

HERITAGE IMPACT ASSESSMENT



223 MAIN STREET NORTH: ALBERT MILNER HOUSE
CITY OF BRAMPTON

08 SEP 2023_Final Report

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EXECUTIVE SUMMARY

Megan Hobson Consulting was retained by the City of Brampton to undertake a *Heritage Impact Assessment* (HIA) to clarify the cultural heritage value of 223 Main Street North, a property that is currently listed on the *Municipal Heritage Register* but is being considered for de-Listing by Council.

This HIA has three objectives: firstly, to clarify the cultural heritage value of 223 Main Street North according to *Ontario Regulation 09/06*; secondly, to identify potential impacts of de-Listing the property; and thirdly, to provide alternative approaches where warranted.

The HIA finds that the subject property meets 5 criteria for Designation under the *Ontario Heritage Act*. A 'Statement of Significance' and a list of heritage attributes has been provided as a tool for guiding the decision-making process regarding potential de-Listing.

If de-Listing occurs the subject property is at high risk of demolition due to its location on a main street that is transitioning to greater height and density, and due to the fact that it is under the same ownership as the adjacent development parcel where high-rise residential towers are planned and 4 de-Listed heritage buildings have been demolished to facilitate the Bristol Place development.

Therefore, given that the subject property exceeds the minimum legislated requirements for Designation under the *Ontario Heritage Act*, and given that it is at high risk of demolition, it is recommended that Council consider further heritage protection measures such as:

- Designation under the *Ontario Heritage Act*

If de-Listing does occur, it is recommended that Council request that the owner continue to maintain the building and delay demolition until a Revised Site Plan has been approved, including an *HIA Addendum* that considers alternative development options to integrate the subject building into the new development. This could be done in a number of different ways including:

1. retention *in situ* and sympathetic alteration for a new use, such as a café or daycare etc., since a range of compatible uses are permitted in this area
2. relocation and sympathetic alteration for a new use, if a suitable relocation site can be found
3. partial retention and integration into the podium of the new residential tower, if options 1 & 2 are not feasible
4. documentation and salvage as part of a commemorative strategy that may include dismantling and re-purposing of reclaimed elements as part of the new development, if demolition is the only feasible option to facilitate an approved redevelopment of the site

This will provide a more transparent and integrated planning process that can be managed through the Site Plan Approval process.

1.0 INTRODUCTION

This *Heritage Impact Assessment* (HIA) meets requirements of the City of Brampton for *Heritage Impact Assessments*. It has been prepared for the City of Brampton in order to:

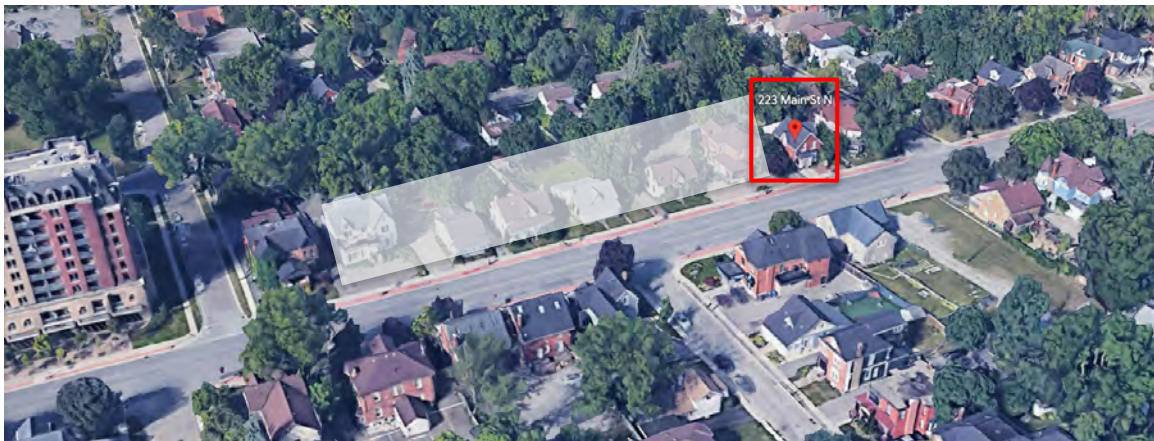
- clarify the cultural heritage value of 223 Main Street North according to *Ontario Regulation 09/06*
- identify potential impacts of de-Listing the property
- provide alternative approaches for conserving its cultural heritage value

The purpose of this *Heritage Impact Assessment* is to inform decision-making regarding potential de-Listing of the subject property.

Preparation of this report included site investigation, a review of relevant heritage policies and applicable legislation, a review of existing historical information about the subject property and its cultural context. Background information was provided by heritage planning staff at the City of Brampton and research assistance was provided Nick Moreau, Archivist at the Region of Peel Archives.

2.0 LOCATION & SITE DESCRIPTION

The subject property is located at 223 Main Street North in the City of Brampton. It is situated on the west side of Main Street North just north of the commercial core of Brampton and just south of David Street. It is adjacent to a large site that is currently undergoing redevelopment called Bristol Place. The adjacent development site was the subject of a previous *Heritage Impact Assessment* by Stantec Consulting Ltd (May 11, 2022).



AERIAL VIEW – shaded area to show where recent demolitions on Main Street North have occurred following the de-Listing of four heritage properties to accommodate redevelopment by Bristol Place Corp. (Council Motion C094-2022 passed on April 6, 2022).

The subject property is a deep lot with a relatively narrow frontage on Main Street North. Main Street North is a major thoroughfare with a range of land uses that back onto low-rise residential neighbourhoods. Surrounding land uses on Main Street North include a mix of commercial and residential uses.

The subject property contains a 1.5 storey brick dwelling that has been converted for commercial use and is currently occupied by Kania Lawyers. The rear yard has been paved for parking with access from Main Street North. The driveway is on the south side of the lot and subject dwelling is built close to the north side property line and has a small front yard that contains overgrown vegetation. There is a large commercial sign board installed in the front lawn.



223 MAIN STREET NORTH: Albert Milner House

property boundary
 built heritage resource, 1878/1907



Main Street North still retains much of its former residential character comprised predominantly of low-rise single-detached dwelling converted for commercial uses, but the immediate context appears to be in transition, including an existing mid-rise residential tower located on the adjacent block to the south and the Bristol Place development site directly adjacent to the subject property that is undergoing redevelopment for high-rise residential towers.

3.0 HERITAGE PLANNING CONTEXT

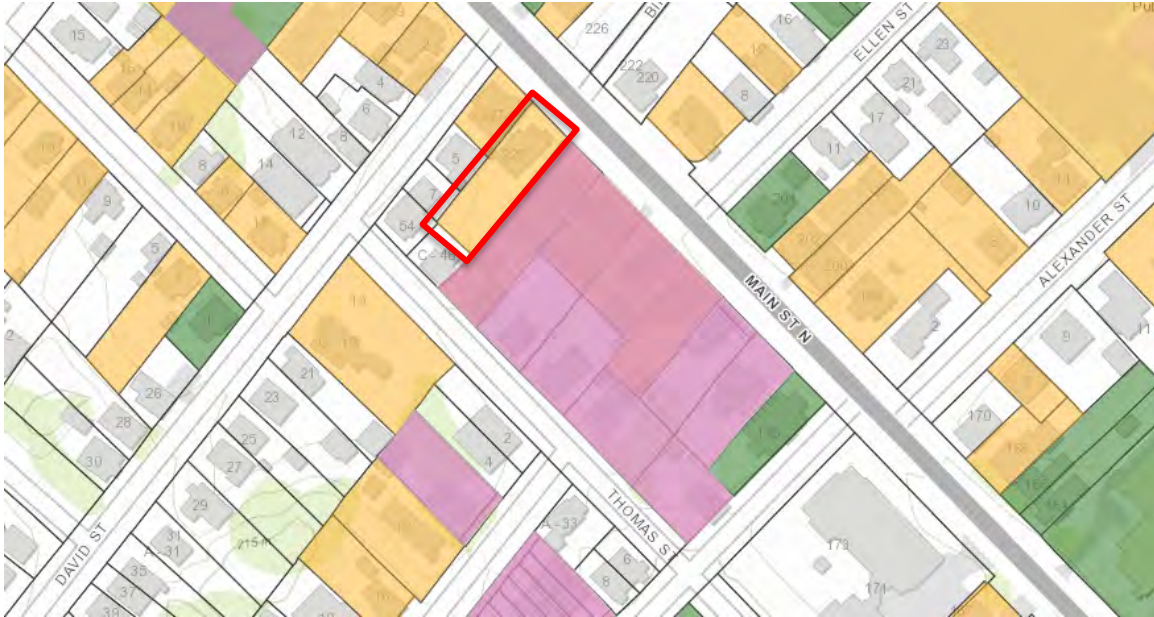
The subject property is Listed on the Town of Brampton's *Municipal Heritage Register* and there are a significant number of Listed and Designated heritage properties in close proximity to the subject property.

