

**Heritage Report:
Reasons for Heritage Designation**



**44 Nelson Street West
“Cuthbert House”**

June 2022

Profile of Subject Property

Municipal Address	44 NELSON ST W
PIN Number	141230049
Roll Number	10-04-0-034-06600-0000
Legal Description	PL CO 9 LOT 1 RP 43R16671 PARTS 1 & 2
Ward Number	1
Property Name	"Cuthbert House"
Current Owner	Salvation Army Canada East
Owner Concurrence	Unknown
Current Zoning	R2B(1): Residential
Current Use(s)	Male youth open custody/detention facility
Construction Date	Circa 1875
Notable Owners or Occupants	Elizabeth Anna Graham
Heritage Resources on Subject Property	House
Relevant Council Resolutions	Listed on Brampton Heritage Register in 2009
Additional Information	-

1. Introduction

The property at 44 Nelson Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 44 Nelson Street West is located on the northeast corner of Nelson Street West and Mill Street North and situated on a residential block immediately to the south of the CN Railway tracks and the CNR station. It contains a two-storey, three-bay, Italianate detached brick home constructed circa 1875. The layout is comprised of three progressively smaller rectangular forms – the largest comprising the front section of the home. The property has a truncated hip roof, frontispiece with front gable and roundel, and central portico with an attached second-storey wood and glass conservatory. The brick dwelling is surrounded by landscaping on the principal elevation (south), and to the east and west of the property. A paved parking lot is at the rear/north side of the structure. The streetscape of Mill Street North contains mature trees, and situated nearby are other late 19th and early 20th century homes with two other large estates on the east side of Mill Street North. The CNR station (1907) is a Heritage Railway Station protected under the federal Heritage Railway Station Protection Act (HRSPA).

The property is located within Secondary Plan Area 7. The Downtown Brampton Secondary Plan states the importance of retaining and conserving buildings of architectural and/or historic merit on their original sites within this distinct “Character Area” within the Downtown Brampton precinct of the Central Area. It is a unique and historical area based on the lot pattern, the presence of historical dwellings, and an existing mature tree canopy.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property at 44 Nelson Street West is valued for its design or physical value as a fine, representative example of a late nineteenth century house designed in a vernacular Italianate architectural style. The subject property, constructed circa 1875, is a very well-designed, two-storey, three-bay, brick clad dwelling with a truncated hip roof, a pedimented projecting frontispiece with bargeboard and roundel, an intricately

detailed wooden portico with a second-storey glass and wood conservatory, ornate cornice brackets, deep projecting eaves, and several tall, narrow windows with segmentally-arched window cornices and bossed keystones. The property has had minimal exterior alterations, as discussed further below.

Italianate architecture, inspired by Florentine architecture during the Italian Renaissance, was popular in Ontario between 1850 and 1900. It was considered an alternative to the Classical Revival and Gothic Revival styles. The adaptability of Italianate architecture made it an appealing style for Upper Canada's entrepreneurial middle class and could accommodate a broad range of domestic needs. It also enlivened the streetscape due to its ornamental appearance. The style tended to be highly decorative, with elements such as overhanging eaves with large brackets, tall and narrow arched windows, bay windows, quoins, low-pitched roofs, pedimented windows and doors, and a frontispiece with extensive ornamentation. The style was popular with both residential and commercial buildings across Ontario. 44 Mill Street is a particularly well executed and preserved variation on a design for a two-storey square residence with projecting eaves and ornate cornice brackets that was promoted by The Canada Farmer journal in 1865.

The two-storey, rectangular-in-plan, red-brick dwelling at 44 Nelson Street West contains many hallmark features of the Italianate architectural style including: a low-pitched hipped roof with overhanging eaves, stylized and exaggerated decorative brackets under an ornamental cornice, three-bay façade, decorative rectangular-patterned frieze, a set of bay windows, quoining, window voussoirs, decorative keystones, dichromatic brickwork (as seen in the voussoirs and quoining) and a projected porticoed frontispiece with elaborate decorative millwork.

The design of the house is similar to that of 22 William Street, although there are notable differences in several decorative aspects of the two main façades.

44 Nelson Street West has been exceptionally well-maintained. The house retains considerable original or early elements including: front portico with extensive millwork supported by squared columns, second-level conservatory with original wooden frame and detailing, circular window below the roof gable, window forms with the associated voussoirs and keystones, front gable bargeboard, ornate cornice brackets and cornice detailing, setback, unpainted brick, and some mature vegetation and trees surrounding the property.

Historical/Associative Value:

44 Nelson Street West is closely associated with the early Euro-Canadian settlement of the Village of Brampton, which is Brampton's historic downtown centre, and the building boom of the late 19th century. The house was built circa 1875, at the height of Brampton's first population and housing construction boom, which was attributed to the arrival of the Grand Trunk Railway in 1856 and the subsequent development of large rail-based industries, such as the Hewetson Shoe factory (45 Railroad Street) and the Copeland-Chatterson Loose-leaf Binder Company (later Dominion Skate Company), in the surrounding area. This was a period of significant economic prosperity for the town.

The block on which 44 Nelson Street West is situated appears on the 1850 Plan of the Village of Brampton and forms part of Brampton's early settlement history. The property is therefore closely linked with Brampton's cultural and economic transformation from a Village to an urbanizing Town. Further, it is representative of the new white-collar generation of settlers attracted to the urbanizing Village of Brampton. An 1894 fire insurance map (approximately 20 years post-construction) shows that 44 Nelson Street West was one of very few brick homes in the neighbourhood and was surrounded by a significant majority of wood-framed homes. It was not the average Brampton home nor was it built for the average Brampton family. Examined against the neighbourhood as a whole, 44 Nelson Street West provides a valuable perspective of changing populations and demographics in Brampton as it began transitioning from a Village to a Town.

