



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 224-2010

To designate the property 1 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 1 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 1 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 23rd DAY OF June, 2010

Approved as to form JB June 10/10

SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content: Karl Walsh

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

**SCHEDULE "A" TO BY-LAW *224.2010***

**LEGAL DESCRIPTION**

14122-0162 (LT)

PT LT 13 PL BR-8 BRAMPTON AS IN RO1086284 ; BRAMPTON

## SCHEDULE "B" TO BY-LAW 224.2010

### **STATEMENT OF THE REASON FOR THE DESIGNATION OF 1 ISABELLA STREET:**

The property at 1 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.

### **STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY:**

The cultural heritage value of 1 Isabella Street is related to its design or physical value as a representative and early example of a house designed in the Regency Ontario Cottage style. It reflects a high degree of craftsmanship as exhibited by the dichromatic brick detailing, wood sash windows, front door architrave and balanced proportions and massing. Carpenter John Pickard built the one and a half storey masonry house in the mid 1850s for him and his wife Harriett Scott Pickard.

The property also has historical or associative value as it reflects the life and work of John Pickard, a Brampton carpenter and his wife Harriett Scott. Pickard is believed to have also been Brampton's first tax collector. The Pickard family owned the property until 1882 when, following John Pickard's death, Harriett Scott Pickard sold the house to Thomas Taylor, a miller and farmer on Lot 12, Concession 8 in the Toronto-Gore. Taylor was also a Reeve in Toronto-Gore. The Taylor family moved to the house at 1 Isabella Street following Mr. Taylor's retirement. The Taylor's owned the house until 1929.

The house was built in one of the earliest residential subdivisions in Brampton and at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry.

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports and defines the character of an intact Victorian residential neighbourhood, known as the "Washington Block". The house is very representative of the single detached dwelling houses built in this well-established Victorian neighbourhood beginning in the 1850s. The house is situated on a relatively small corner lot with shallow setbacks, and as a result, is highly conspicuous, exhibiting landmark status.

The house at 1 Isabella Street is one of the best preserved mid 19th century dwellings in the "Washington Block" neighbourhood. There are at least two other houses of a similar style in the area (also possibly built by Pickard) but they are not as well preserved as 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 specifically and they include:

### **Design / Physical Value:**

- excellent and well preserved example of Regency style of architecture in the Ontario Cottage variant;
- unpainted load bearing masonry walls;
- brick courses of front facade laid in alternating running bond;
- brick courses of side and rear facades laid in common bond;
- single brick chimney stack;
- red and buff dichromatic brick patterning and details as seen in quoining, voussoirs and frieze;
- random fieldstone foundation;
- three bay front fenestration with single dormer window in dormer gable;
- 6/6 wood sash windows, original window glass with distinguishing characteristics, window surrounds and wood sills;
- one and a half storey height;
- single leafed paneled wood front door, door architrave and transom;
- dormer gable window over front entrance;
- cottage hip roof;
- rear, one storey masonry wing with pitched gable roof (presumably the original summer kitchen);
- cantilevered wood overhang over back door on rear one storey wing;
- wood verandah with posts and railing on rear one storey masonry wing.
- rear dormer window.

### **Historical / Associative Value:**

- reflects life and work of local carpenter and Brampton's first tax collector, John Pickard (1825-1876) and his wife Harriett Scott;
- reflects life of miller and farmer William Taylor (1817-1892) and his wife Elizabeth;
- documents evolution of "Washington Block" neighbourhood;
- part of construction boom following introduction of railway and local flower industry in the mid 1850s;

### **Contextual Value:**

- contributes to character and identity of "Washington Block" as a cohesive mid Victorian/late Edwardian residential neighbourhood;
- massing, proportions and detailing of house highly compatible and well integrated within the neighbourhood;
- helps define the history and evolution of this neighbourhood;
- well preserved building;
- landmark status on conspicuous corner lot;

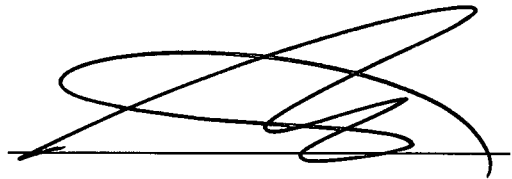
SCHEDULE "C" TO BY-LAW 224.2010

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 1 Isabella Street was served on the owner of the property 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 1 Isabella Street came before City Council at a Council meeting on *June 23,* 2010 and was approved.
- 4. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published on the City of Brampton website on *November 25, 2008.*

SWORN before me at the City )  
of Brampton, in the Region )  
of Peel, this ~~28th~~ )  
day of ~~JUNE~~, 2010 )




A Commissioner for Taking Affidavits, etc.

**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**