The subject property is located in the Downtown Secondary Plan Area. The *Downtown Secondary Plan* (DSP) contains urban design guidelines and heritage policies (*Section 8.3: District Design Guidelines & Section 8.5: Heritage Resource Management*). The Brampton Heritage Board advises Council on heritage resource management within the Downtown Brampton Secondary Plan Area (*Policy 8.5.1*). The retention and conservation of heritage resources is encouraged (*Policy 8.5.3*). Relocation and dismantling of all or part of a heritage resource is only considered as a last resort when its protection cannot be achieved by other means (*Policy 8.5.7*). A *Heritage Impact Assessment* by a qualified consultant is required for development on or adjacent to properties Listed on the *Municipal Heritage Register*, including Designated and non-Designated heritage properties.

The DSP acknowledges that buildings listed in the *Brampton Inventory of Heritage Resources*, are important in defining the character of the area. Main Street North has been identified by the City of Brampton as an important 'Character Area' due to the large number of Listed and

Designated heritage properties that front onto Main Street North. Development in this 'Character Area' is regulated through a special Development Permit System.

The subject property is adjacent to a large site that is currently undergoing redevelopment for high-rise residential towers called Bristol Place.



LOCATION MAP: 223 Main Street North

■ Listed heritage property
 ■ Designated heritage property
 ■ Development Application (Bristol Place)



DESIGNATED HERITAGE PROPERTIES IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY

193-195 Main Street North

Queen Anne style semi-detached dwelling

c.1880s

built for James E. Cooper, Assistant Manager of the Dale Estate



204 Main Street North

Gothic Revival style dwelling

c.1870s

built for R. Johnston, registrar

4.0 CURRENT CONDITIONS

See Appendix A: PHOTO DOCUMENTATION

The subject building is well maintained and generally appears to be in good condition. The exterior masonry is in good condition, including the red brick walls and stone foundation. The exterior woodwork including decorative bargeboards and brackets are in good condition. The front porch has some condition issues including shifting of the brick piers due to water infiltration around the base.

The front door has been replaced but the door surround and transom are original. The transom contains a Victorian leaded stained-glass window with a hand-painted bird. The original fenestration pattern remains intact, but most of the original wood windows have been replaced, with the exception of a few original windows including the Gothic window in the gable on the south elevation.

The roof was not inspected and the attic was not accessible, but from the ground appears to be in fair condition and there was no evidence of leaks on the interior. There is one brick chimney on the north side that is not original and a one-storey brick addition at the rear that is not original.

The interior has been renovated for use as a law office. Some interior walls have been opened up on the ground floor to provide connections into the rear addition. But in general, the original layout is still legible, particularly on the 2nd floor where the original arrangement of bedrooms opening onto a central hall has been maintained. In general, the modern renovations have been carried out in sympathetic way. The original staircase is preserved and still in use. Most of the original wood flooring on the 2nd floor is preserved beneath wall-to-wall carpet and original interior doors remain in use and millwork around the bay windows remains intact.

A modern stone fireplace has been installed in the front room on the ground floor. There is no evidence remaining of the original heat source such as a fireplace or heating stove.

The basement has been underpinned and is currently used for file storage. The foundation appears to be in good condition, with no visible evidence of water infiltration or dampness observed during the site visit.

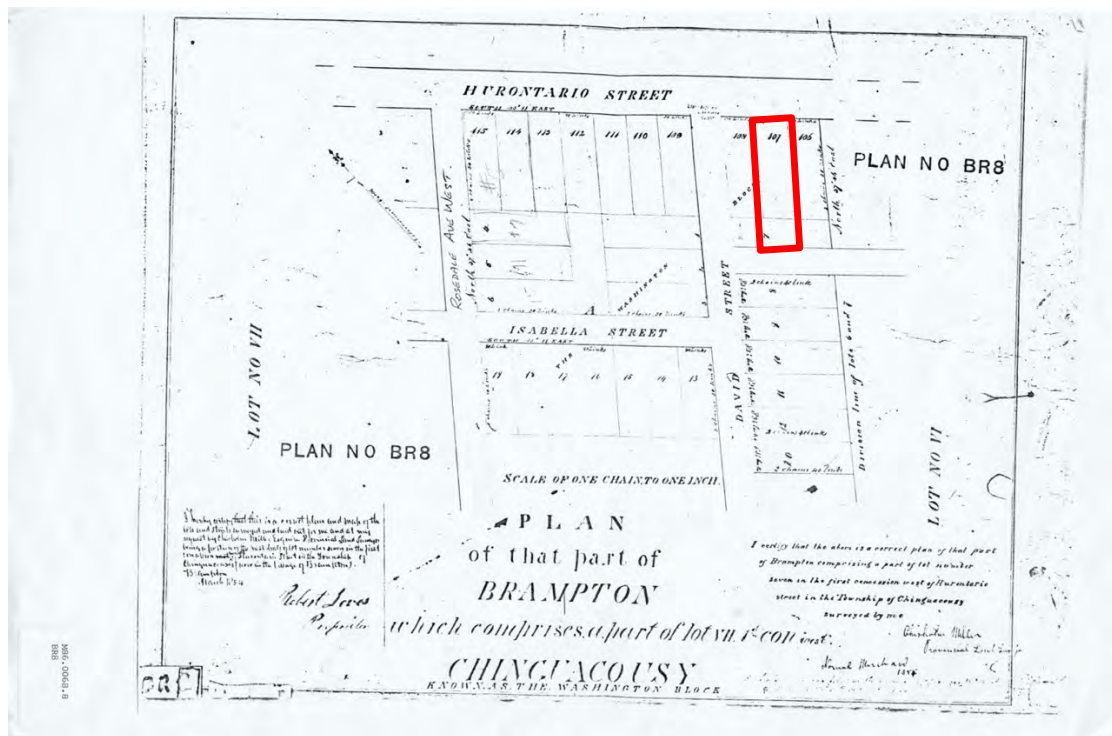
The rear yard is paved for parking with access from Main Street North. There are a few large trees and shrubs around the perimeter of the rear yard and driveway. There is no side yard on the north side of the house because the house is built close to the property line. There is small front yard with a lawn and overgrown vegetation that is encroaching on the house.

5.0 CULTURAL HERITAGE VALUE

See Appendix B: HISTORIC DOCUMENTATION

See Appendix C: PROPERTY OWNERSHIP

The subject building is associated with the growth of Brampton in the second half of the 19th century. Brampton was officially incorporated as a village in 1853, with a population of about 500 people. In 1856, the **Grant Trunk Railway** constructed a rail line and station in Brampton that led to further population growth and expansion of the urban boundary. Farmland north of the train station fronting on Hurontario Street (now Main Street North) owned by **Robert Lowes** was developed. **Brampton Plan Number 8** registered in 1854 was one of the first expansions. The subject property is located on Lot 107 on Plan 8 and its development is linked to this pattern of development. The old grist mill on the southwest corner of Hurontario Street and David Street where the subject property is located was replaced with residential development for Brampton's growing middleclass.



1854 SURVEY showing Lot 107 where the subject property is located. Known as Brampton Plan number 8, this early subdivision of a portion of the Washington Block that was registered in 1854. The development of this area, north of the railway station reflects the northward expansion of Brampton beginning in the second half of the 19th century. Development was slow and Lot 107 was not built on until 1878.

Andrew J. Little Residence, built 1878

The subject property is situated on a lot created in 1854, through subdivision of the **Washington Block**. The lot was registered in 1855 by **Robert Lowes** but does not appear to have been built on until 1878. The unbuilt lot was sold in 1877 to James Phillips for \$200. and again in 1878 to John Lemon McClellan for \$275.

John Lemon McClelland (1835-1907) is listed in the 1881 Census as a '**carpenter**'. Since he owned the lot for one year, buying it for \$200 and selling it later the same year for \$1,350, it is likely that **the carpenter John Lemon McClelland built a frame house on the subject property in 1878**. This was a common way for residential development to occur in the 19th century, one house at time. The high quality of the original millwork that survives on the interior of the subject dwelling is consistent with a date of construction of 1878 and is indicative of McClelland's skill as a master carpenter and entrepreneurial house builder.

The first resident of the house was **Andrew J. Little (b.1853)** who purchased the subject property from the John Lemon McClelland in 1878. Marriage records show that Little married Jennie Peacock (b.1853) in 1878, which would correspond with the purchase of the subject property that year as their marital home. Andrew J. Little is listed in the 1881 Census as a householder in Brampton and his household contains his wife Jennie and two young children. Also living in the house are his sister (or cousin?) and one female domestic servant, indicating they had the financial means to have a live-in servant. Little's occupation is listed as '**store clerk**'. This is consistent with the development pattern of this area, which included modest but well-built and well-appointed homes for Brampton's growing middle class.

