

NOTICE – 35 ROSEDALE AVENUE WEST

In accordance with procedure By-law 160-2004, as amended, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises known as Kodors House, located at 35 Rosedale Avenue West 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 35 Rosedale Avenue West (Kodors House) 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 located on Rosedale Avenue West between Mill Street North and Lowes Avenue. It is situated within a well-established neighbourhood in downtown Brampton. The principle structure is a detached, one-and-a-half storey brick masonry house. The main façade of the house is distinguished by a prominent front gabled dormer window and a full-length open verandah. The landscape of the house is characterized by a unique miniature castle structure located in the garden facing Lowes Avenue. The miniature castle was designed to complement the planting beds and trees along Lowes Avenue.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

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 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. In 1961, Mr. Kodors built the miniature castle garden feature. According to the current owners, it is believed that the design is a fanciful representation of typical castles Mr. Kodors would have seen in his native Poland, and not a scaled replica of a specific European castle.

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 HERITAGE ATTRIBUTES

Unless otherwise indicated, the reasons 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:

- 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

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, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Stavroula Kassaris, Heritage Coordinator, at 905-874-3825 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 March 16, 2012 (within 30 days of the publication of this notice).

Date: February 15, 2012

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