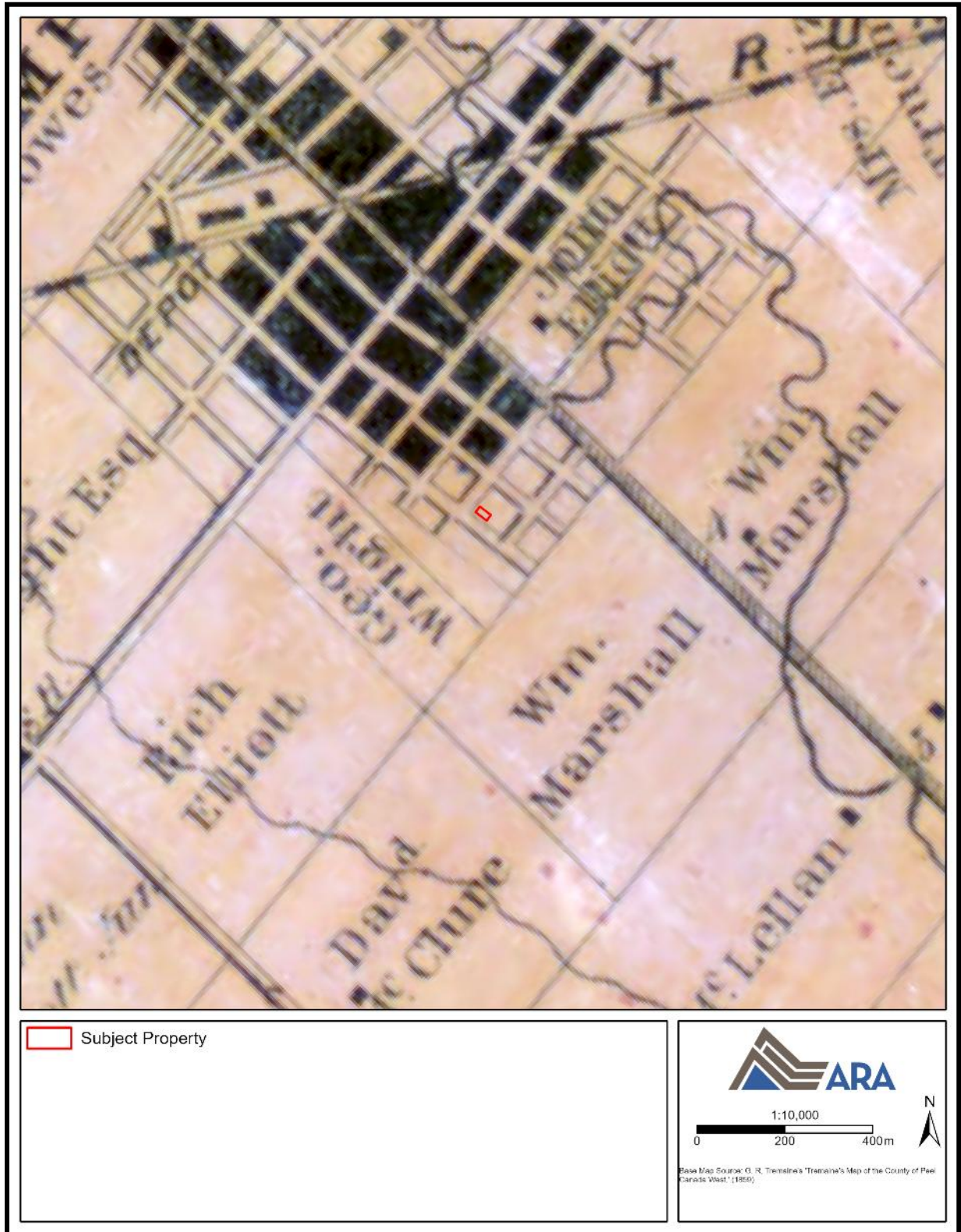
- An asphalt driveway running parallel to the north side of the building connects 60 Mill Street South to Craig Street
- The flat property is grassed and landscaped with garden beds, an interlocking brick walkway and the lot is lined with mature deciduous trees and saplings
- The Mill Street South streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Mill Street South streetscape includes Mill Street South from approximately Queen Street West to Frederick Street (see Map 5, Map 6, Map 7, and Map 10)
 - Comprised exclusively of one to two-and-a-half storey residences on narrow lots
 - Primarily brick construction (majority are red, brown or multitone brick)
 - Many buildings share similar features including front and side gable roofs and front porches
 - Streetscape exhibits relatively narrow and consistent setbacks
 - Mill Street South includes a sidewalk on both sides with a grassed boulevard planted with mature street trees providing canopy cover in portions of the streetscape
 - Located a block south of neighbourhood recreational land uses such as McHugh Public School, Memorial Park, the Brampton Memorial Arena, and the Old Fairgrounds Park (site of the former Exhibition Grounds; see Map 7 and Map 10)
- Several residential side streets extend from Queen Street and Main Street that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
 - Residential side streets in keeping with the development of the core as shown in historic mapping (see Map 5, Map 6, Map 7, and Map 10) include: Byng Avenue, Wellington Street West, Elizabeth Street South, Elliott Street, Craig Street, and Frederick Street
 - The character of the residential side streets is generally in keeping with the character of the Mill Street South streetscape
 - Comprised of predominantly one to two-and-a-half storey residential buildings
 - Primarily brick construction (majority are red, brown or multitone brick, many covered with siding)
 - Variety of architectural styles including Gothic Revival, Tudor Revival, and a range of vernacular Ontario Cottages and front gable Edwardian structures
 - Setbacks are relatively narrow and consistent
 - Streetscapes include sidewalks on both sides with a grassed boulevard, often planted with street trees
 - Many buildings on the residential side streets share similar features including brick cladding, rusticated stone detailing, front and side gable roofs, and front porches
 - Many of the buildings along Mill Street South and the residential side streets date from the late 19th to mid-20th century
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed, and photographs to support the description of the character of Mill Street South and the residential side streets

