



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 129-2011

To designate the property at 38 Isabella Street 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 38 Isabella Street 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. The City Clerk 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 38 Isabella Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. 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.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 27th DAY OF April 2011.

Approved as to form
<u>[Signature]</u>
<u>2011</u>

[Signature]
 SANDRA HAMES - ACTING MAYOR
 SUSAN FENNEL - MAYOR

[Signature]

PETER FAY- CLERK

Approved as to Content:
[Signature]

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Part Lot 54, PLAN BR 32, as in BR33895; BRAMPTON

141210146 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION 38 ISABELLA STREET:

The property at 38 Isabella Street 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 property at 38 Isabella Street is a significant heritage resource. The cultural heritage value is related primarily to the design and physical value of the house, along with contextual value.

The property is situated in the heart of one of Brampton's downtown residential plans of subdivision known as "The Washington Block" or the BR-32 plan of subdivision. The focal point of the subject property is a single detached, brick masonry house on a prominent north-east corner lot shared with Lorne Avenue. The property has a 62 foot long frontage with a lot depth of 100 feet. The house faces Isabella Street. The subject house is a side-gabled, one and a half storey, brick masonry structure with a prominent front gabled dormer window. The house has a rectangular plan. There is also a detached, single car garage at the rear corner of the property with a driveway out to Lorne Avenue. The garage is original to the house, sharing the same distinctive brick masonry characteristics.

The property contributes much to the prevailing character and identity of the "Washington Block" which is generally defined by a compatible blend of mid to late 19th century and early to mid 20th century detached, single family homes on large, heavily treed lots.

The subject property helps interpret the residential growth and development of Brampton. 38 Isabella was built around the time of the adjacent "Rosedale Plan" (Plan D-12) to the west, which was registered in 1912. The gradual expansion of residential growth along the northern edges of the town began in this period as developers began identifying new growth areas outside the built-up core around Queen and Main Streets. When first built, the subject property was very close to fringes of the urban boundary, already dominated by the Dale Estate greenhouse complexes, just north of Lorne Avenue and along the east side of nearby Main Street North. The smoke stack from the Dale boiler house would have been clearly visible further north on Isabella Street, just beyond Vodden Street.

From a design perspective, the subject property is a good and generally well preserved example of a one and a half storey, side gabled bungalow in the American Arts and Crafts style (more typically known as the Craftsman style). The Craftsman influences include: generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under eaves. Some English cottage

influences are also exhibited with the conspicuous use of half timbering and stucco cladding on the dormers and upper gable ends of the house.

The house retains considerable original and early heritage fabric including: massing, unpainted quarter-sawn oak front door and wood sash windows on the ground floor.

38 Isabella is an exceptional example of the bricklayers trade. The masonry is laid in a complex pattern using clinker brick and protruding brick specials that display a range of kiln-fired glazes, shapes and finishes set against courses of standard Brampton pressed red brick. This type of masonry construction is distinctive and very unusual in Brampton. The use of clinker brick along with rough stone window sills lends a textured and rustic appearance to the house; very much in keeping with the Arts and Crafts style.

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:

- Good example of one and a half storey, side gabled American Craftsman style bungalow with generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under the eaves;
- English Cottage influences exhibited by half timber and stucco cladding on side gables and dormers;
- Exterior, unpainted brick masonry;
- Complex pattern of brick masonry that uses clinker brick and protruding brick specials in a range of kiln-fired glazes, shapes and finishes, set against standard Brampton pressed red brick courses. This type of masonry construction is distinctive and very unusual in Brampton;
- Brick scuppers located above foundation on the front and north corner of the house;
- All existing windows, doors and structural openings, along with associated wood trim, stone sills and brick voussoirs over opening
- Main entrance with stained, single leaf quarter-sawn oak door and sidelights;
- Enclosed porch at rear of the house;
- Brick knee walls with stone caps flanking steps to main entrance;
- Exposed rafter tails;
- Detached, single car garage with medium hip roof at rear of property exhibiting the same unique brick masonry detailing and texture as main house.
- Direct associations with the history and development of Brampton's downtown residential neighbourhoods;

- Historical associations with local builder Fenton Byron McIntyre other building contractors, along with Sarah Trotter and the Walter and Alice Cuthbert family.
- Visually, physically and historically linked to its surroundings along Isabella Street and Lorne Avenue;
- Relationship between house and detached garage;
- Property is important in defining and maintaining the prevailing character of a late Victorian/early 20th century residential urban neighbourhood in the "Washington Block";
- Position and associated landmark status on a conspicuous corner lot;
- Lawns, mature trees, gardens, flower beds and vegetation are compatible with the prevailing site characteristics in the neighbourhood.



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 38 Isabella Street 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 38 Isabella Street 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. c. O. 18.