Little sold the property five years later in 1883 to **Harriet Bell** who owned the property for seven years until 1900 when she sold it to **Sarah Jane Wilson**. Both women appear to have been **widows**, and likely living on a limited income, as indicated by the \$500 mortgage that is conveyed with the sale in 1900. Given their financial circumstances and small households, it is not likely that they made significant alterations to the property.

In 1907, the property was purchased by **Albert H. Milner (1878-1958)**.



c.1900 PHOTO showing the residential character of Main Street North before road widening and encroachment of commercial activities and residential towers in the later 20th century.

The Milner Family

Albert H. ('Bert') Milner (1878-1958) was from a prominent family in Brampton that was active in local politics for over 40 years. Albert's father **Thomas Milner (b.1840)** emigrated to Brampton from Yorkshire, England. After working for Messrs. K. Chisholm & Co, for a few years, he established himself as a successful grocer, eventually owning a large warehouse and operating stores in Brampton, Georgetown and Malton managed by his sons. Thomas Milner took an active role in local politics and held various public roles, including member of Council, Reeve and, from 1886 to 1887, he served as Brampton's 5th mayor.

Like their father, both Albert and his brother William made significant contributions to Brampton in business and public service. **William E. Milner** served two terms as Mayor from 1899 to 1900 and from 1906 to 1907.

Albert H. Milner served as Mayor of Brampton from 1916-1917. Over the years, he held a number of other public offices including **Councillor, Deputy-Reeve, and Reeve.** He was the **County Court Clerk** from 1935 to 1957 and the Town of Brampton's **Fire Chief** from 1930-1945.

The Milner's were members of St. Paul's Methodist Church and several members of the family, including Albert H. Milner are interred at the Brampton Cemetery.



"Father and Two Sons Held Mayor's Position", unidentified clipping from the 'Milner family file' in the Perkins Bull Collection at the Peel Art Museum & Archives (PAMA)

Albert Milner Residence, 1907-1958

The subject property was the residence of **Albert H. Milner** from 1907 until his death in 1958. It appears that Milner improved the original frame dwelling by bricking over the exterior of the 1878 frame house with a veneer of red brick. Based on the use of pressed brick with tuck-pointed joints, this work was probably done shortly after he purchased the property in 1907. The decorative woodwork in the gable and the front porch were likely added at this time. There are no historic photos of the original 1878 frame dwelling, but the cross-gable form of the original frame building with steep gables and arched Gothic windows in the gables suggests that it had Gothic Revival stylistic influences that were carried over when the new brick veneer and decorative bargeboards were added c.1907. The brick veneer includes decorative details such as hood moulds above the windows that reference the Gothic Revival influences of the original cottage. The original cladding would likely have been wood siding and/or stucco. Brick provided a more permanent cladding material and elevated the architectural character of the building. The front porch has classical columns on brick piers. Given the different style and the poorer workmanship of the woodwork and masonry, it is likely that the porch was added a few decades later.

Ownership since 1958

Between 1958 and 1980 the property changed hands nine times. In the 1980s it was owned by Agostino DeGasperis and in the 1990s it was owned by Ronald Williamson and Wesley Black. During this period it was converted for commercial use. The basement was underpinned and a one-storey addition was built at the back to provide additional office and storage space. This replaced the earlier frame addition that appears on Fire Insurance Plans in 1917 and 1924.

For 25 years, from 1998 to 2023 it was owned by Andrew Kania, a lawyer and senior partner in the family law firm Kania Lawyers. From 2008 to 2011, Kania was Member of Parliament representing Brampton West.

In 2023 it was purchased by Bristol Place Corp., a development company that is redeveloping a large parcel adjacent to the subject property with two high-rise residential towers. The subject building remains occupied by Kania Lawyers.

6.0 EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets two of the following criteria:

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	<u>YES</u>	It is a representative example of a vernacular dwelling with Gothic Revival influences that was originally built in 1878 with wood or stucco cladding and was subsequently bricked over c.1907 in a sympathetic manner, maintaining & enhancing the original architectural character of the 1878 dwelling.
ii) Displays a high degree of craftsmanship or artistic merit	<u>YES</u>	<p>The 1878 frame dwelling was constructed with a high degree of craftsmanship that is still evident on the interior where the original staircase, trim & doors remain, as well as in the front entrance where the original door surround and stained-glass transom with a hand-painted bird remains.</p> <p>The brick veneer installed in 1907 demonstrates a high degree of craftsmanship in the use of high-quality pressed brick laid in stretcher bond with matching red mortar that is tuck pointed. The brick was likely produced by the Brampton Pressed Brick Co. that relocated to Main Street North in 1905 and was a major supplier of high quality pressed red brick for Brampton and surrounding areas.</p>
iii) Demonstrates a high degree of technical or scientific achievement	NO	-
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	<u>YES</u>	<p>The subject dwelling is directly associated with Albert H. Milner (1878-1958). Milner bricked over the 1878 frame house at considerable expense shortly after her purchased the property in 1907 and it remained his residence until his death in 1958.</p> <p>Albert H. Milner was a member of a prominent Brampton family that made a notable</p>

		<p>contributed to commercial and civic life of Brampton in the 19th and early 20th century.</p> <p>Albert H. Milner was the son of the successful grocer Thomas Milner who was Brampton's 5th Mayor. Like their father, Albert H. Milner & his brother William E. Milner worked in the grocery trade and both served terms as Mayors.</p> <p>Albert H. Milner made a significant contribution to the community as:</p> <ul style="list-style-type: none"> • Mayor of Brampton, 1916-17 • Brampton Fire Chief, 1930-1945 • County Court Clerk, 1935-1957 • Town Councilor, several years • Deputy Reeve & Reeve, several years
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	-
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The builder of the original 1878 frame dwelling has been identified as carpenter John Lemon McClelland (1835-1907). It is not known if he made a significant contribution as a builder because his work has not been documented.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It is important in defining the character of Main Street North as an evolved streetscape that contains a significant number of 1.5 to 2-storey 19 th & early 20 th century dwellings converted for commercial use in the later 20 th century as the commercial core expanded northward.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	The subject dwelling is historically & functionally linked to the northward expansion of Brampton after 1854. The area provided new housing for Brampton's growing middle-class of managers, clerks & civil servants in close proximity to the commercial core & railway station.
iii) Is a landmark	NO	-

Evaluation summary: the subject property meets 5 criteria and therefore exceeds the minimum requirement for *Designation under the Ontario Heritage Act*

7.0 STATEMENT OF CULTURAL HERITAGE VALUE

The historic portion of the subject building that was built in 1878 and bricked over in 1907, has architectural, historical and contextual value.

Architectural Value:

It is a representative example of a vernacular dwelling with Gothic Revival influences that was originally built in 1878 with wood or stucco cladding and was subsequently bricked over c.1907 in a sympathetic manner, maintaining and enhancing the original architectural character of the 1878 dwelling.

The 1878 frame dwelling was constructed with a high degree of craftsmanship that is still evident on the interior where the original staircase, trim and doors remain, as well as in the front entrance where the original door surround and stained-glass transom with a hand-painted bird remains.

The brick veneer installed in 1907 demonstrates a high degree of craftsmanship in the use of a high-quality pressed brick laid in stretcher bond with matching red mortar that is tuck pointed. The brick was likely produced by the Brampton Pressed Brick Co. that relocated to Main Street North in 1905 and was a major supplier of high quality pressed red brick for Brampton and surrounding areas.

Historical Value:

The subject dwelling is directly associated with Albert H. Milner (1878-1958). Milner bricked over the 1878 frame house at considerable expense shortly after her purchased the property in 1907 and it remained his residence until his death in 1958.

Albert H. Milner was a member of a prominent Brampton family that made a notable contributed to commercial and civic life of Brampton in the 19th and early 20th century.

Albert H. Milner was the son of the successful grocer Thomas Milner who was Brampton's 5th Mayor. Like their father, Albert H. Milner and his brother William E. Milner worked in the grocery trade and both served terms as Mayors.

Albert H. Milner made a significant contribution to the community as:

- Mayor of Brampton, 1916-17
- Brampton Fire Chief, 1930-1945
- County Court Clerk, 1935-1957
- Town Councilor, several years
- Deputy Reeve and Reeve, several years

Contextual Value:

It is important in defining the character of Main Street North as an evolved streetscape that contains a significant number of 1.5 to 2-storey 19th & early 20th century dwellings converted for commercial use in the later 20th century as the commercial core expanded northward.