Table 3: Selection of 19th Century Buildings Along Mill Street South in the City of Brampton

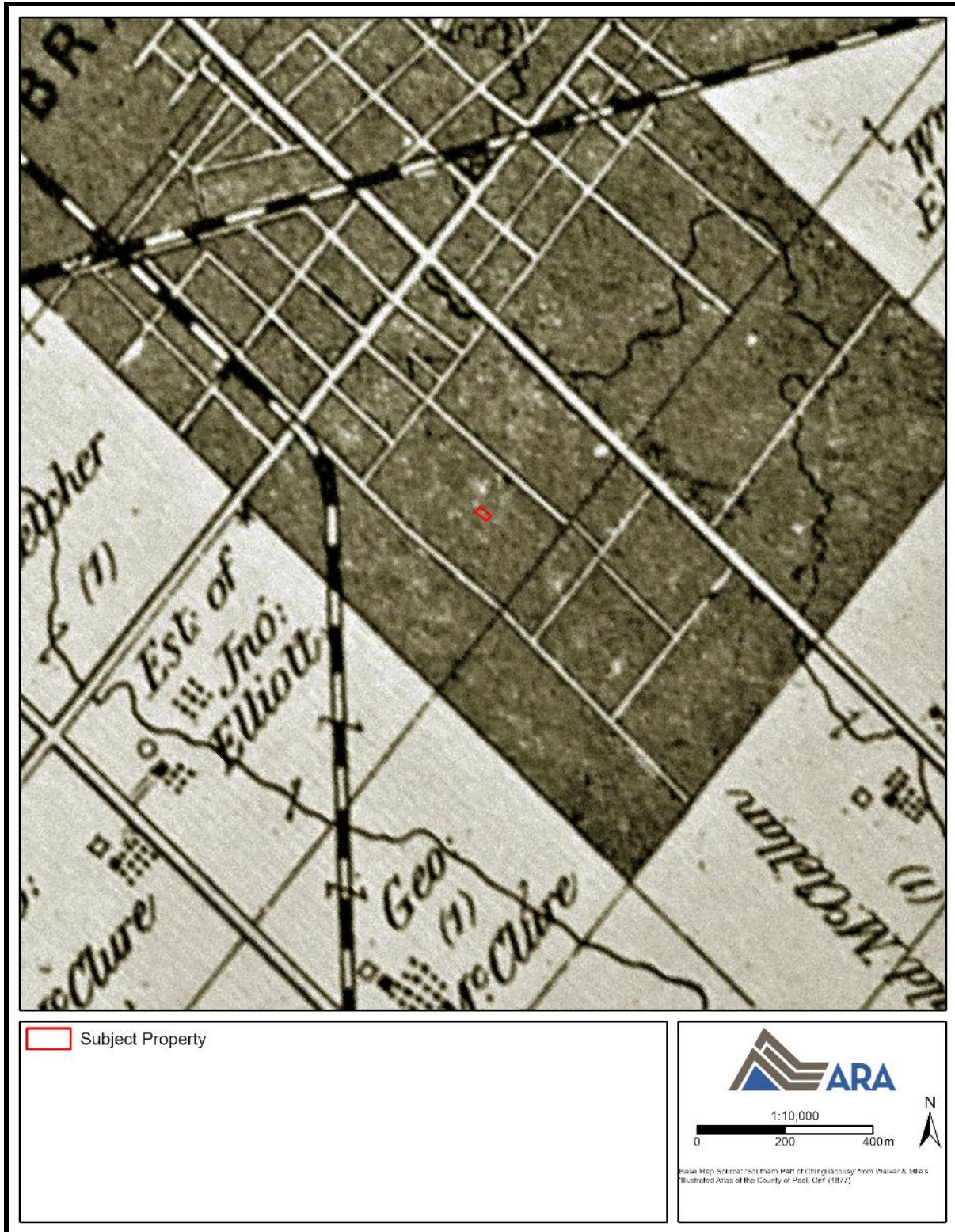
Address	Brief Description	Est. Year Constructed	Photo
9 Craig Street	Residence, two-and-a-half storey red brick Edwardian with a front gable roof and covered porch	Unknown	
11 Craig Street	Residence, one-and-a-half storey red brick with a side gable roof, shed dormer, and a covered porch	Circa 1923	
13 Craig Street	Residence, two-storey, red brick and vinyl siding, enclosed front porch	Unknown	
56 Mill Street South	Residence, two-and-a-half storey red brick Edwardian with a front gable peak	Unknown	
66 Mill Street South	Residence, two-storey stucco with a front gable peak	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
80 Mill Street South	Residence, two-and-a-half storey red brick Edwardian with a front gable peak and a covered porch	1910-15	
42 Frederick Street (Pocock House and Modern Dairy)	Residence, two-storey Gothic Revival with blue board and batten siding, side gable roof with gable peaks, and a covered porch	1875	
115 Mill Street South	Residence, two-storey Tudor Revival, multitone brick, side gable roof, dormer windows, bay window, stone detailing	1940	
10 Byng Avenue	Residence, one-and-a-half storey multitone brick Tudor Revival with a side gable roof and a covered porch	1935	
20 Elizabeth Street South	Residence, one-and-a-half storey stucco Regency Ontario Cottage with a covered porch	1835	