The most notable home occupant was Elizabeth Anna Graham, who purchased 44 Nelson Street West and its adjoining lots (present 40 Nelson Street West) in 1873. Elizabeth Anna commissioned the construction of the home on 44 Nelson Street West and sold the property in 1887, 14 years after her original purchase. Elizabeth's husband was a dentist in the Village of Brampton. The purchase and ownership of property under a woman's name rather than her husband's is significant and represents the changing legal property ownership landscape that Brampton and Ontario more generally underwent during the 19th century.

The second notable home occupant is The Salvation Army, which has used the home at 44 Nelson Street West as a home providing residential and community based services to young persons who involved in the youth justice system, supporting their successful rehabilitation and reintegration into society. Since at least the 1990s, 44 Nelson Street West ("Cuthbert House") has operated as one of the only two vulnerable youth hostels in the Peel region, providing housing and support to local juvenile male youth who would otherwise need. The property was named "Cuthbert House" in memory of Walter and Elizabeth Cuthbert. In 1913, Walter Cuthbert co-founded the Brampton Salvation Army Band. He served as Bandmaster for 39 years, until his retirement in 1952. The band has been recognized for its contributions to the community in *Brampton's 100th*

Anniversary as an Incorporated Town and A History Of Peel County To Mark Its Centenary as a Separate County. In particular, it has been celebrated for its musical performances during festivals, at the Citadel, in local hospitals, and at retirement homes. The Cuthberts owned a greenhouse in Brampton during the 1920s.

Contextual Value:

Constructed in 1875, the property at 44 Nelson Street West is functionally, historically, and visually linked to its surroundings. Sited and generously setback on a corner lot, the dwelling with its architectural detailing and minimal alterations has a role in defining, maintaining, and supporting the mature streetscape of Nelson and Mill Streets as a substantial, late nineteenth century property. The property is located in this mature, low-density residential neighbourhood that dates to the period of Brampton’s economic boom and development, which occurred after 1856 with the arrival of the Grand Trunk Railway.

The subject property is located within the *Nelson Street Neighbourhood*, which was identified as a potential Heritage Conservation District (HCD) by the 2009 HCD Feasibility study prepared for the City. This neighbourhood contains a diverse collection of single detached residences and the occasional semi-detached dwelling from the mid-to-late nineteenth and early twentieth century, ranging in size from cottages to large estates. The 44 Nelson Street West property is one of the earliest in the area.

Summary of Cultural Heritage Value:

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The two-storey, three-bay, brick clad dwelling is a fine and exceptionally well-preserved, representative example of Italianate architecture. It is very well-executed in its construction methods and design, using materials found from the period.
b) Displays a high degree of	Yes	The building demonstrates a

craftsmanship or artistic merit		<p>high-degree of craftsmanship through it's richly decorated, balanced, and elegant architectural details including: the portico and second-story conservatory, generous eaves with richly decorative brackets, dichromatic brickwork as shown in the voussoirs and quoining, detailed stone keystones above windows, and intricately detailed front gable bargeboard.</p> <p>The overall visual balance, visual appeal, and elegance of the property's architectural features demonstrates it's artistic merit.</p>
c) Demonstrates a high degree of technical or scientific achievement	No	The property does not demonstrate a high degree of technical or scientific achievement as it was built using construction methods common during the mid to late 19th-20th century.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	<p>It is directly associated with Brampton's early settlement and building boom in the late 1800s. It is also associated with the beginning of Brampton's emergence from being a rural Village to a rapidly growing urban Town. The house was built circa 1875, at the height of Brampton's housing construction and population growth, attributed to the arrival of the Grand Trunk Railway in 1856 and related train industries. It's association with</p>

		Elizabeth Anna Graham is significant as she was a female property owner, which was uncommon for the time. Furthermore, she commissioned the construction of the home.
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	The property contributes to our understanding of the relative wealth of Brampton residents during this period of early urban and economic growth, and provides an interesting socio-economic narrative when examined in the context of it's overall neighbourhood with primarily wood-framed homes. It is a unique and historical area based on the lot pattern, the presence of historical dwellings and an existing mature tree canopy. The property is situated in what is known as distinct "Character Area" within the Downtown Brampton.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	The building construction does not demonstrate a specific work or design feature accomplished to signify a community.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	As a prominent corner property with mature vegetation, minimal alterations and architecture detailing, 44 Nelson St W defines, maintains and supports the mature streetscape of Nelson and Mill Streets as a substantial, late nineteenth century property.

		It punctuates and sets the tone for the architecture in the area.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	<p>The home is functionally connected to its surroundings as a home in a residential area. It is historically connected as many surrounding properties were constructed during the mid to late 19th to 20th century, Brampton's economic railway boom and development.</p> <p>It is visually connected as many surrounding homes were built around the mid to late 19th-20th century, have mature vegetation, red brickwork and decorative architectural elements such as gable bargeboard, decorative three-bay windows, truncated roofs, considerable lot setback, a central front gable, and more.</p>
c) Is a landmark	Yes	44 Nelson St W is a landmark due to it's situation on a corner lot, larger scale relative to the surrounding properties, and considerably more ornamental and rich architectural detailing in the context of the neighbourhood. As a whole, the property stands out as a prominent historical building in the neighbourhood, making it a visual and functional landmark for the community.