Heritage Attributes:

The features that contribute to the cultural heritage value of the subject building are:

- its location on Main Street North
- its 1.5-storey height and cross gable roof
- the exterior pressed brick masonry, laid in stretcher bond with tuck pointed joints in red mortar
- the decorative brick details including the segmental brick arches and raised brick hood moulds
- the raised stone foundation with a quarry-cut face
- the two 1st floor bay windows on the east and south elevations
- the decorative bargeboards in the east and south gables
- the decorative scrolled brackets on the bay windows
- the remaining wood windows, including the Gothic style window on the south elevation with two-over-two sash
- the leaded stained-glass window with a hand-painted bird in the transom above the front door
- the 19th century interior millwork, including casings around doors and windows and the wood paneling below the bay windows
- the wood staircase with turned newel posts on the 1st and 2nd floors
- the four-panel interior doors on the 2nd floor

8.0 PROPOSED DE-LISTING

Council is considering de-Listing the subject property to facilitate a re-development that will increase housing supply on a major transit route.

Under the *Ontario Heritage Act*, Council is required to consult with the Brampton Heritage Board as part of the de-Listing process. This report has been undertaken at the request of Council to clarify the heritage value to assist in the decision-making process.

9.0 HERITAGE IMPACT ASSESSMENT

The subject property has been evaluated according to *Ontario Regulation 09/06; Criteria for Determining Cultural Heritage Value under the Ontario Heritage Act*. It has been determined that the subject property meets 5 of the criteria, and therefore exceeds the minimum requirement for Designation. Therefore, Council may Designate the property under Part IV of the *Heritage Act*.

The *Ontario Heritage Toolkit* provides a framework for assessing impacts to cultural heritage resources. For the purposes of this assessment, potential impacts of de-Listing the heritage property at 223 Main Street North in Brampton are assessed using this framework in the table below:

NEGATIVE IMPACTS <i>Ontario Heritage Toolkit (2006)</i>	IMPACT ASSESSMENT RE: RISKS ASSOCIATED WITH DE-LISTING	RECOMMENDATIONS
DIRECT IMPACTS		
Destruction of any, or part of any, significant heritage attributes or features	HIGH RISK De-listing would place the heritage resource at risk of demolition because a demolition permit could be issued without heritage review.	Designate under the <i>Ontario Heritage Act</i> to provide protection from demolition.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	HIGH RISK De-listing would place the heritage resource at risk of unsympathetic alteration because a building permit could be issued without heritage review.	Designate under the <i>Ontario Heritage Act</i> to provide protection from unsympathetic alteration.
INDIRECT IMPACTS		
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	LOW RISK Since a <i>Shadow Study</i> is required for large scale developments to prevent excessive shadowing, impact of de-Listing is negligible.	-
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	HIGH RISK De-listing would place the heritage resource at risk for relocation away from Main Street North.	Designate under the <i>Ontario Heritage Act</i> so that a <i>Heritage Impact Assessment</i> is required to assess new development on adjacent properties.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	LOW RISK Since the house is clearly visible from Main Street North and obstruction of this view is not likely to occur, impact of de-Listing will negligible.	-
A change in land use (such as rezoning a church	LOW RISK Since, the heritage resource can be adaptively re-used for a range of	-

to a multi-unit residence) where the change in use negates the property's cultural heritage value	compatible uses, impact of de-Listing will be negligible.	
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	<p>MODERATE RISK</p> <p>Since the heritage resource has a historic stone foundation that may be negatively impacted by grade changes and/or vibrations associated with site excavation and development, impact of de-Listing may be negative.</p> <p>It is not known if the subject property contains archaeological resources. Historic mapping indicates there was a grist mill located in the mid-19th century. De-Listing will have no impact on archaeological requirements.</p>	Ensure that existing grades are maintained and that vibrations are limited in proximity to the stone foundation.

10.0 MITIGATION STRATEGIES

The *Ontario Heritage Tool Kit* outlines mitigation strategies that can be used to limit negative impacts on a heritage resource due to development or site alteration adjacent to a protected heritage property, including:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations.

The determination of appropriate mitigation strategies is beyond the scope of this heritage assessment, because the 'proposed undertaking' is understood to be 'de-Listing'.

De-Listing the subject property would remove any requirements for further heritage assessment that could provide mitigation strategies related to a specific development proposal.

11.0 CONCLUSIONS & RECOMMENDATIONS

The HIA finds that the subject property meets 5 criteria for Designation under the *Ontario Heritage Act*. A 'Statement of Significance' and a list of heritage attributes has been provided as a tool for guiding the decision-making process regarding potential de-Listing.

If de-Listing occurs the subject property is at high risk of demolition due to its location on a main street that is transitioning to greater height and density, and due to the fact that it is under the same ownership as the adjacent development parcel where high-rise residential towers are planned and 4 de-Listed heritage buildings have been demolished to facilitate the Bristol Place development.

Therefore, given that the subject property exceeds the minimum legislated requirements for Designation under the *Ontario Heritage Act*, and given that it is at high risk of demolition, it is recommended that Council consider further heritage protection measures such as:

- Designation under the *Ontario Heritage Act*

If de-Listing does occur, it is recommended that Council request that the owner continue to maintain the building and delay demolition until a Revised Site Plan has been approved, including an *HIA Addendum* that considers alternative development options to integrate the subject building into the new development. This could be done in a number of different ways including:

5. retention *in situ* and sympathetic alteration for a new use, such as a café or daycare etc., since a range of compatible uses are permitted in this area
6. relocation and sympathetic alteration for a new use, if a suitable relocation site can be found
7. partial retention and integration into the podium of the new residential tower, if options 1 & 2 are not feasible
8. documentation and salvage as part of a commemorative strategy that may include dismantling and re-purposing of reclaimed elements as part of the new development, if demolition is the only feasible option to facilitate an approved redevelopment of the site

This will provide a more transparent and integrated planning process that can be managed through the Site Plan Approval process.

12.0 SOURCES

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Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Peel Region Archives, 'Milner family file', Perkins Bull Collection.

Ross, Cooper. *Brampton Firefighters: 140 Years of Dedicated Service 1853-1993* (1993)

Stantec Consulting Ltd., *Heritage Impact Assessment: 199, 203, 205, 207-209, 215-217, and 2190221 Main Street North, 34, 38, 42 and 44 Thomas Street, and 4 Market Street, City of Brampton*. (May 11, 2022)

13.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



FRONT ELEVATION



FRONT AND SOUTH SIDE ELEVATION



FRONT ELEVATION - FRONT PORCH WITH CLASSICAL COLUMNS ON BRICK PIERS



REAR ELEVATION



NON-HISTORIC REAR ADDITION



PRESSED BRICK EXTERIOR



TUCK-POINTED MORTAR JOINTS



STONE FOUNDATION WITH QUARRY-CUT FACE - UNDERPINNED WITH CONCRETE



BASEMENT WINDOW WELL ON THE DRIVEWAY



FRONT ENTRANCE WITH ORIGINAL CASING AND STAINED GLASS TRANSOM



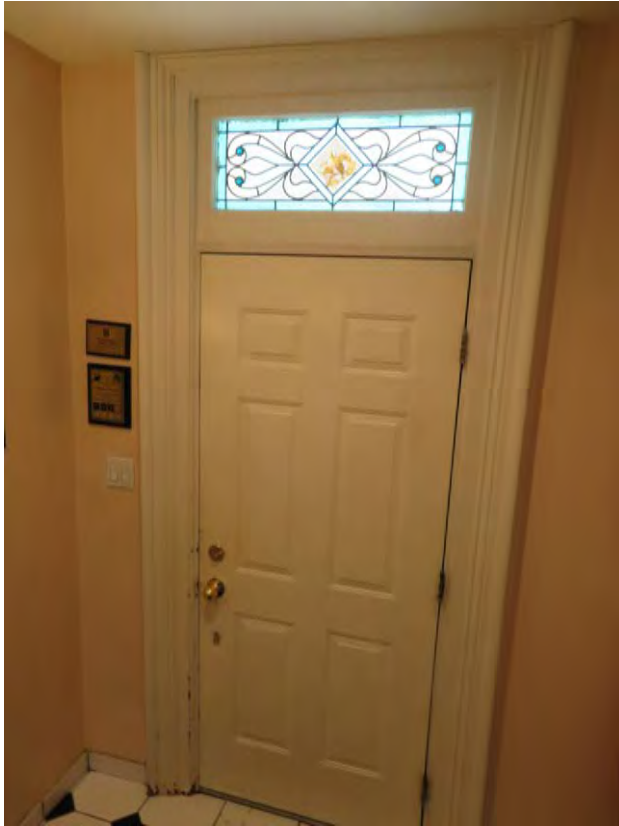
BAY WINDOW ON SOUTH ELEVATION – SCROLLED BRACKETS – NEW GLAZING



GABLE ON SOUTH ELEVATION – DECORATIVE BARGEBOARD - GOTHIC WINDOW - RAISED BRICK HOOD MOULD – TWO OVER TWO WOOD SASH



GABLE ON FRONT ELEVATION – DECORATIVE BARGEBOARD – SEGMENTALLY ARCHED WINDOWS – BRICK ARCH AND RAISED BRICK HOOD MOULD – REPLACEMENT WINDOWS