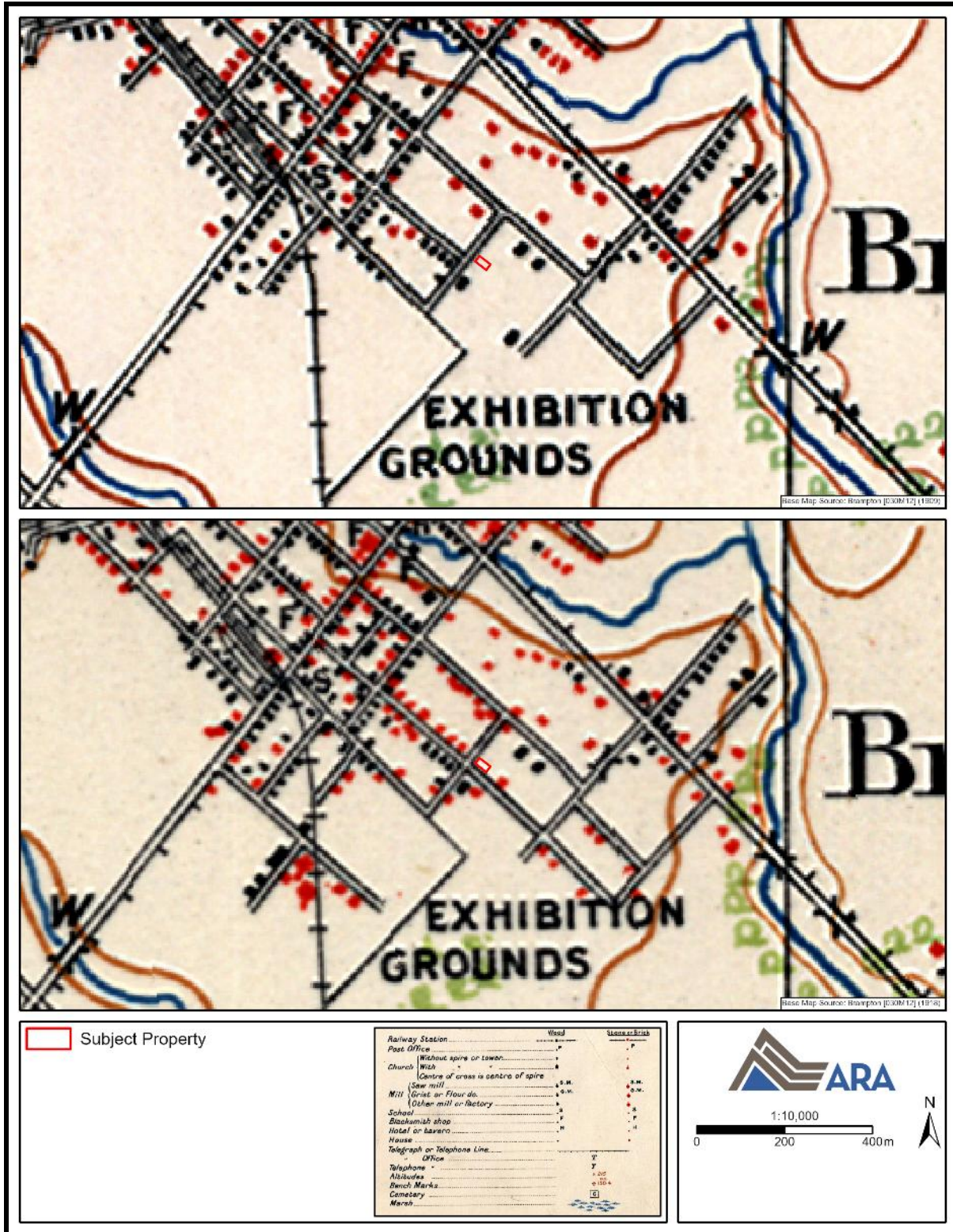
7.0 MAPS



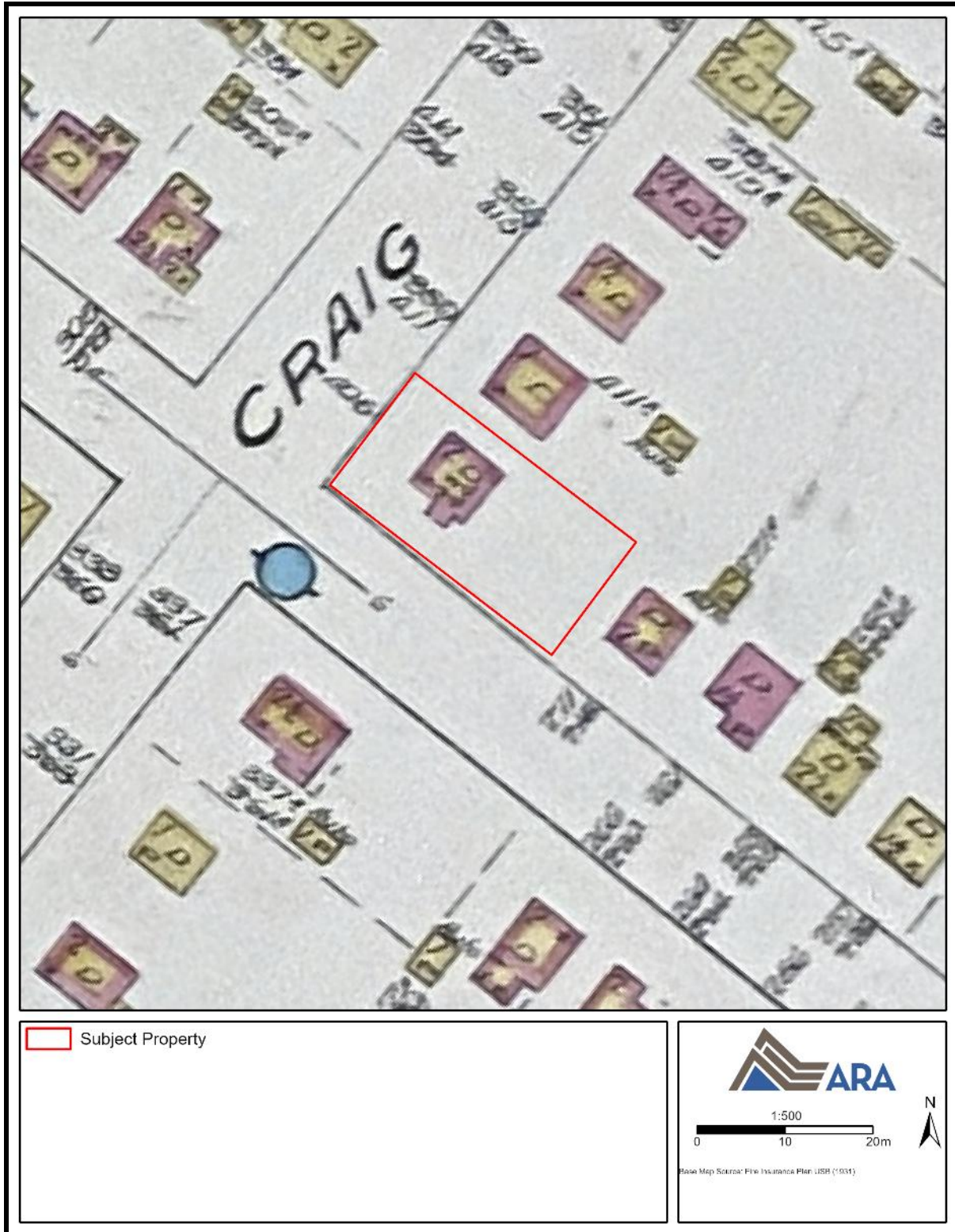
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