4. Description of the Heritage Attributes/Character Defining Elements

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, porticos, conservatories, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Design/Physical Value:

- The setback, placement, and orientation of the building on the north-east corner of Nelson Street West and Mill Street North;
- The scale, form, and massing of the two-storey house form building with two recessed rear wings;
- The symmetrical organization of the two-storey principal south façade;
- The combined truncated hip and gabled roof;
- The materials with the dichromatic brick cladding and buff brick quoining and voussoirs;
- Dichromatic Brick Patterns;
- Curved dichromatic voussoirs with keystones on the second storey windows and flat dichromatic voussoirs with keystones on the first storey;
- The fenestration including symmetrical bay windows with;
- The frontispiece with projected portico including the enclosed second-storey conservatory with its wood frieze, colonettes and wood detailing, narrow windows;
- Various Window Shapes and Sizes;
- 3-Bay Windows with brick work over the window.

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- Windows replaced after 1971
- Original first-story verandah facing west on Mill Street removed between 1924 and 1961
- Two mature trees removed on Western section of lot between 2009 and 2014

- Original doors facing west on Mill Street removed and replaced with windows
- Original front doorway replaced
- Original barn and shed in north-east corner of lot removed between 1917-1924
- Addition of a 1 ½ storey garage in north-east corner of lot between 1931 and 1971

6. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2020. At that time, the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required.

Owner consent is not required for designation of a property under the *Ontario Heritage Act* as found in *Tremblay v. Lakeshore (Town)* -- a 2003 Ontario Superior Court of Justice case which concluded that the interests of the public, community, and the owner must all be considered when a Council decides whether or not to designate a property. The court ruled that, by making the owner's consent a condition of designation, the

Council fetters its discretion to make the designation decision, contrary to the *Ontario Heritage Act*. Accordingly, a Council may decide that it is in the public and/or community interest to conserve a property, despite objections by the owner. Tremblay states that “the object of the [Ontario Heritage] Act is the conservation and protection of the heritage of Ontario. This may interfere with individual property rights.”¹ The Ministry of Culture describes: “in some cases, council may have to act in the public interest to conserve a significant property, despite objections by the owner”.²

These principles are reflected in Brampton’s Official Plan. The relevant policies are as follows:

Section 4.9.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.9.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.9.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

These principles are also guided by recognized best practices in the field of heritage conservation.

¹ [2003] 68 OR (3rd) 109, 232 DLR (4th) 356.

² Ontario, Ministry of Culture, “Designating Heritage Properties”, Ontario Heritage Tool Kit (Ontario: Queen’s Printer for Ontario 2006) at 10.

7. Resources

Blumenson, John J. G. *Ontario Architecture : A Guide to Styles and Building Terms 1784 to The Present*. Fitzhenry & Whiteside, 1990.

Census Return, Brampton, Peel County. 1881.

City of Brampton, Heritage Property File No. 44 Nelson Street West, Research Notes.

City of Brampton, Heritage Resource Inventory "Res 42284".

City of Brampton, Heritage Resource Inventory "Res 42289".

Corporation of the County of Peel. "Achievements in the Art of Music: Individually and in Groups." In *A History Of Peel County To Mark Its Centenary as a Separate County 1867-1967*, 160. Brampton: Corporation of the County of Peel, 1967.

Kavanaugh, Annette and et. al. *Yesterday Today*. Brampton: Brampton Employment and Immigration, 1982.

Land Registry Records, Region of Peel Archives, Peel Region Registry Office Abstract Index, BR-4 Block 10 Lot 70, Brampton.

Land Registry Records, Region of Peel Archives, Peel Region Registry Office Abstract Index, C-09 Lot 1, Brampton.

Martins, Anamaria. "44 Nelson St W Designation Report", City of Brampton, 2021.

Moore, Lynne. "Peel Planning Teens' Emergency Shelter." *Toronto Star (1971-2009)*. February 1, 1983.

"Page BR1." *Toronto Star (1971-2009)*, May 30, 1996.

Town of Brampton. "Brampton's Salvation Army Band." In *Brampton's 100th Anniversary as an Incorporated Town, 1873-1973*, 219. Brampton: The Town of Brampton and the Brampton Centennial Committee, 1973.

Unterman McPhail and Associates, "Evaluation Worksheet for Built Heritage Features" Field Sheet, 2001.

Unterman McPhail and Associates, "Summary of Historical Associations for Purposes of Inventory Evaluation, City of Brampton", 2001

8. Appendix

Figure 1: Location of 44 Nelson Street West, East of Mill Street North. (Source: Planning Viewer, Brampton)



Figure 2: Location of 44 Nelson Street West, East of Mill Street North. (Source: Planning Viewer)