FRONT DOOR – ORIGINAL WOOD CASING AND TRANSOM WITH STAINED GLASS



VICTORIAN LEADED WINDOW WITH STAINED-GLASS AND HAND-PAINTED BIRD



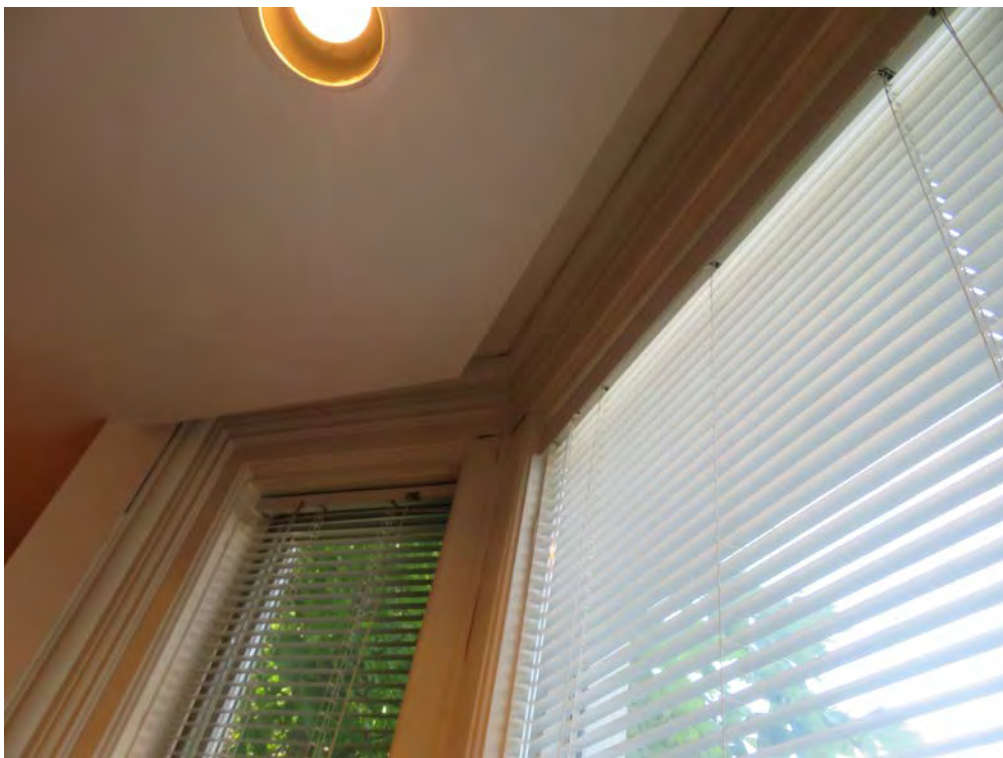
ORIGINAL STAIRCASE WITH TURNED NEWELL POST – ORIGINAL HANDRAIL, BALUSTERS, TREADS, RISERS & SKIRTING BOARD



BAY WINDOW ON FRONT ELEVATION – ORIGINAL WOOD CASING AND PANELLING – NEW GLAZING



BAY WINDOW ON FRONT ELEVATION – ORIGINAL WOOD CASING AND PANELING – MODERN HARDWOOD



LOWERED CEILING FOR POT LIGHTS - ORIGINAL WOOD WINDOW CASINGS PRESERVED ABOVE



BAY WINDOW ON SOUTH SIDE ELEVATION – ORIGINAL WOOD CASING AND PANELING – MODERN GLAZING



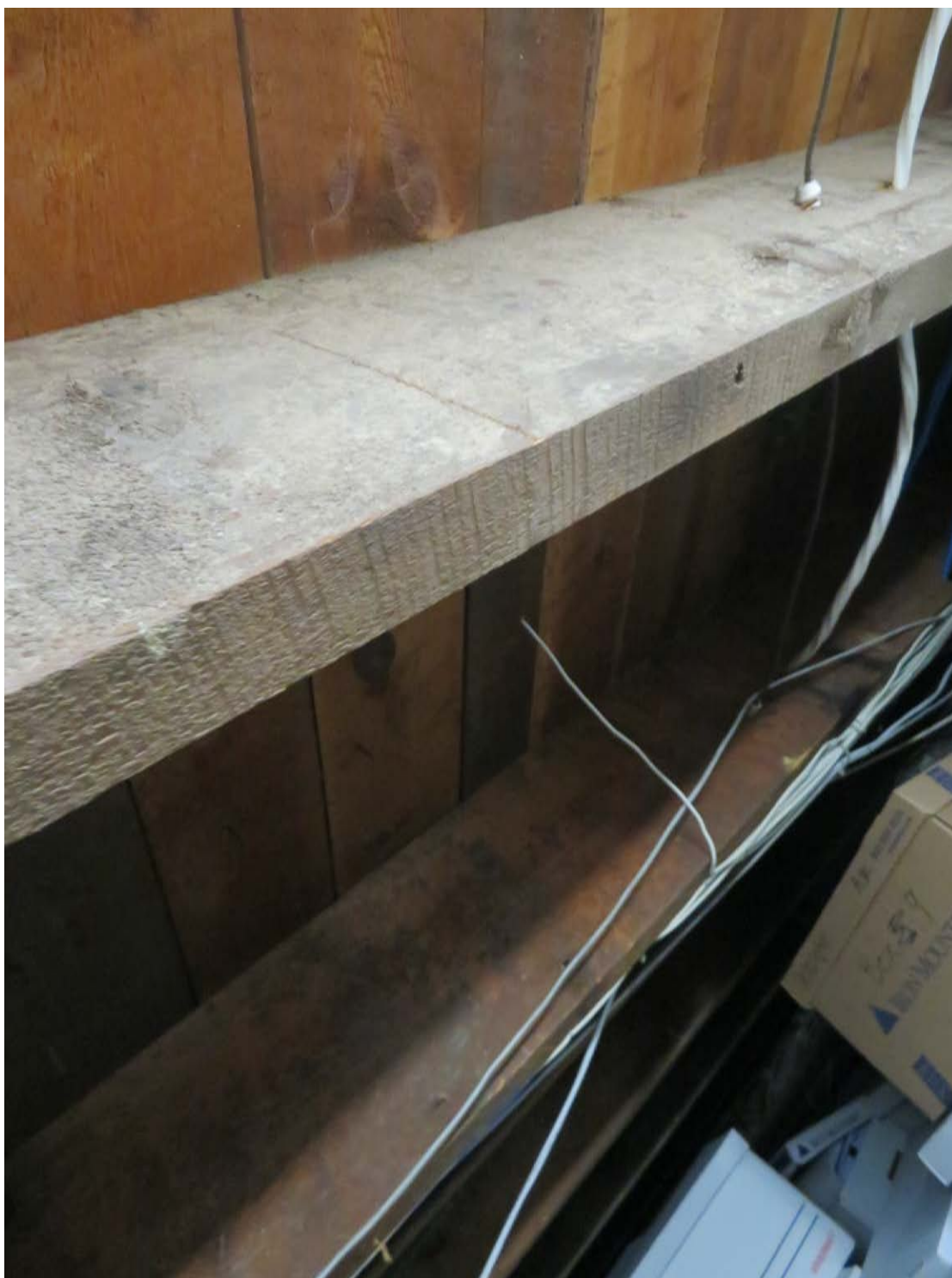
ORIGINAL STAIRS – TURNED NEWEL POST ON 2ND FLOOR



ORIGINAL GOTHIC WINDOW ON 2ND FLOOR LANDING – ORIGINAL TWO OVER TWO WOOD SASH



HALLWAY ON 2ND FLOOR – ORIGINAL DOOR CASINGS, 4-PANEL DOORS AND BASEBOARDS – ORIGINAL WOOD FLOORING PRESERVED UNDER WALL TO WALL CARPET