Map 7: Subject Property Shown on Historic 1909 and 1918 Topographic Maps (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 9: Subject Property Shown on a 1931 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 10: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; U of T 2021)

8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 60 Mill 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 60 Mill 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	60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	60 Mill Street South 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	60 Mill 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	60 Mill Street South does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. Research suggests the subject residence was constructed for Rowley and Olla Fleming. Rowley was the son of Peter Fleming, who was a harness maker and ran a harness making business in Brampton from the turn of the century on to the early 1930s. Although Rowley was a member of a local merchant family, he did not work in the harness industry in Brampton and is reported to have lived and worked in Brantford before moving to the subject property, which he occupied briefly before moving to Ottawa. Peter Rowley is not recorded living at the subject property aside from at the time of his death in 1935.
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 60 Mill Street South has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose is well documented.

Description	Criteria Met Yes/No	Value
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	60 Mill Street South does not reflect the ideas of an architect, builder, designer, or theorist. The architect of the building is unknown, and 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	60 Mill Street South is important in supporting the late 19 th to mid-20 th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets in the neighbourhood were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of mid-19 th and early 20 th century residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is prominently positioned on a corner lot at Mill Street South and Craig Street, visually contributing to the character of both streetscapes. 60 Mill Street South exhibits setback, massing, style, 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	60 Mill Street South is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 60 Mill Street South is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 60 Mill Street South is not visually linked to its surroundings. Although Mill Street South is a 19 th century streetscape, that does not represent a significant visual link that would warrant consideration under this criterion. 60 Mill Street South is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	60 Mill Street South 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
60 Mill Street South is a representative example of the Dutch Colonial Revival architecture style	<ul style="list-style-type: none"> • One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan • Symmetrical façade and east elevation • Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes • Red brick cladding of the lower storey laid in a running bond pattern

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes • Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites • Rectangular window openings • Thick stone lintels and stone sills on the first storey • Rectangular window openings in the foundation with thick stone sills • Centrally placed shed dormer on the rear (north) elevation • Red brick chimney projecting from the east elevation
60 Mill Street South is important in supporting the late 19 th to mid-20 th century residential character of the historic core of Brampton	<ul style="list-style-type: none"> • One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan • Red brick cladding of the lower storey laid in a running bond pattern • Prominent placement on a corner lot in the Elliott Lands Neighbourhood • Moderate setback fronting Mill Street South and Craig Street

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

60 Mill Street South is located in the City of Brampton's historic core at the northeast corner of Mill Street South and Craig Street. It consists of a one-and-a-half storey Dutch Colonial Revival residential building constructed between 1924 and 1931.

Statement of Cultural Heritage Value or Interest

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey. Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation. The front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.

60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets in the neighbourhood were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main

streets, Queen Street and Main Street, the streetscape is comprised of mid-19th and early 20th century residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is prominently positioned on a corner lot at Mill Street South and Craig Street, visually contributing to the character of both streetscapes. 60 Mill Street South exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Symmetrical façade and east elevation
- Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes
- Red brick cladding of the lower storey laid in a running bond pattern
- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes
- Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites
- Rectangular window openings
- Thick stone lintels and stone sills on the first storey
- Rectangular window openings in the foundation with thick stone sills
- Centrally placed shed dormer on the rear (north) elevation
- Red brick, side wall chimney projecting from the east elevation

60 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton. The property contains the following heritage attributes that reflect this value:

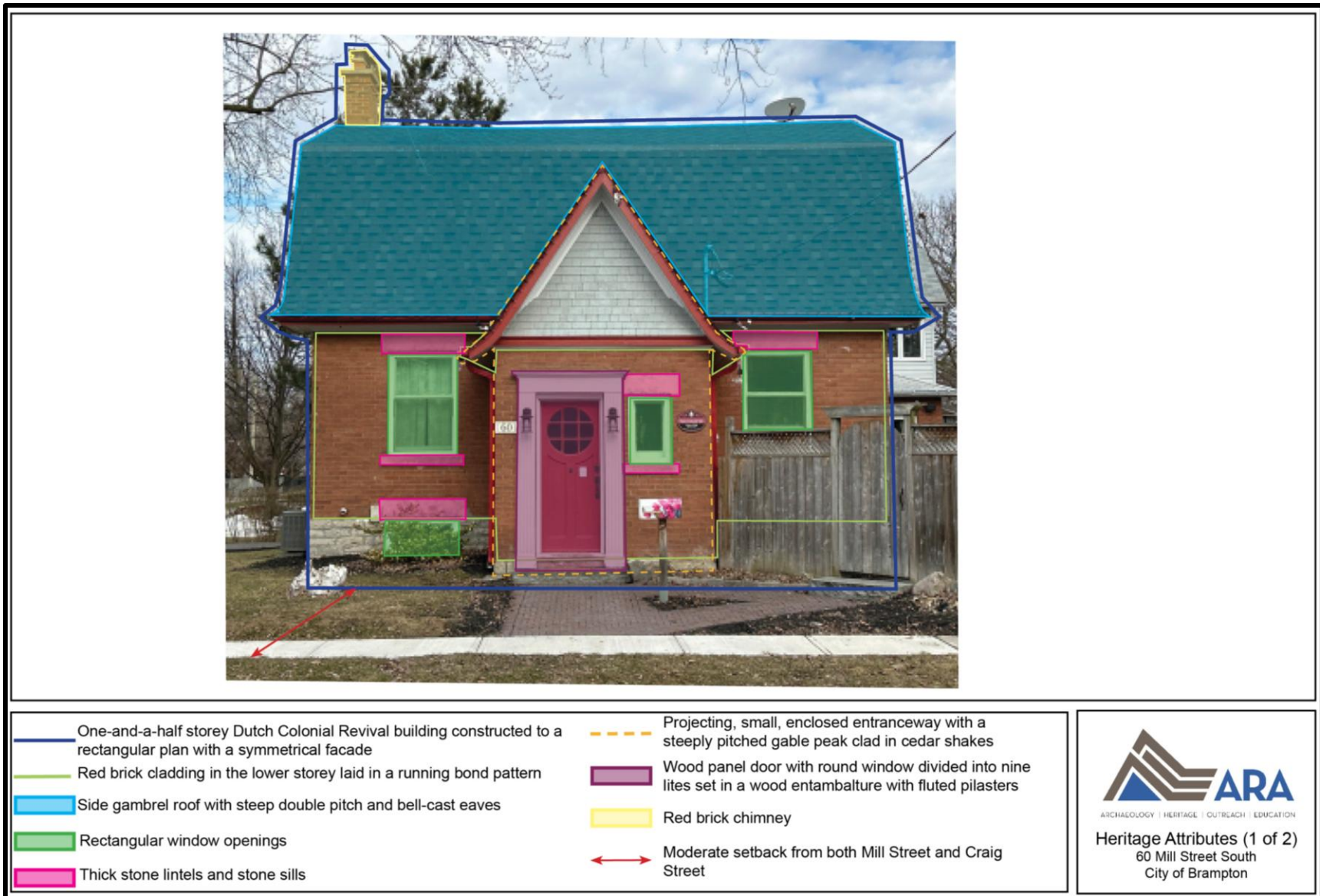
- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Red brick cladding of the lower storey laid in a running bond pattern
- Prominent placement on a corner lot in the Elliott Lands Neighbourhood
- Moderate setback fronting Mill Street South and Craig Street

Elements of the property that are not heritage attributes include:

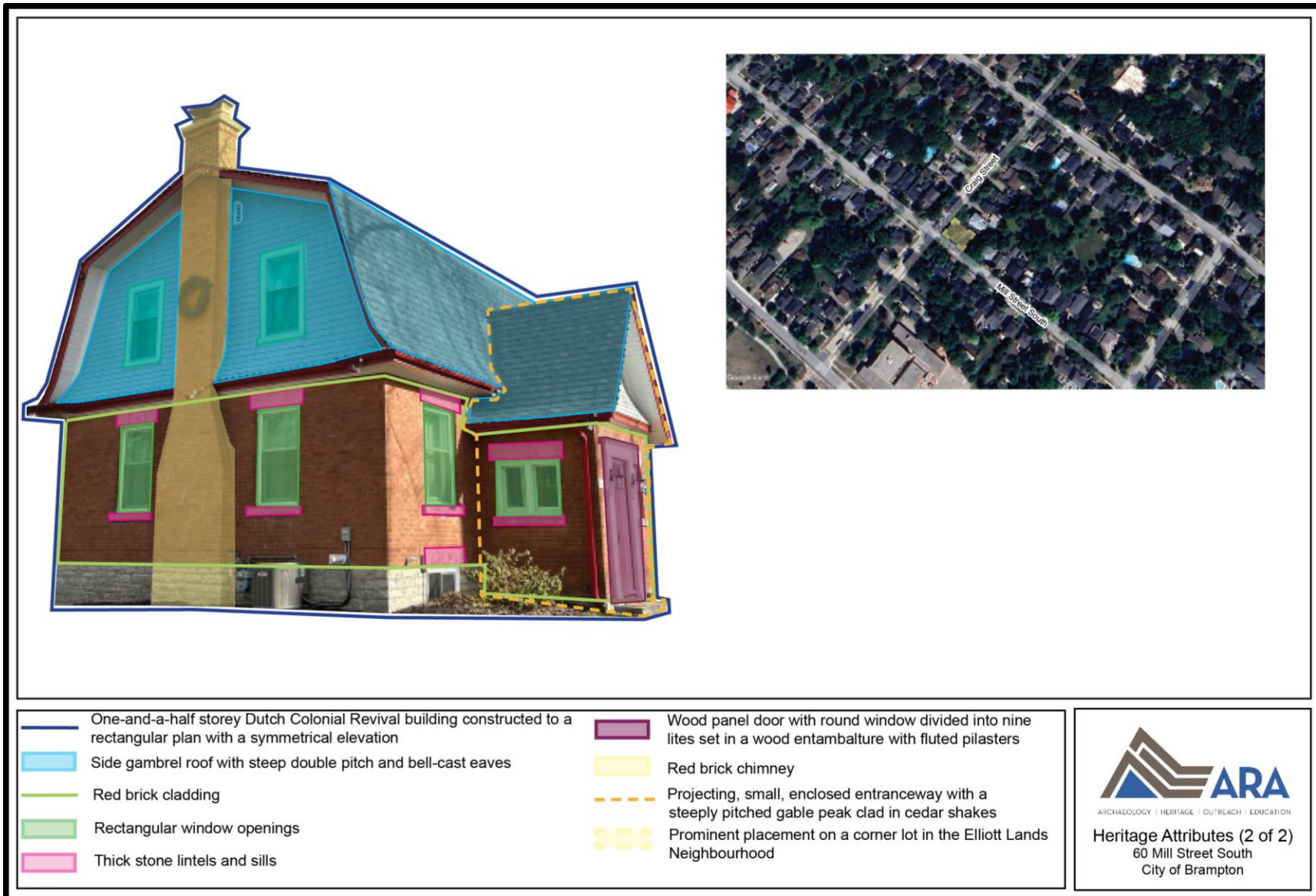
- One-storey detached shed built to a rectangular plan in the northeast corner of the property