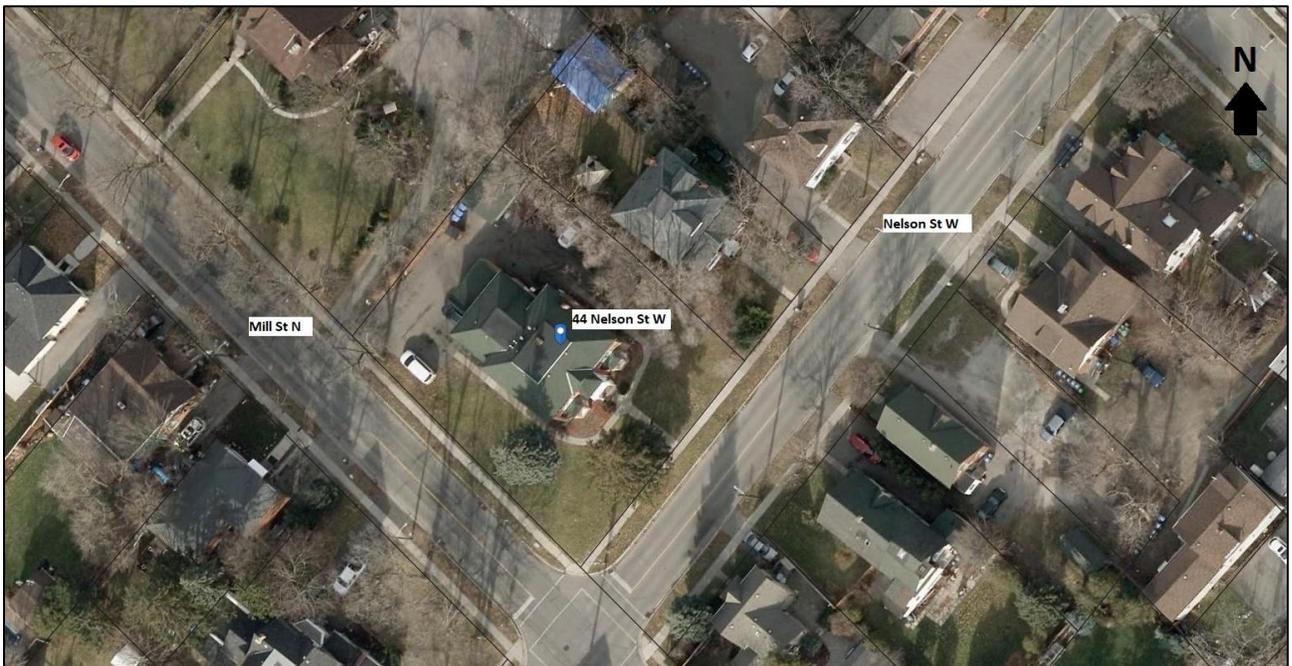


Figure 3: Aerial photography of 44 Nelson Street West. (Source: Google Maps)

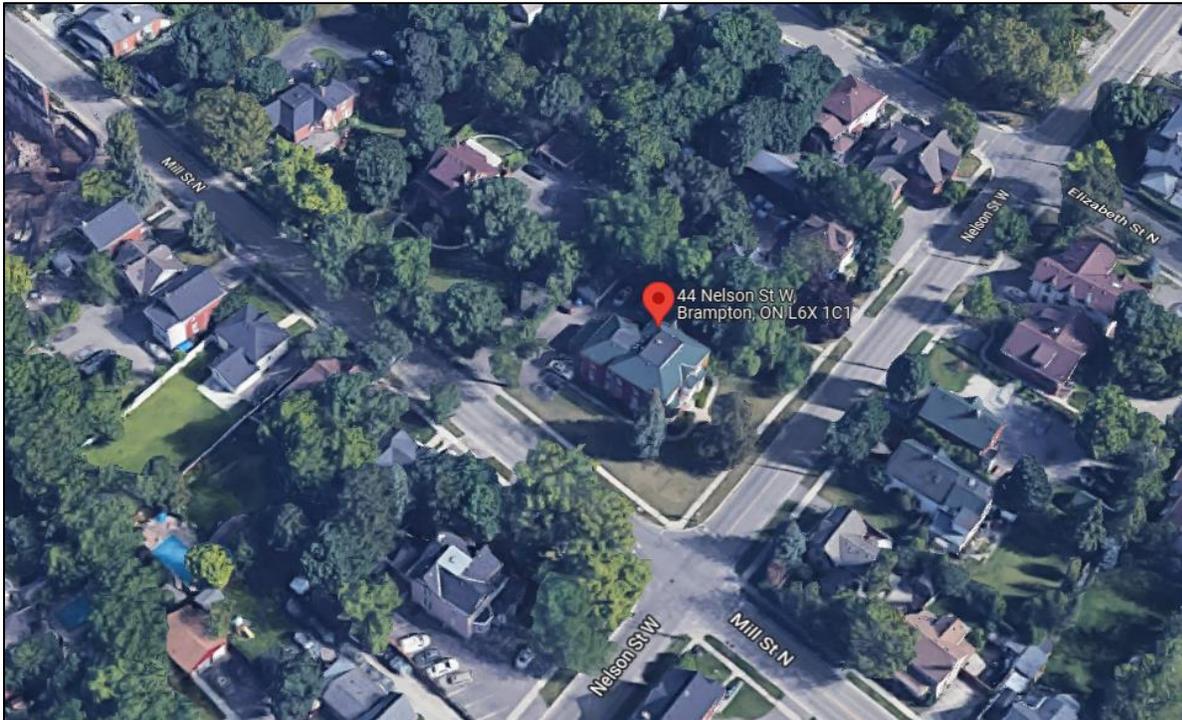


Figure 4: Proximity of 44 Nelson Street West to other Designated (green) or Listed (yellow) heritage resource sites. (Source: Planning Viewer, Brampton)

