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April 16th, 2026

Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Notice of Intention to Designate

Dear Sir/Madam,

Enclosed please find the *Notice of Intention to Designate* **115 Mill Street South** in Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,



Johanna Keus
Assistant Heritage Planner
905-874-2175
Johanna.keus@brampton.ca

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Public Notice

Ontario Heritage Trust
NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 115 Mill Street South in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 115 Mill Street South in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The property at 115 Mill Street South, Brampton was constructed in 1940 as the residence of John Austing. Located at 115 Mill Street South in the historic core of the City of Brampton, 115 Mill Street South is situated on the west side of Mill Street South between Frederick Street and Harold Street in a dense residential neighbourhood.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 115 Mill Street South 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 the *Ontario Heritage Act, Regulation 9/06 c.1 s. 27 (3) (b)* for the categories of design/physical value and contextual value.

DESIGN/PHYSICAL VALUE:

115 Mill Street South is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s that was partially influenced by the works of local builder, Harry Hergaarden. Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

The one-and-a-half storey building follows a rectangular plan with an asymmetrical façade and exhibits many hallmark elements of the style, including the multitone brick cladding, patterned stonework, tall brick chimney, and bay window of tall, narrow windows decorated with leaded glass beneath a bellcast roof. Typical of Tudor Revival residences, the structure includes a formal front entrance with a coursed cut stone porch that leads to an arched opening with a detailed stone surround with a keystone. Projecting from the side gable roof, the façade includes two dormer windows with gable peaks that contribute to the appearance of an irregular roofline. The rectangular window openings include brick lintels and rusticated stone lug sills. The property also includes a detached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.

CONTEXTUAL VALUE:

115 Mill Street South is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences that are primarily of brick construction with stone details, gable roofs, front porches, single-car garages, and consistent setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian. 115 Mill Street South exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

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:

- One-and-a-half storey Tudor Revival building constructed to a rectangular plan with an asymmetrical façade
- Multitone red, brown, and orange brick cladding laid in a running bond pattern
- Side gable roof with projecting eaves and two dormers on the façade
- Tall multitone brick chimney with a stone cap
- Bell-cast roof over the entryway and bay window on the façade
- Arched entryway with a rusticated stone surround and keystone
- Bay window of five tall, narrow, rectangular windows with diamond shaped leaded glass panes above a random ashlar stone base
- Upper storey rectangular window openings with brick lintels and rusticated stone lug sills

- Segmentally arched basement window openings with brick voussoir
- Stone entrance porch and stairs clad in coursed cut stone
- One-storey, detached, single-car garage with a hip roof clad in multitone red, brown, and orange brick

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Johanna Keus, Assistant Heritage Planner, at Johanna.keus@brampton.ca to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on May 16th, 2026 (within 30 days of the publication of this notice).

Date: April 16th, 2026

Genevieve Scharback, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2172 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
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