11.0 MAP OF HERITAGE ATTRIBUTES

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



Map 11: Map of Heritage Attributes of 60 Mill Street South



Map 12: Map of Heritage Attributes of 60 Mill 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. 60 Mill Street South 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 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped the information presented in this report will be useful in those deliberations.

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Appendix A: Figures and Historic Photos

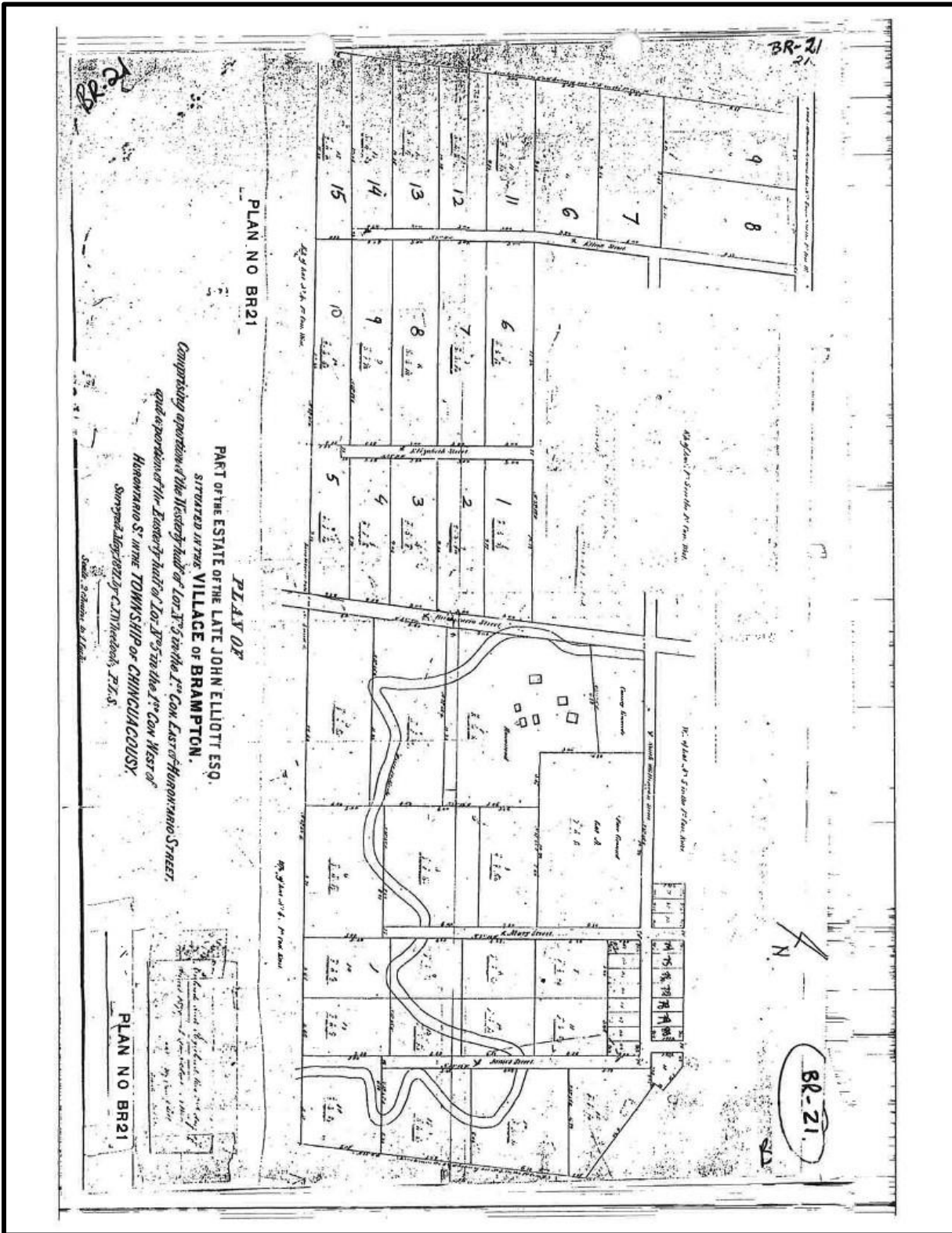


Figure 1: Plan BR21 as Subdivision of Part of Lot 5, Concession 1 EHS, 1871 (LRO 43, BR21)