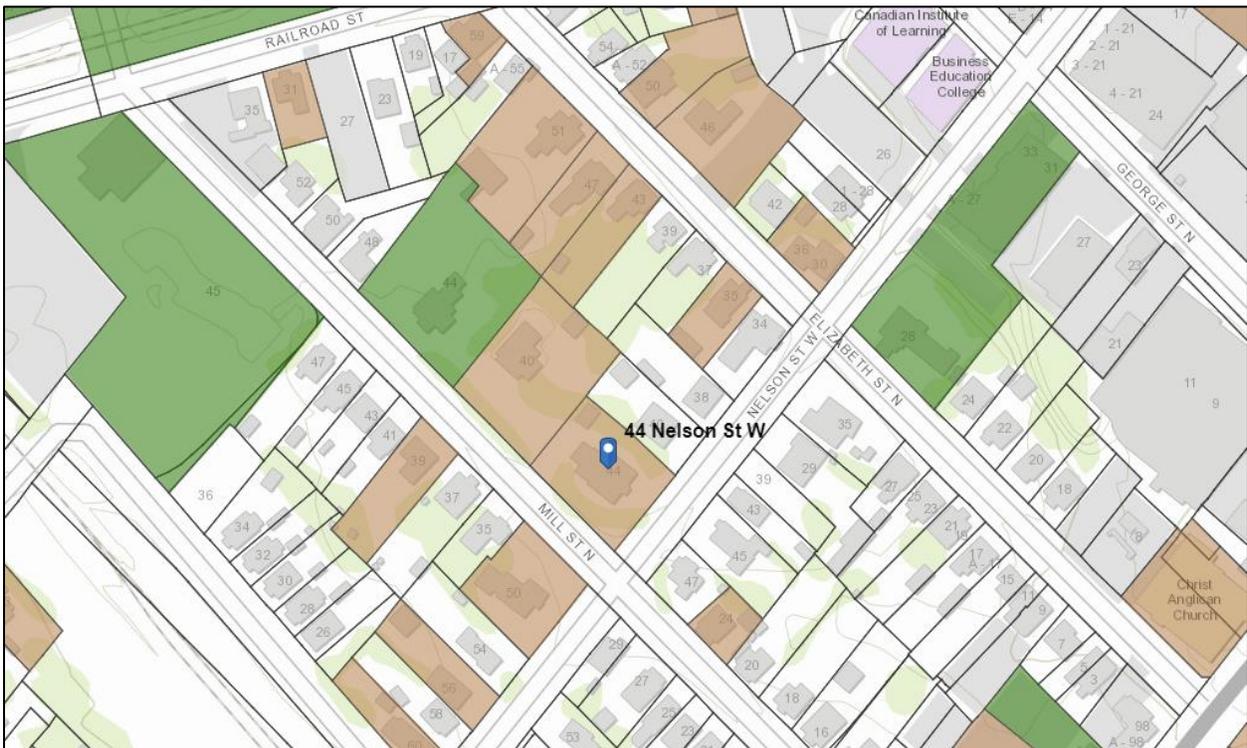


Figure 5: PLAN CO-9 Lots 1-4, Land Records. (Source: City of Brampton Records)

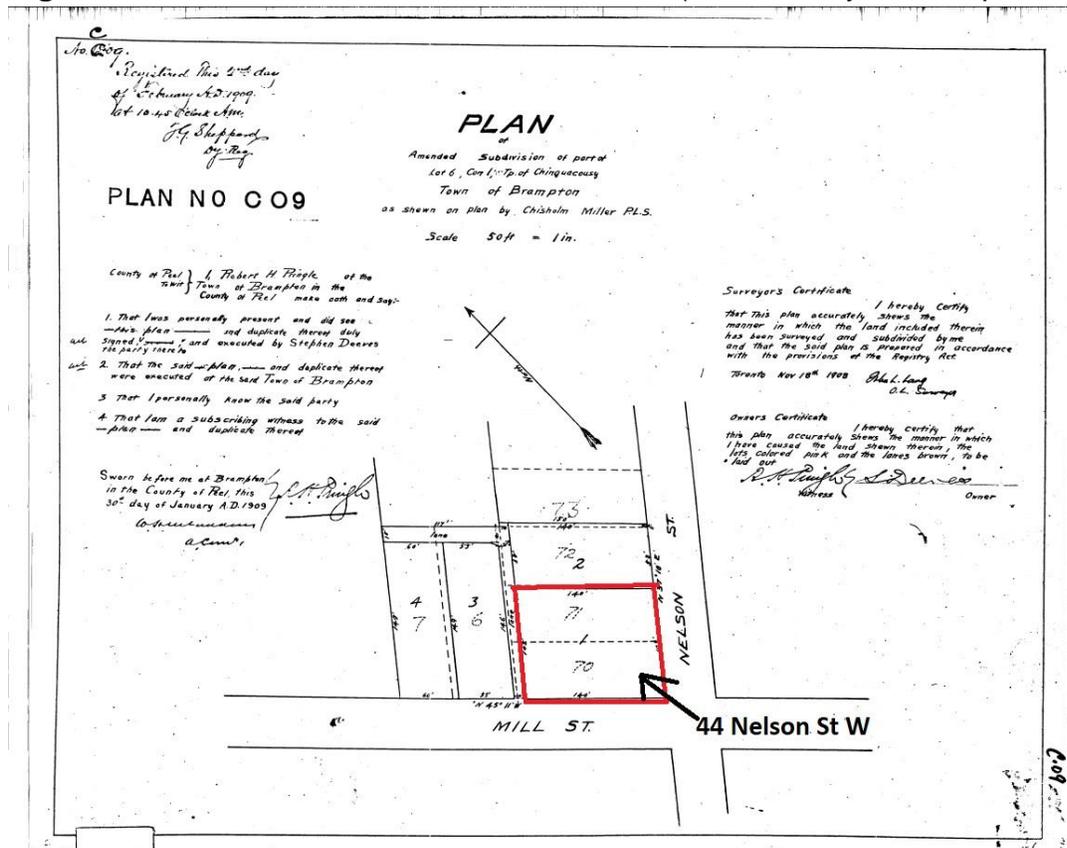


Figure 6: 1989 Survey, RP 43R16671 (Source: City of Brampton Records)

