



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

231-2015

**To designate the property at 44 Mill Street North
as being of cultural heritage value or interest.**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **44 Mill Street North** more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **44 Mill Street North** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 30TH DAY OF *September*, 2015.

Approved as
to form
MM
Sept. 16 / 15

Linda Jeffrey
LINDA JEEFREY - MAYOR

Peter Fay
PETER FAY - CLERK

Approved as to content:

Heather MacDonald
Heather MacDonald, Acting Executive Director of Planning

SCHEDULE "A" TO BY-LAW 231-2015

LEGAL DESCRIPTION

**LOT 8 BLK 10, PLAN BR-4, EAST OF MILL ST.; LOT 9 BLK 10 ON PLAN BR-4,
EAST OF MILL ST; LT 10 BLK 10 PLAN BR-4, EAST OF MILL ST; AND PART OF
LOT 1 BLOCK 10 PLAN BR-4, WEST OF ELIZABETH ST AS IN VS3695; CITY OF
BRAMPTON**

14123-0047 (LT)

SCHEDULE "B" TO BY-LAW 231-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 44 MILL STREET NORTH:

The property at 44 Mill Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design/Physical Value:

The cultural heritage value of 44 Mill Street North is related to its design and physical value as a Vernacular style estate. The house is a two-storey brick structure with a stone foundation. It has a rectangular plan with multiple rear brick additions. It has a truncated hip roof with cross gables and two brick chimneys. Two two-storey bays are located on both the front façade and south wall. Each bay is topped with a gable that features Tudor elements such as vergeboard, half-timber details and large corner brackets. An in-style enclosed porch has been added to the entry and the south wall overlooking the yard. The windows are one-over-one sash windows and feature brick, and radiating voussiors.

Historical/Associative Value:

The property also has historical value as it is associated with the early history of Brampton. The house was built circa 1875 at the height of the housing construction and population growth. It is also associated with the Graham family, a prominent family in Brampton and the surrounding area. The assessment roll (1877) indicates George Graham as the owner of lots 9 and 10 on Mill Street, with a property value of \$2,700 and three people as occupants. Graham was a Peel County Treasurer of Irish decent. His son, Edward G. Graham, is also associated with the property. E.G. Graham was born in Brampton in 1862. He was a distinguished senior lawyer, honoured with the status of King's Counsel.

The property was also once owned by H. Anne Stirk, sister of prominent veterinarian, Dr. Samuel D. Stirk.

Contextual Value:

The house at 44 Mill Street North also holds contextual value as it defines, maintains and supports the historical character of the Mill Street North streetscape. The street is a

quiet street with mature trees and many late 19th century and early 20th century homes. The neighbourhood is characterized by a “diverse collection of single-detached houses and the occasional semi-detached house from the mid-and-late nineteenth century and early twentieth century, ranging in size from cottages to mansions.” The house is surrounded by other listed heritage resources including 39 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Copeland Chatterson/Dominion Skate building at 45 Railroad Street. It is also located within close proximity to Downtown Brampton and Brampton’s industrial complex.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Vernacular estate
- Two-storey brick home
- Rectangular plan
- Truncated hip roof with cross gables
- Two brick chimneys
- Two two-storey bays
- Half-timber in gables
- Large corner brackets
- One-over-one sash windows
- Radiating brick voussoirs
- Built circa 1875
- Built for the Graham family
- Associated with George and Edward G. Graham
- Associated with the late 19th century building boom of Brampton
- Contributes to the character of Mill Street North and Downtown Brampton
- Contextually linked with other late 19th and early 20th century houses on Mill Street North