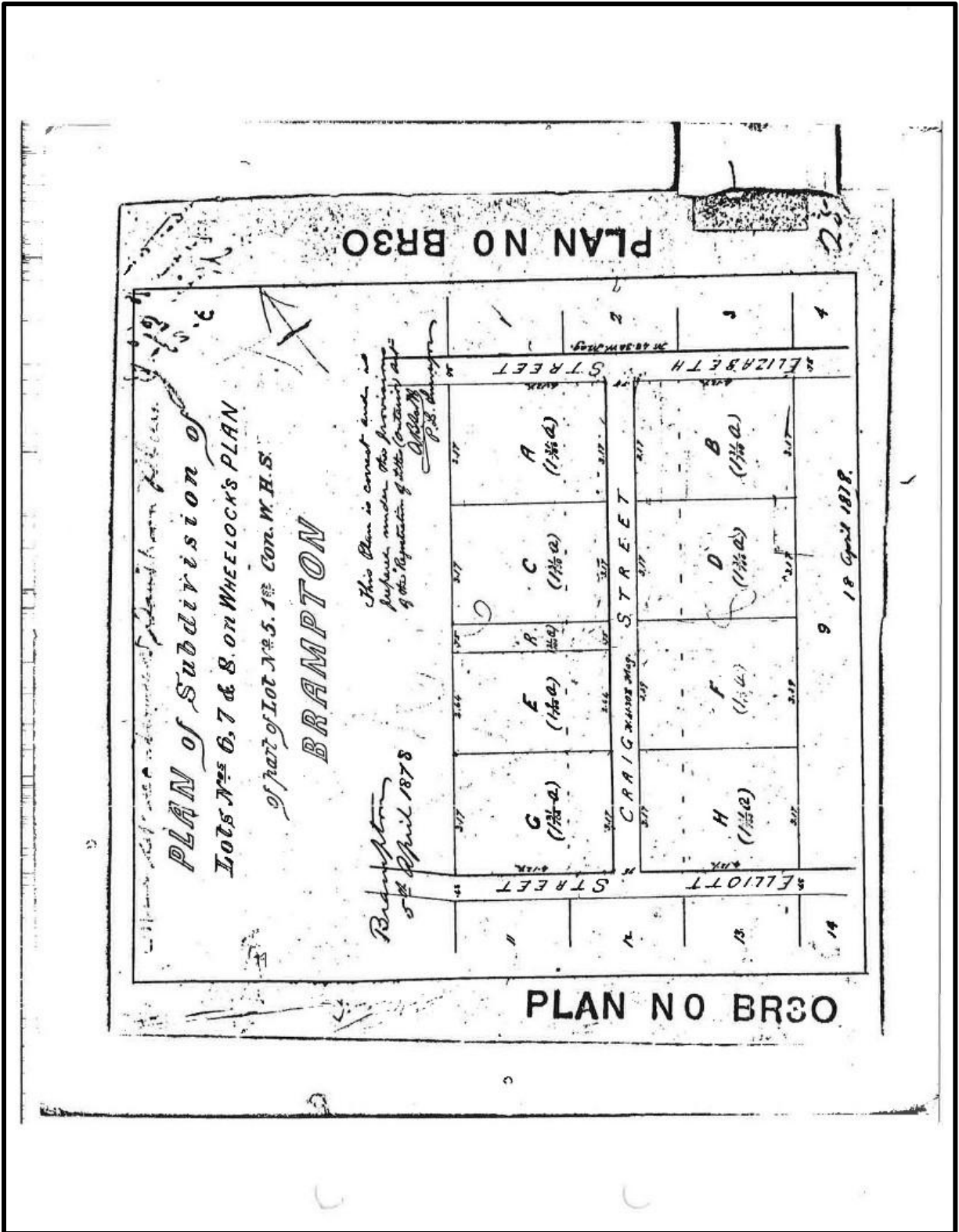


Figure 2: Plan BR30 Replacing Plan BR21, 1878
(LRO 43, Plan BR30)

83766

ATTESTATION PAPER

CANADIAN OVER-SEAS EXPEDITIONARY FORCE

No.
Folio.

QUESTIONS TO BE PUT BEFORE ATTESTATION.
(ANSWERS)

1. What is your name? Rowley Fleming
2. In what Town, Township, or Parish, and in what Country were you born? Brampton, Ont.
3. What is the name of your next-of-kin? Peter Fleming, Brampton.
4. What is the address of your next-of-kin? Brampton
5. What is the date of your birth? March 12 1895
6. What is your trade or calling? Student.
7. Are you married? No
8. Are you willing to be vaccinated or re-vaccinated? Yes.
9. Do you now belong to the Active Militia? 3rd Cont Machine Gun
10. Have you ever served in any Military Force? Yes
If so, state particulars of former service.
11. Do you understand the nature and terms of your engagement? Yes
12. Are you willing to be attested to serve in the CANADIAN OVER-SEAS EXPEDITIONARY FORCE? Yes

R.D. Fleming (Signature of Man.)
A. Sicely (Signature of Witness.)

DECLARATION TO BE MADE BY MAN ON ATTESTATION.