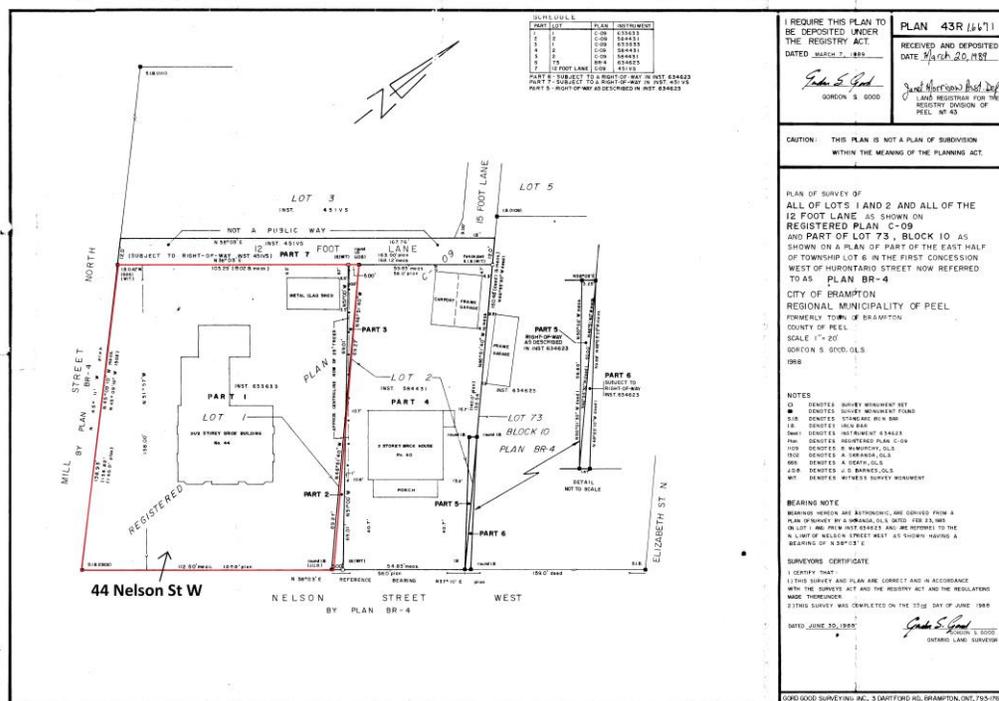


Figure 7: 1854 Survey Map BR-4, Block 10, Lot 70-71 (Source: Region of Peel Archives)