ORIGINAL FLOOR FRAMING IN THE BASEMENT – 24 INCHES ON CENTRE WITH CIRCULAR SAW MARKS



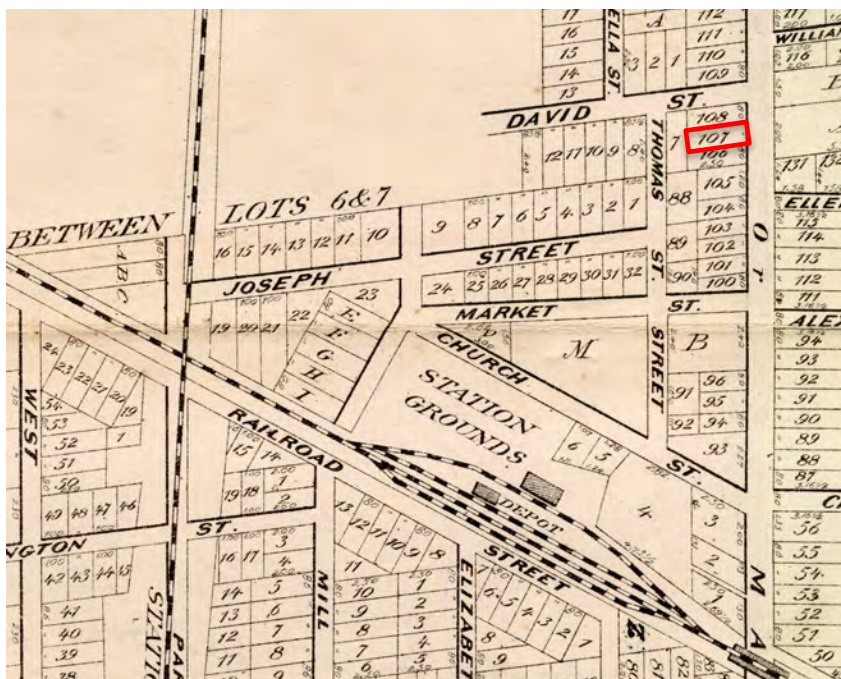
PARGING ON INTERIOR FACE OF THE FOUNDATION AND CONCRETE SHELF WHERE IT HAS BEEN UNDERPINNED

APPENDIX B: HISTORIC DOCUMENTATION



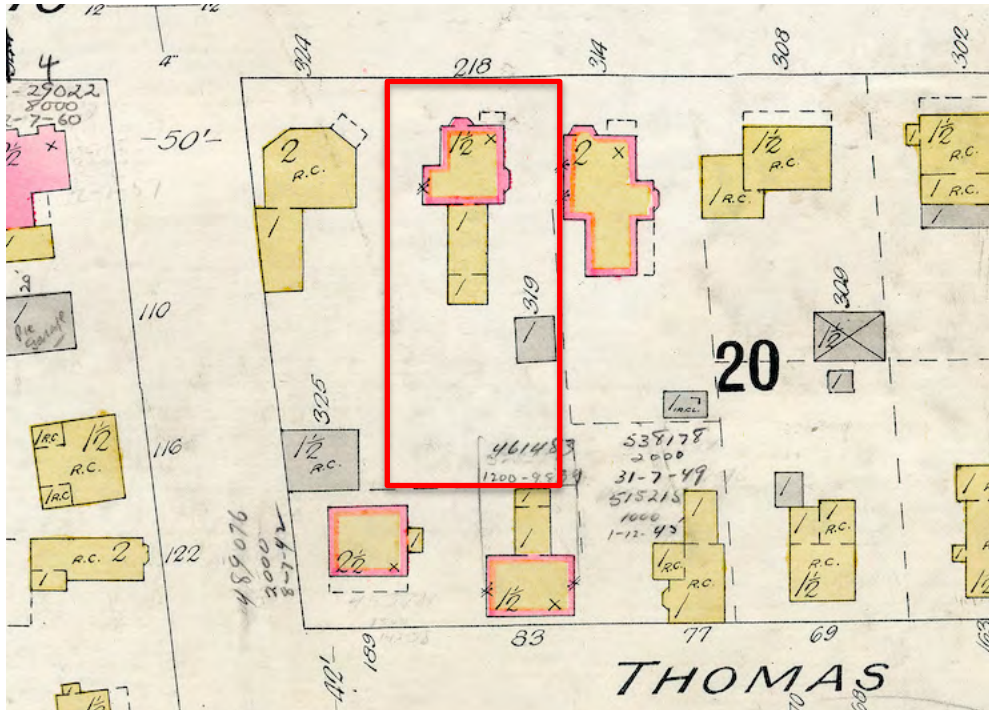
1859 TREMAINE MAP

The subject building does not appear on this map. There is a Grist Mill in the location of the subject property. Lots are demarcated but no structures are shown.



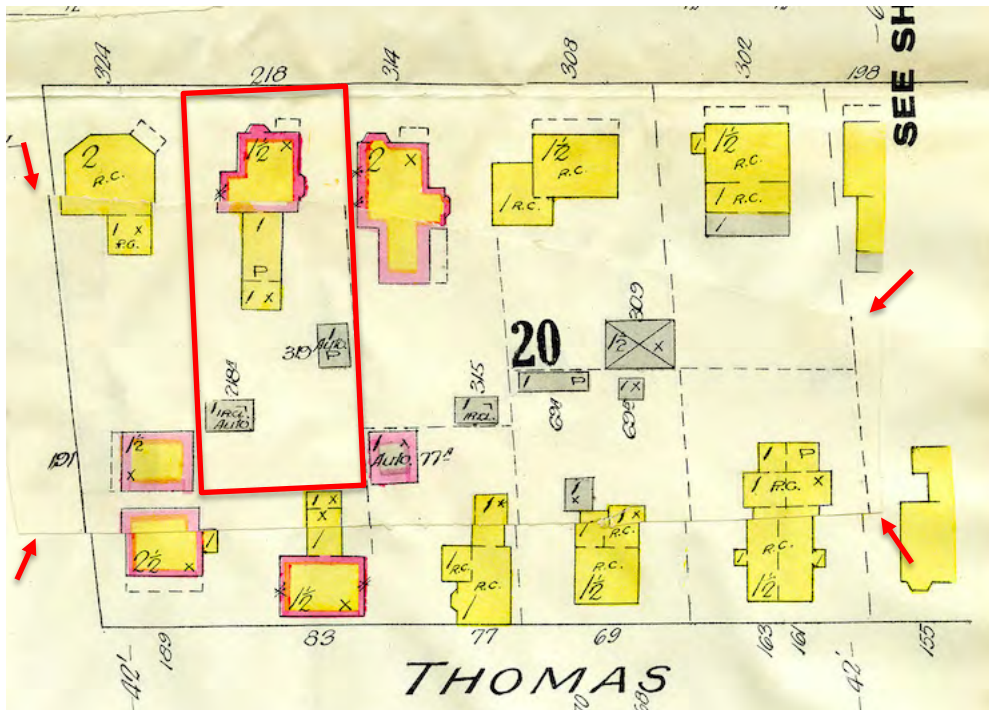
1877 PEEL COUNTY ATLAS

This map does not show buildings. The subject lot appears as Lot 107. The low property value recorded in the land records indicates that there was no building on the subject property at this time.



1917 GOAD'S FIRE INSURANCE PLAN Sheet No. 7

The subject building appears as #218 Main Street North. It is recorded as a 1.5 storey frame structure with a brick veneer. It has two bay windows, one on the front elevation and one on the south side elevation and a small wooden porch at the front entrance. There is a large 1-storey extension at the rear that is constructed of wood and one ancillary building in the rear yard that appears to be a 1-storey frame shed. The brick portion corresponds to the front part of the subject building.



1924 UNDERWRITERS' INSURANCE PLAN Sheet No. 8 (1917) Revised to 1924

The shed in the rear yard has been converted to a garage *note the revisions slip pasted on top of the earlier plan

APPENDIX C: PROPERTY OWNERSHIP

ADDRESS: 223 MAIN ST. N, BRAMPTON
 PIN: 14122-0069 (previously 14122-0268)
 LEGAL DESCRIPTION: BRAMPTON, PLAN BR-8, LOT 107
 HISTORICAL: VILLAGE OF BRAMPTON, PT. E ½ LOT 7, CON 1, WHS Washington Block

DATE	TRANSACTION	GRANTOR	GRANTEE	NOTES
1855	LOT REGISTRATION	LOWES, Robert	McKELVEY, James	
1877	B&S	McKELVEY	PHILLIPS, James	\$200.
1878	"	PHILLIPS, James et ux	McCLELLAN, John L.	\$275.
1878	"	McCLELLAN, John L. et ux	LITTLE, Andrew J.	\$1350.
1883	"	LITTLE, Andrew J. et ux	BELL, Harriet	\$1400.
1900	"	BELL, Harriet – wife of James BELL	WILSON, Sarah Jane – wife of Thomas WILSON	\$250. +\$500. mortgage
1907	"	WILSON, Sarah Jane - widow	MILNER, Albert H.	\$2,500.
1958	GRANT	ISARD, Doris – executrix of Albert H. Milner Estate	WARD, Shirlie	\$16,000.
1963	"	WARD, Shirlie et ux	WARD, Bert	
1965	"	WARD, Bert et ux	PIGGOT, Liam J. PIGGOT, Marilyn J.	
1965	"	PIGGOT, Liam J. PIGGOT, Marilyn J.	KOVACS, Bela KOVACS, Helen	
1967	"	KOVACS, Bela KOVACS, Helen	HOEKSTRA, Klaas	
1968	"	HOEKSTRA, Klaas	KOVACS, Bela KOVACS, Helen	
1969	"	KOVACS, Bela KOVACS, Helen	ALLEN, Jack E. T.	
1972	"	ALLEN, Jack E. T. et ux	CREW, Barry CREW, Gilyan	
1974		CREW, Barry CREW, Gilyan	TRIBE, Margaret V.	
1980	"	TRIBE, Margaret V.	DeGASPERIS, Agostino	.
1989	"	DeGASPERIS, Agostino	WILLIAMSON, Ronald BLACK, Wesley	.
1998	TRANSFER	WILLIAMSON, Ronald BLACK, Wesley	CROTTEAU, Susan Lynn KANIA, Andrew John	
2023	"	CROTTEAU, Susan Lynn KANIA, Andrew John	BRISTOL PLACE CORP.	

