

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 known as William Higgins House, located at 36 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 36 Isabella Street (William Higgins 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 at 36 Isabella Street is located on the east side of Isabella Street, south of Lorne Avenue. The principle structure is a two-and-a-half storey masonry residence with a side gable roof and prominent front porch. The house is surrounded by mature vegetation. The lot is a simple rectangle shape, and is situated on the historic streetscape of Isabella Street, nestled between other historic homes in downtown Brampton.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 36 Isabella Street (William Higgins House) 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 36 Isabella Street is related to its design or physical value as a well-built example of a typical turn-of-the-century Edwardian Classicism house. The Edwardian style has an elegant and dignified simplicity. This style provided simple, balanced designs, straight rooflines, uncomplicated ornamentation, and relatively maintenance-free detailing. An Edwardian home was usually cubed shaped in order to make the most of limited space, and it was also easy to build. Despite its cost-effective attributes, it was an attractive style because its appeal depended on shape and

proportion, not its decoration. This style was usually a two-storey structure with a large front porch, off-centre doorway, and a dormer window. These buildings generally have a smooth brick surface and many windows. The large porch with its railing of balustrade columns is the most prominent feature of the house. The house is further characterized by decorative millwork, stone window sills, and a bull's eye window with monochromatic brick window surround. The interior of the house is also comprised of original architectural features, including maple hardwood floors, tongue and groove wainscoting, an oval stained glass window, a staircase emphasized by balustrade columns, and an ornate radiator stamped with a patent date of April 16, 1887.

The cultural heritage value also lies in its association with prominent Brampton residents, particularly William Higgins. The house at 36 Isabella Street was likely built around 1909 by William Higgins. Property ownership transfers reveal a sharp increase in price between 1909 and 1910, when it was purchased by William Higgins. The Higgins family also became a staple on Isabella Street through most of the 1900s. Local residents indicate that rooms in the house were at times rented out to employees of the Dale Estate.

William Higgins was born at Brodbytown in 1877. He was the son of John Higgins and Catharine Baker. In 1906, Higgins began a plumbing business with William Large. The company was called "Higgins and Large Plumbers." Shortly after they started their business, they relocated west to a site on Queen Street. The site later became known as the Brampton Hardware Company when it was taken over by William Shirra.

Mr. Higgins was a prominent member of several organizations including the Ionic Lodge, A.F. and A.M., Peel Chapter, R.A.M., Brampton Ranf Ghar Grotto Club, Brampton Curling Club, and St. Paul's United Church. His most important public role was as a member of the Brampton Water Commission for 15 years. In his 1935 obituary, he is honored as having devoted much of his time and energy into furthering development and efficiency of the Brampton water system.

Higgins' family consisted of his wife, Mary Elizabeth (formerly Downey), three daughters, and one grandchild. Higgins died of a heart attack on December 31, 1934, shortly after once again qualifying as a member of the Brampton Water Commission. Although his daughter put in a call for Dr. W.H. Brydon at the first sign of his ailment, Higgins had died prior to receiving medical attention.

Mary Elizabeth Higgins died from an unknown illness later that year. Mary was a daughter of the late Mary Weldon and William Downey. She was born in 1876 and

came to Brampton as a young girl. In 1898, she married William Higgins. Mrs. Higgins was a lifetime member of the Red Cross Society.

An August 28, 1935 land transfer indicates that the house was sold to Margaret Higgins for one dollar. Margaret was the youngest Higgins daughter. Margaret and husband Dan Byrne occupied the house for many decades. After Byrne's death, Margaret remained in the house until the 1990s.

The contextual value of 36 Isabella Street is related to its location on a historic streetscape in downtown Brampton. The house is surrounded by mature trees and vegetation, as well as other historic houses. The neighbourhood around 36 Isabella Street became known as the "Washington Block" when it was named as such in the BR-32 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1879.

The "Washington Block" is currently comprised of substantial or modest single-detached houses from the nineteenth and early twentieth centuries. It is evident that the neighbourhood that developed from the BR-32 block has remained largely unaltered since it first began to grow. The property at 36 Isabella Street adds to the historic character of the neighbourhood, and contributes to an understanding of the growth and development of this section of downtown Brampton.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Prominent wooden front porch with balustrade columns and decorative millwork
- Well-maintained monochromatic brick structure
- Second floor bay window
- Stone window sills
- Side gable roof
- Round window with monochromatic brick window surround
- Stained glass window on east facade
- Interior elements including maple hardwood floors, tongue and groove wainscoting, an oval stained glass window, and a staircase emphasized by balustrade columns
- Three radiators on the main floor of the house are stamped with the patent date of April 16, 1766, one of which is stamped "Safford Patent"; Clarence Stafford came from Buffalo to Toronto in 1887 to establish "Toronto Radiator Manufacturing Co."
- Associated with William Higgins, a prominent public figure in Brampton
- Members of the Higgins family occupied the house for over 80 years

- Located on Isabella Street, a historic streetscape with an abundance of aging houses and mature trees that formed part of the original Washington Block
- Isabella Street borders what was once The Dale Estates, and over 27 acres of greenhouses
- According to the owner, the unique garden was inspired by its close proximity to the greenhouses, and reflects the pride experienced by the community
- Both the house and the Higgins family have been stable elements of the Isabella Street community for the majority of the 1900s

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 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 April 25, 2013 (within 30 days of the publication of this notice).

Date: March 25, 2013

Peter Fay, City Clerk
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