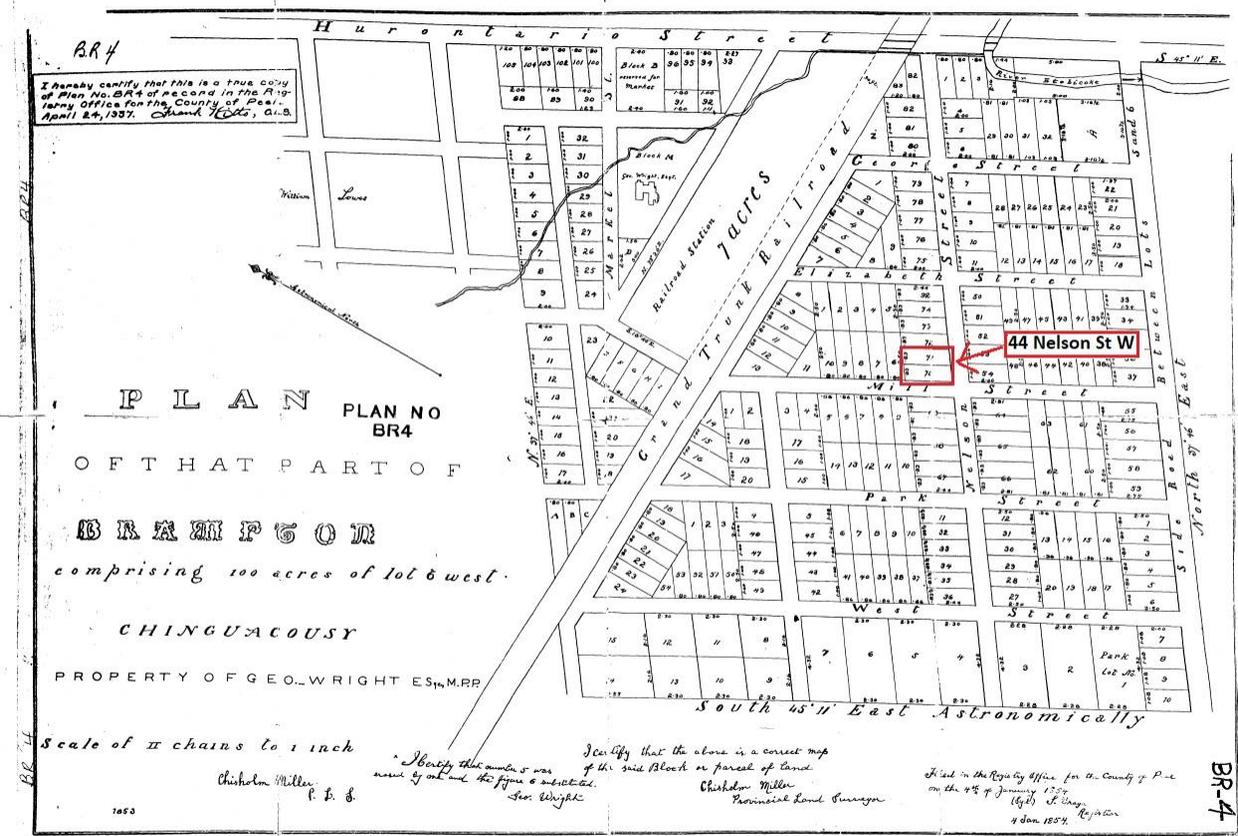


Figure 8: Town of Brampton Fire Insurance Map, February 1894 (Source: Region of Peel Archives)

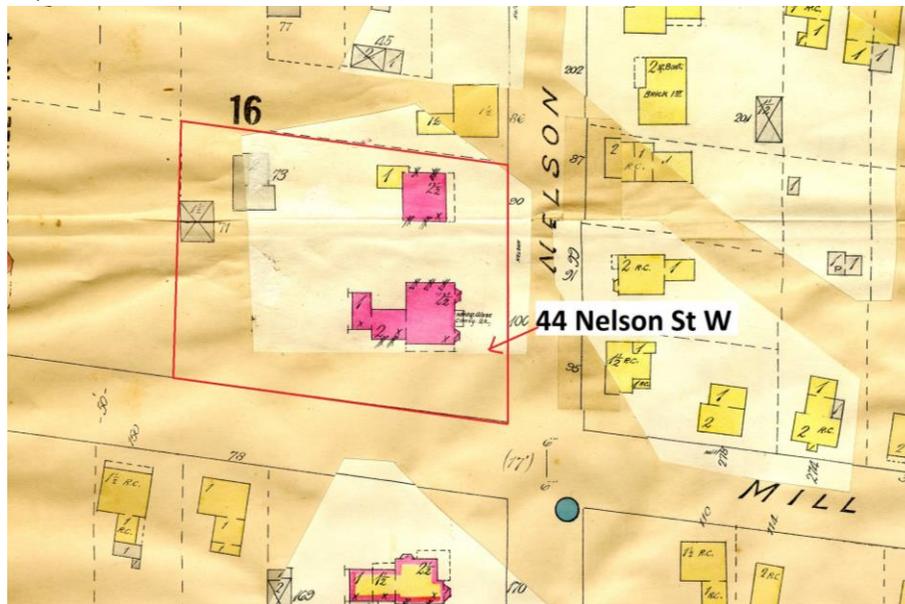


Figure 9: Town of Brampton Fire Insurance Map, February 1917, Revised 1924
(Source: Region of Peel Archives)

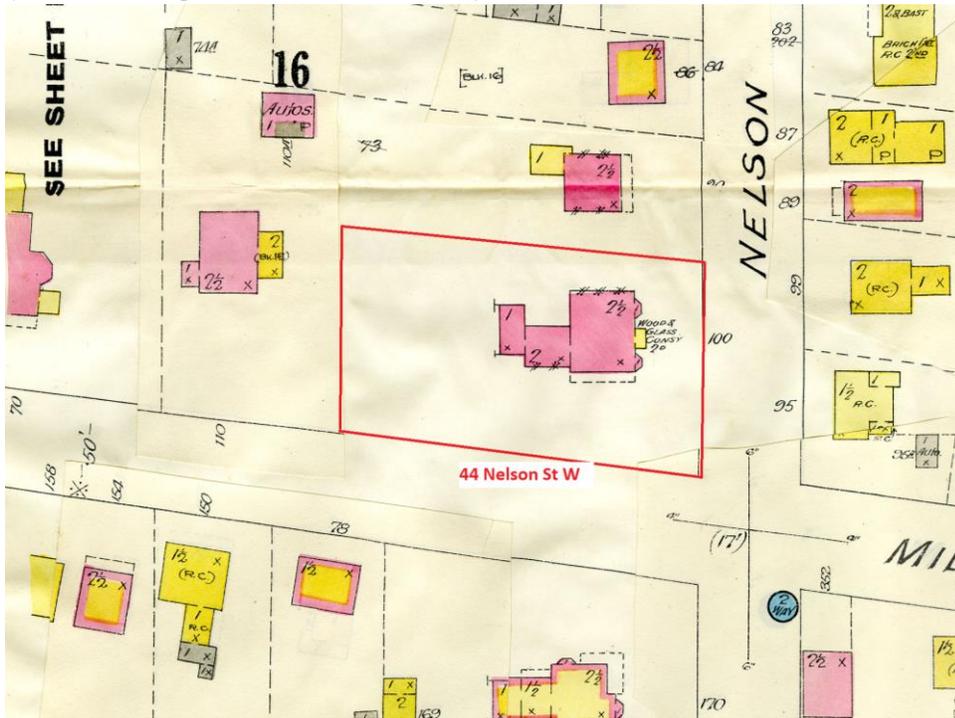


Figure 9: Front façade of 44 Nelson Street West, South-West Exposure



Figure 10: Front façade of 44 Nelson Street West, South-East Exposure



Figure 11: Front façade of 44 Nelson Street West, South-East Exposure, 1961 (Region of Peel Archives, Lorena Beck fonds)



