



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 108-2012

To designate the property at 35 Rosedale Avenue West 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;

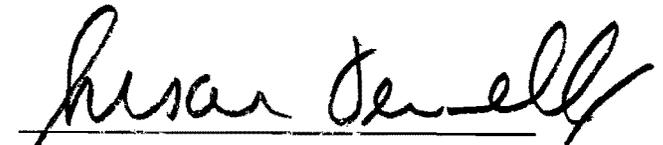
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 35 Rosedale Avenue West, 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 35 Rosedale Avenue West 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 9th DAY OF May, 2012.

Approved as to form  <u>APR 26 12</u>

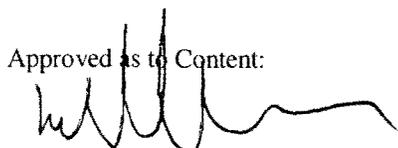


 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

Approved as to Content:



 Michael Won, Director, Development Engineering

SCHEDULE "A" TO BY-LAW *108-2012*

LEGAL DESCRIPTION

Part of Lot 53, Plan D-12; and Part of Lot 54, Plan D-12, as in BR29315; Brampton

PIN 14122-0127 (LT)

SCHEDULE "B" TO BY-LAW 108-2012

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 35 ROSEDALE AVENUE WEST:

The property at 35 Rosedale Avenue West 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.

The cultural heritage value of 35 Rosedale Avenue West is related to its design or physical value as a generally well-preserved example of a one-and-a-half storey, side gabled bungalow exhibiting design influences of the American Arts and Crafts style (more typically known as the Craftsman style). In this instance, the Craftsman influences are seen in the overall massing of the house with its sloped low pitched roofline, as well as the large front dormer window and full front open verandah. The house also exhibits Edwardian influence in the prominent rectangular stone lintels over most windows and rusticated stone foundation. The house retains considerable original and early heritage fabric.

The property is distinguished by the unusual and whimsical miniature castle garden structure located along the rear, east side of the property facing Lowes Avenue. In 1961, property owner Joseph (Jozeps) Kodors built the 'castle' as the focal point of a colourful 'enchanted garden'. It was built to amuse his family and the neighborhood children. It features copper capped towers, field stone walls, a variety of windows and dormers, wood shingles, finials and a bell tower. A concrete date stone displaying "1961" is visible on the front façade of the feature. This structure is presumably a one-of-a kind in Brampton. It is well-known in the neighbourhood and remains a popular attraction.

The property also has historical or associative value as it is associated with Brampton's early settlers, in particular the Kodors family.

The subject property is associated initially with James S. Knapman, the first registered owner of the lot. He purchased the property in 1920 for \$700 and sold it in October 1923 to George Burrows, presumably with the subject house completed since the assessed value of the property had increased significantly to \$6300. In December 1954, the property was purchased by the Kodors family. Joseph (Jozeps) Kodors (1915-2004) and his wife Waultraud (1925-2009) were Polish immigrants. Joseph Kodors worked for the Town of Brampton as a carpenter, and Waultraud worked at the local Dixie Cup factory.

The cultural heritage value of the property is also linked to its contextual value. The property helped define and maintain this well-established residential neighbourhood since the early 20th century. The property contributes much to the prevailing character and identity of the 'Rosedale Plan', which is generally defined by a compatible blend of

late 19th century and early to mid-20th century detached, single family homes on large, heavily treed lots. The house is a conspicuous and familiar building along the street, being on a corner lot.

The miniature castle garden feature remains a highly visible and popular landmark piece that is evidently very well-known in the neighbourhood. The castle is also directly integrated and associated with the surrounding shade gardens and trees, helping to form what was believed to be an “enchanted garden” along the Lowes Avenue portion of the subject property.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, 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. They include:

Design / Physical Value:

- Scale, form and massing of a typical one-and-a half storey, side gabled American Craftsman style bungalow;
- Prominent front gabled dormer widow;
- Stone lintels, sills, open front verandah with squared brick columns and rusticated stone foundation;
- Exterior, unpainted brick masonry;
- All existing windows, doors and structural openings, along with associated trim;
- Existing leaded, stained glass windows;
- Unique miniature castle garden structure facing Lowes Avenue

Historical / Associative Value:

- Associated with the Kodors family

Contextual Value:

- Contributes to the prevailing 19th and 20th century character and identity of houses within the “Rosedale Plan”
- The miniature castle exhibits landmark is a highly-visible and unique landmark along Lowes Avenue