0000 0000 0871

Date Plan Registered: 18 Sept 1855

Abstract Index
Répertoire par lot

Owners: Robert Lowes

Lot

107

Plan/Concession BR-8

Page 1

Lots Subdivided: Pt E 7 Con 1 WMS Washington Block



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
1893	B. & S.	5 Feb 1877	James McKelvey et ux	James Phillips	200.00	A11
1983	B. & S.	11 May 1877	James Phillips et ux	John L. McClellan	275.00	A11
2237	Agree't	24 Apr 1878	John L. McClellan	Andrew J. Little	1350.00	A11
2327	B. & S.	2 Oct 1878	John L. McClellan et ux	Andrew J. Little	1350.00	A11
3200	B. & S.	24 Feb 1883	Andrew J. Little et ux	Harriet Bell	1400.00	A11
6171	B. & S.	6 Mar 1900	Harriet Bell wife of James Bell	Sarah Jane Wilson wife of Thomas Wilson	250.00	A11. Subject to a Mortgage dated 15 Jun 1898 to Matilda Rutherford, Widow, for \$500.00 and interest
7770	B. & S.	23 Dec 1907	Sarah Jane Wilson (Widow)	Albert H. Milner	2500.00	A11
11083GR	Cert.	3 July 1958	Treasurer's Consent	Albert H. Milner		Re: No. 7770
35017	Grant	9 July 1958	Doris Isard in her personal capacity & as Extrx. Albert H. Milner Est.	Shirley Ward	16000.00	A11
46394	Grant	28 Feb 1963	Shirley Ward et ux	Bert Ward	1.00 &c	A11
55576	Grant	3 June 1965	Bert Ward et ux	Liam J. Pigott Marilyn J. Pigott as joint tenants	1.00 &c	A11
1017	By-Law	24 Nov 1965	RE: SUBDIV CONTROL			
24546YS	Grant	31 Oct 1966	Liam J. Pigott Marilyn J. Pigott	Bela Kovacs Helen Kovacs as joint tenants	2.00 &c	A11

10321 (58)

FORM 1

Continued on Suite à la page

25x10

32x10

25x10

0000 0000 0872

Abstract Index
Répertoire par lot

Lot 107 Plan/Concession BR-8 Page 2



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
45525VS	Grant	14 July 1967	Bela Kovacs Helen Kovacs	Klaas Hoekstra	1.00 &c	A11 1/5 acre
71587VS	Grant	1 May 1968	Klaas Hoekstra	Bela Kovacs Ilona Kovacs as joint tenants	2.00 &c	A11 (1/5ac.)
117255VS	Grant	8 Aug 1969	Bela Kovacs Ilona Kovacs	Jack E. T. Allen	1.00 &c	A11
206449VS	Grant	13 Apr 1972	Jack E.T. Allen et ux	Barry Crew Gilyan Crew as joint tenants	2.00	(1/5ac.) A11
327892VS	Grant	30 Aug 1974	Barry Crew Gilyan Crew	Margaret V. Tribe	2.00 &c	(1/5ac.) A11
551835	Grant	30 June 1980	Margaret V. Tribe	Agostino De Gasperis	\$2.00 &c	A11
43R-10020	Reference Plan		Part 1---0.20ac			
788788	Agt	24 02 87	DeGASPERIS, Agostino	THE City of Brampton		Rezoning Agt. A11
848474	Mort	03 06 88	DE GASPERIS, Agostino	STERLING Trust Corporation	245,000.00	Part designated as pt 1 on 43R-10020 By declaration under Sec.22 (a) (4) registered as No. 920486 on 89/12/05
Assigned by RO 1067314						
848475	A of Rents	03 06 88	DE GASPERIS, Agostino	STERLING Trust Corporation		Part designated as pt 1 on 43R-20020
920533	Grant	89 12 05	DE GASPERIS, Agostino	WILLIAMSON, Ronald BLACK, Wesley each as to 1/2 int.	\$510,000.00	A11

10321 (88)

FORM 1

Continued on/ Suite à la page

25x1

32x1

25x1

LAND
REGISTRY
OFFICE #43

14122-0069 (LT)

PAGE 1 OF 2
PREPARED FOR MH
ON 2023/08/31 AT 16:05:16

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 107 PL BR-8 BRAMPTON ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14122-0268

PIN CREATION DATE:

1998/12/21

OWNERS' NAMES

BRISTOL PLACE CORP.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/12/21 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1998/12/22 **</div></div>						
BL1017	1965/11/24	BYLAW				C
43R10020	1982/05/17	PLAN REFERENCE				C
RO788788	1987/02/24	AGREEMENT			THE CITY OF BRAMPTON	C
43R17770	1990/04/19	PLAN REFERENCE				C
RO937651	1990/11/15	AGREEMENT			THE CORPORATION OF THE CITY OF BRAMPTON	C
RO1169580	1998/05/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** WILLIAMSON, RONALD BLACK, WESLEY	CROTTEAU, SUSAN LYNN	
REMARKS: PLANNING ACT STATEMENT RE: SEC. 50 COMPLETED.						
RO1169581	1998/05/01	CHARGE		*** DELETED AGAINST THIS PROPERTY ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR2742148	2015/07/06	DISCH OF CHARGE		CROTTEAU, SUSAN LYNN *** COMPLETELY DELETED *** CIBC MORTGAGES INC.	CIBC MORTGAGES INC.	C
PR3365750	2018/08/16	TRANSFER		*** COMPLETELY DELETED *** CROTTEAU, SUSAN LYNN	KANIA, ANDREW JOHN CROTTEAU, SUSAN LYNN	
PR4229561	2023/07/27	TRANSFER		CROTTEAU, SUSAN LYNN KANIA, ANDREW JOHN	BRISTOL PLACE CORP.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Province of OntarioDistrict No. 140 *Real*

S. District C. *Jour. of Brampton Division No 1*

PAGE 12

SCHEDULE No. 1—Nominal Return of the Living.

PAGE 12

TABLEAU No. 1.—Dénombrement des Vivants.

PERSONS IN THE ORDER OF VISITATION.						NAME.	SEX.	AGE.	BORN (Month, Day, Year).	Country or Province of Birth.	RELIGION.	ORDIN.	Profession, Occupation or Trade.	EDUCATION.					Date of Baptism and Confirmation.
Tenets.	Married.	Widow.	Single.	Family.	Married.									Single.	Widow.	Family.	Married.	Single.	
PERSONS IN THE ORDER OF VISITATION.						NAME.	SEX.	AGE.	BORN (Month, Day, Year).	Country or Province of Birth.	RELIGION.	ORDIN.	Profession, Occupation or Trade.	EDUCATION.					Date of Baptism and Confirmation.
Married.	Single.	Widow.	Family.	Married.	Single.									Widow.	Family.	Married.	Single.	Widow.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
			54	54		Widow	M	29	✓	C	Pres. Ch. in Can.	Sect.	Pres.	✓	✓	✓	✓	✓	✓
						Widow	F	27	✓	C				✓	✓	✓	✓	✓	✓
		1	55	55		Widow	M	50	✓	C	C. Methodist	Sect.	Physician	✓	✓	✓	✓	✓	✓
						Widow	F	37	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	22	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	24	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	F	18	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	F	12	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	25	✓	Episcopal	Ch. of Episcopal	Episcopal	Servant	✓	✓	✓	✓	✓	✓
		56	56			Widow	M	44	✓	C	Congregationalist	Sect.	Physician	✓	✓	✓	✓	✓	✓
						Widow	F	13	✓	C				✓	✓	✓	✓	✓	✓
						Widow	M	7	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	2	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
		57	57			Widow	M	32	✓	C	Con. Methodist	Sect.	Teacher	✓	✓	✓	✓	✓	✓
						Widow	F	34	✓	C	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	5	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	3	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	2	✓	"	"	"	"	✓	✓	✓	✓	✓	✓
		58	58			Widow	M	28	✓	Pres. Ch.	Pres. Ch. in Can.	Sect.	Physician	✓	✓	✓	✓	✓	✓
						Widow	F	25	✓	Episcopal	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	F	5	✓	C	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	F	3	✓	C	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	20	✓	C	"	"	"	✓	✓	✓	✓	✓	✓
						Widow	M	2	✓	C	"	"	"	✓	✓	✓	✓	✓	✓
		59	59			Widow	M	55	✓	Episcopal	Ch. of Episcopal	Episcopal	Carthage	✓	✓	✓	✓	✓	✓

Province of OntarioDistrict No. 140 Rec

S. District *C. Terrell* of *Birmingham* *Georgia* *Nov*

PAGE 13

SCHEDULE No. 1—Nominal Return of the Living.