Figure 12: Western façade of 44 Nelson Street West



Figure 13: Northern façade of 44 Nelson Street West



Figure 14: Front façade of 44 Nelson Street West, showing detailed gable bargeboard, cornices, and center circular window



Figure 15: Image of 44 Nelson St W's dichromatic brick voussoirs and quoining, window keystones, ornate cornices and brackets, 2011



Figure 16: Image of 44 Nelson St W's dichromatic brick voussoirs and quoining, window keystones, ornate cornices and brackets, 1970 (Region of Peel Archives, Lorena Beck fonds)



Figure 17: Front façade of 44 Nelson Street West, 2011



Figure 18: Front façade of 44 Nelson Street West, 1961 (Region of Peel Archives, Lorena Beck fonds)



Figure 19: Article describing role of Cuthbert House as one of two vulnerable youth homes in Peel, Toronto Star, 1983 (ProQuest Toronto Star Archives)

Peel planning teens' emergency shelter

MISSISSAUGA — More than 600 young people in Peel needed temporary shelter last year, a recent survey shows, but there was virtually nowhere in the region they could go.

Social workers and community agencies say it's time Peel came to grips with this urban problem.

"We have to recognize that we are no longer a child community but an adult community, facing adult problems," says Leslie Hannell, head of Peel's Social Planning Council.

A 12-member committee, which includes representatives from social agencies, hospitals, education and police, is planning how to set up a youth shelter in Peel.

"We have an obligation to step in," says its chairman, Julius Ceccerallo. "Now so many kids are being shuffled off to Toronto (to youth hostels) that we

lose track of them. They've lost our support. They've left their community, family, friends, perhaps their jobs or schools."

Ceccerallo, who also heads Mercury Youth Services, says Toronto hostels are often full. And many young people he's dealt with refuse the bus fare to Toronto, preferring to make their own arrangements.

When they've run out of friends' places, they often resort to the streets, Ceccerallo says.

Some youths "in dire straits" are referred to two area hostels but these — Glenridge Hostel in Mississauga and Cuthbert House in Brampton — are "quite inappropriate," he says.

One of these hostels is for those between the ages of 20 and 65 who have psychological or neurological disorders. The other is a halfway house for former

inmates of federal prisons, Ceccerallo says.

The youth facility committee is focussing on the needs of young men and women aged 16 to 18. That age group usually "falls between the cracks" of support systems for children and adults. Yet it's a crucial, often rough time of life, Ceccerallo says.

Some teenagers who would use a Peel hostel have alcohol or drug problems, or have had trouble with the law, thus alienating their parents, Ceccerallo says. But many need help through no fault of their own.

"Usually the family situation is such that kids find it intolerable. There could be marital problems. Some kids could be subject to physical or sexual abuse," he says.

Constable Peter McNulty, who sits on the committee, says not many parents of

runaway teenagers call the police, but the police know the kids are out there.

"I know many guys who buy them a drink and hot dog and say, 'Look, stay out of trouble and get help if you need it,'" McNulty says.

Ceccerallo would like a shelter that is geared to handle young people for emergency periods and extended — six to eight months stays.

The facility's goals would be to resolve family problems, reconciling the teenager and his or her family or, failing that, providing the teen with counselling and the skills for independence.

Once the youth shelter is ready, the committee will look for money for its operation. Ceccerallo acknowledges finding that money will be difficult, but he is convinced the investment in young people will be made.

Figure 20: Land records demonstrating Elizabeth Anna Graham's purchase and sale of 44 Nelson St W using her own name, 1873 and 1887. (Region of Peel Archives)

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TOWN OF BRAMPTON

LOT No. 70

PLAN No. BR-4

STREET Nelson (North Side) and Mill (East Side)

PLAN BY Chisholm Miller 1883

Stanton & Eyle Ltd. 76120

No. of Instrument	Instrument	Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mfg.	REMARKS
16364	V. Order	14Jan1868	29Feb1868	A. McDonald et al	City Bank et al		All. Vested in J. Brown
447	MORTGAGE Not Registered in Peel	1 Aug1868	24Jan1871	James Brown Jr. et ux	Arthur McDonald et al	\$5000.00	All and O.L.
508	Release	25Mar1871	15Apr1871	A. McDonald et al	Bank British N. A.	1.00	All and O.L.
629	Q.C.	21Oct1871	24Oct1871	James Brown Jr.	A. McDonald et al	1.00	All and O.L.
1036	B.&S.	9 May1873	14May1873	A. McDonald et al	Elizabeth A. Graham	200.00	All
4305	B.&S.	30Aug1887	22Sep1887	Elizabeth A. Graham et al	James Anderson et al	4300.00	All and O.L.
4306	B.&S.	21Sep1887	22Sep1887	James Anderson et ux	Duncan McFarlane		Mortg
7777	B.&S.	24Dec1907	13Jan1908	Jenny McFarlane (Spinster)	Martha Maria Merry wife of George Merry	500.00	All. All her undivided title and interest etc.
7884	B.&S.	15Aug1908	24Aug1908	Martha Maria Merry wife of George Merry and the said Martha Maria Merry as Administratrix of the Estate of Duncan McFarlane deceased, and Roy Duncan McFarlane (a Bachelor)	Stephen Deeves	2400.00	All and O.L.
C109	Plan	18Nov1908	2 Feb1909	S. Deeves			