DESCRIPTION OF PROPERTY

The property is within a residential plan of subdivision known as BR-32. The property has a 62 foot long frontage with a lot depth of 100 feet. The focal point of the subject property is a single detached, brick masonry house on a prominent north-east corner lot shared with Lorne Avenue. The house faces Isabella Street and has a rectangular plan. There is also a detached, single car garage at the rear corner of the property with a driveway out to Lorne Avenue. The garage is original to the house, sharing the same distinctive brick masonry characteristics.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property is situated in the heart of one of Brampton's downtown residential plans of subdivision known as "The Washington Block" or the BR-32 plan of subdivision. The focal point of the subject property is a single detached, brick masonry house on a prominent north-east corner lot shared with Lorne Avenue. The property has a 62 foot long frontage with a lot depth of 100 feet. The house faces Isabella Street. The subject house is a side-gabled, one and a half storey, brick masonry structure with a prominent front gabled dormer window. The house has a rectangular plan. There is also a detached, single car garage at the rear corner of the property with a driveway out to Lorne Avenue. The garage is original to the house, sharing the same distinctive brick masonry characteristics.

The property contributes much to the prevailing character and identity of the "Washington Block" which is generally defined by a compatible blend of mid to late 19th century and early to mid 20th century detached, single family homes on large, heavily treed lots.

The subject property helps interpret the residential growth and development of Brampton. 38 Isabella was built around the time of the adjacent "Rosedale Plan" (Plan D-12) to the west, which was registered in 1912. The gradual expansion of residential growth along the northern edges of the town began in this period as developers began identifying new growth areas outside the built-up core around Queen and Main Streets. When first built,



the subject property was very close to fringes of the urban boundary, already dominated by the Dale Estate greenhouse complexes, just north of Lorne Avenue and along the east side of nearby Main Street North. The smoke stack from the Dale boiler house would have been clearly visible further north on Isabella Street, just beyond Vodden Street.

From a design perspective, the subject property is a good and generally well preserved example of a one and a half storey, side gabled bungalow in the American Arts and Crafts style (more typically known as the Craftsman style). The Craftsman influences include: generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under eaves. Some English cottage influences are also exhibited with the conspicuous use of half timbering and stucco cladding on the dormers and upper gable ends of the house.

The house retains considerable original and early heritage fabric including: massing, unpainted quarter-sawn oak front door and wood sash windows on the ground floor.

38 Isabella is an exceptional example of the bricklayers trade. The masonry is laid in a complex pattern using clinker brick and protruding brick specials that display a range of kiln-fired glazes, shapes and finishes set against courses of standard Brampton pressed red brick. This type of masonry construction is distinctive and very unusual in Brampton. The use of clinker brick along with rough stone window sills lends a textured and rustic appearance to the house; very much in keeping with the Arts and Crafts style.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Good example of one and a half storey, side gabled American Craftsman style bungalow with generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under the eaves;
- English Cottage influences exhibited by half timber and stucco cladding on side gables and dormers;
- Exterior, unpainted brick masonry;
- Complex pattern of brick masonry that uses clinker brick and protruding brick specials in a range of kiln-fired glazes, shapes and finishes, set against standard Brampton pressed red brick courses. This type of masonry construction is distinctive and very unusual in Brampton;



- Brick scuppers located above foundation on the front and north corner of the house;
- All existing windows, doors and structural openings, along with associated wood trim, stone sills and brick voussoirs over opening
- Main entrance with stained, single leaf quarter-sawn oak door and sidelights;
- Enclosed porch at rear of the house;
- Brick knee walls with stone caps flanking steps to main entrance;
- Exposed rafter tails;
- Detached, single car garage with medium hip roof at rear of property exhibiting the same unique brick masonry detailing and texture as main house.
- Direct associations with the history and development of Brampton's downtown residential neighbourhoods;
- Historical associations with local builder Fenton Byron McIntyre other building contractors, along with Sarah Trotter and the Walter and Alice Cuthbert family.
- Visually, physically and historically linked to its surroundings along Isabella Street and Lorne Avenue;
- Relationship between house and detached garage;
- Property is important in defining and maintaining the prevailing character of a late Victorian/early 20th century residential urban neighbourhood in the "Washington Block";
- Position and associated landmark status on a conspicuous corner lot;
- Lawns, mature trees, gardens, flower beds and vegetation are compatible with the prevailing site characteristics in the neighbourhood.

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 Antonietta Minichillo, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3744 to view this document, and for further information. Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on January 28, 2011 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 21st day of December, 2010.

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2116 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca

SCHEDULE "C" TO BY-LAW 129-2011

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate the property at 38 Isabella Street was served on the owner of the property, the Ontario Heritage Trust, and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the property at 38 Isabella Street came before City Council at a Council meeting on April 27, 2011 and was approved.

SWORN before me at the City)
of Brampton, in the Region of)
Peel, this 29th day)
of JUNE, 2011)

Earl Evans

EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel



A Commissioner for Taking Affidavits, etc.