1. Rowley Fleming, do solemnly declare that the above answers made by me to the above questions are true, and that I am willing to fulfil the engagements by me now made, and I hereby engage and agree to serve in the **Canadian Over-Seas Expeditionary Force**, and to be attached to any arm of the service therein, for the term of one year, or during the war now existing between Great Britain and Germany should that war last longer than one year, and for six months after the termination of that war provided His Majesty should so long require my services, or until legally discharged.

Date Apr 7 1915 R.D. Fleming (Signature of Recruit.)
A. Sicely (Signature of Witness.)

OATH TO BE TAKEN BY MAN ON ATTESTATION.

1. Rowley Fleming, do make Oath, that I will be faithful and bear true Allegiance to His Majesty King George the Fifth, His Heirs and Successors, and that I will as in duty bound honestly and faithfully defend His Majesty, His Heirs and Successors, in Person, Crown and Dignity, against all enemies, and will observe and obey all orders of His Majesty, His Heirs and Successors, and of all the Generals and Officers set over me. So help me God.

Date Apr 7 1915 R.D. Fleming (Signature of Recruit.)
A. Sicely (Signature of Witness.)

CERTIFICATE OF MAGISTRATE.

The Recruit above-named was cautioned by me that if he made any false answer to any of the above questions he would be liable to be punished as provided in the Army Act.
The above questions were then read to the Recruit in my presence.
I have taken care that he understands each question, and that his answer to each question has been duly entered as replied to, and the said Recruit has made and signed the declaration and taken the oath before me, at 1000 this 7 day of Apr 1915

[Signature] (Signature of Justice.)

I certify that the above is a true copy of the Attestation of the above-named Recruit.

[Signature] (Approving Officer.)

M. F. W. 24.
1914 M. 2-11.
H.Q. 1773-28-941.

Figure 3: Rowley Fleming Attestation Paper, April 7, 1915 (LAC 1915)

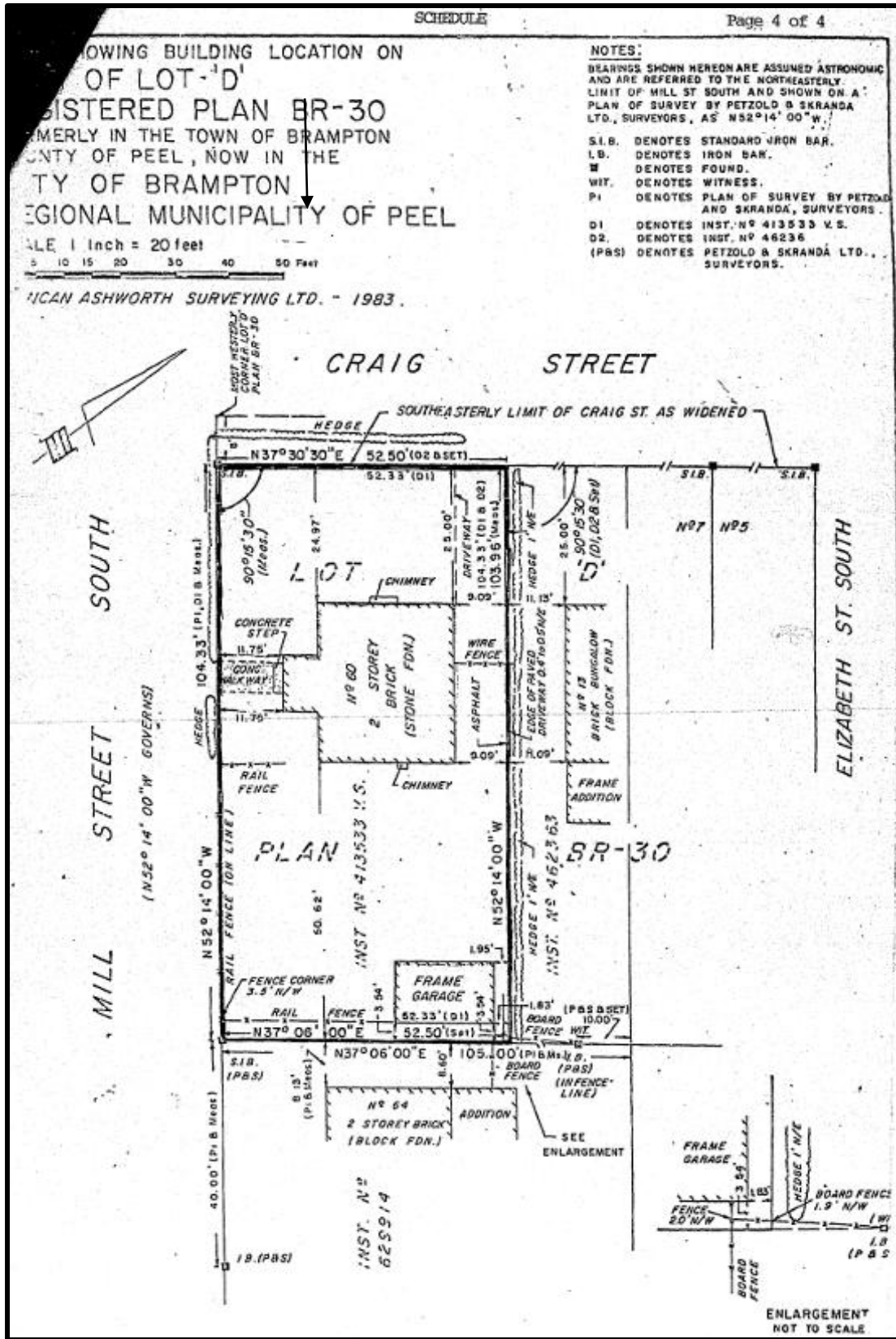


Figure 4: Subject Property Shown on a Plan Showing the Building Location, 1983 (LRO 43, #725143)