PAGE 13

TABLEAU No. 1.—Dénombrement des Vivants.

PAGE 13

TABLEAU No. 1. - Dénombrement des Vitals.

NOMENCLATURE OF THE HOUSE OF TINTABINE						NAMES	SEX.	AGE.	Date of Birth or Baptism.	Country or Province of Birth.	RELIGION.	SEXES.	Profession, Occupation or Trade.	Married or Single.	INFORMATION.					Date of Baptism and Residence.
Catholic.	Protestant.	House in which born.	House in which baptised.	House in which died.	Family.										First Name.	Second Name.	Age.	Sex.	Profession, Occupation or Trade.	
FAMILIES IN THE HOUSE OF TINTABINE.						NAMES	SEX.	AGE.	Date of Birth or Baptism.	Country or Province of Birth.	RELIGION.	SEXES.	Profession, Occupation or Trade.	Married or Single.	INFORMATION.					Date of Baptism and Residence.
1	2	3	4	5	6										7	8	9	10	11	
1						Mrs. Rose	Rose	F	65	✓	English	Engl.	—	W	✓	—	—	—	—	—
2						" Rose &	Rose	F	25	✓	"	"	—	W	✓	—	—	—	—	—
3						60 60 Bobe	John	M	36	✓	English	Engl.	—	W	✓	—	—	—	—	—
4						" Mary &	Mary	F	20	✓	"	"	—	W	✓	—	—	—	—	—
5						61 61 Cepeland	John	M	52	✓	"	"	—	W	✓	—	—	—	—	—
6						" Margaret	Margaret	F	16	✓	"	"	—	W	✓	—	—	—	—	—
7						" Mrs. d.	Mrs. d.	M	12	✓	"	"	—	W	✓	—	—	—	—	—
8						" Franklin	Franklin	M	8	✓	"	"	—	W	✓	—	—	—	—	—
9						62 62 Martha	Martha	M	39	✓	English	Engl.	—	W	✓	—	—	—	—	—
10						" Mary	Mary	F	34	✓	"	"	—	W	✓	—	—	—	—	—
11						" Lucy	Lucy	F	7	✓	"	"	—	W	✓	—	—	—	—	—
12						" Anna Ann	Anna Ann	F	5	✓	"	"	—	W	✓	—	—	—	—	—
13						" Ann	Ann	F	3	✓	"	"	—	W	✓	—	—	—	—	—
14						" Alice	Alice	F	1	✓	"	"	—	W	✓	—	—	—	—	—
15						63 63 Duffin	Duffin	M	41	✓	English	Engl.	—	W	✓	—	—	—	—	—
16						" Hannah	Hannah	F	29	✓	"	"	—	W	✓	—	—	—	—	—
17						64 64 Robt	Robert	M	39	✓	English	Engl.	—	W	✓	—	—	—	—	—
18						" Sarah	Sarah	F	29	✓	"	"	—	W	✓	—	—	—	—	—
19						" Richard	Richard	F	5	✓	"	"	—	W	✓	—	—	—	—	—
20						" Howard	Howard	M	3	✓	"	"	—	W	✓	—	—	—	—	—
21						" Richard	Richard	M	2	✓	"	"	—	W	✓	—	—	—	—	—
22						65 65 Fred	Frederick	M	36	✓	English	Engl.	—	W	✓	—	—	—	—	—
23						" William	William	F	22	✓	"	"	—	W	✓	—	—	—	—	—
24						66 66 Carl	Carl	F	65	✓	English	Engl.	—	W	✓	—	—	—	—	—
25						" Reginald	Reginald	F	15	✓	"	"	—	W	✓	—	—	—	—	—

COUNTY COURT CLERKS

Closely associated with the Judges in the work of administration of justice are the County Court Clerks, who also act as local Registrars of the Supreme Court and Registrars of the Surrogate Court.



J. R. FALLIS



A. H. MILNER



E. F. CONOVER

The first County Court Clerk was James Augustus Austin, who was appointed in 1867 and held office until his death on May 4th, 1900.

The next appointment to the office was Joseph B. Dixon, who was County Court Clerk until 1925.

Mr. Dixon was succeeded by James R. Fallis, who held office until his death on May 11th, 1935.

Upon the death of Mr. Fallis, Mr. Albert H. Milner was appointed and held office until 1957.

Following the retirement of Mr. Milner, Mr. Edward F. Conover was appointed and still holds that office.

For many years, the office of County Court Clerk had only one assistant to the Clerk. There are now seven people in that office including the Registrar and the Deputy Registrar, Douglas Westlake.

The duties of the County Court Clerks, the Registrars of the Supreme Court and the Registrars of the Surrogate Court, are very important.

As Clerk of the County Court, they issue Writs in civil cases up to an amount fixed by the statutes and what amounts they vary at from time to time.

As Local Registrars of the Supreme Court, they issue Writs in civil cases and all documents in connection with the Supreme Court cases are filed in the office of the Local Registrar of the Supreme Court.

As Registrar of the Surrogate Court, applications for Probate of Wills or Letters of Administration for an Estate where no Will has been made, are filed in the office of the Registrar.

JUVENILE AND FAMILY COURT

In addition to the County Court, there is a Juvenile and Family Court. This Court deals with family matters where married people have differences and also deals with children who are alleged to have been neglected by their parents or children who have committed some criminal offense.

This Court, as a separate branch of the Administration of Justice, was established in Peel County in 1952. It has a distinct identity and unique social purpose. In fulfillment of its objective, it administers both civil and criminal laws. Its special field of interest and concern is that most important of Canadian institutions—the family—and within the family, particularly our Canadian Youth. Cases of cruelty, desertion and other marital problems are dealt with in this Court and matters of juvenile delinquency are its vital concern. Every dynamic of human behaviour is observed in the Court as the needs and problems of human beings are exposed. The welfare

of the individual and the family together with the judgment of the Court, reflect both the level of social advancement in the society and the degree to which that society is able to develop and combine the social sciences with judicial treatment.

Cases are heard in camera without public admittance and without press report which would identify any of the parties. A confidential treatment of human problems is thereby possible.

In Peel County prior to the establishment of the Juvenile and Family Court in 1952, all domestic cases were heard in Magistrate's Court. There was no collection for monies ordered to be paid and marital counselling and probation facilities were virtually unknown. Mrs. Nance Horwood was appointed Juvenile Probation Officer of the new Court and took on the responsibility of counselling married couples. An accounting system for the collection and distribution of maintenance monies was established thereby expediting enforcement of maintenance orders.

The Peel County Magistrate, T. H. Moorehead continued to act as Judge in the Juvenile and Family Court. It has been customary for a Magistrate to act as Juvenile and Family Court Judge but upon the sudden death of His Honour T. H. Moorehead, Mrs. Gordon Graydon acted as Juvenile and Family Court Judge for a period of 5½ years. Mr. Dick Honey, a Probation Officer in Peel County since 1955, extended his services to the Juvenile Court both as Probation Officer and as Clerk of that Court upon the retirement of Mrs. Horwood in 1957.



DICK HONEY

Mrs. Katherine Carter assumed clerkship of the Court in 1960 and continued expanding its administration and services until her retirement in 1965. In 1967, the present clerk, Miss D. Prosser and two clerical assistants are extraordinarily busy trying to keep up with the work.

In 1962, Her Honour Judge Graydon retired from her position and a year later His Honour Judge H. T. G. Andrews was appointed to the Court and who is also Magistrate for the County of Peel.

NANCE
HORWOODJUDGE
MOOREHEADJUDGE
GRAYDON

The extraordinary population growth in Peel County is, of course, reflected in the extraordinary increase in the business of the Court. In the past ten years, monies collected for wives and children has quintupled. Juvenile delinquency has tripled at least and, of course, there has been an extraordinary increase in the number of Conferences, counselling interviews and referrals to other agencies.

In 1967, the new Court House for Peel County was completed and accommodation for the Juvenile and