



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 325-2013

To designate the property at 36 Isabella Street (William Higgins House)
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;

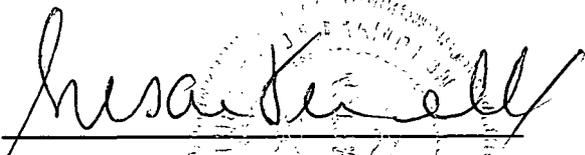
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 36 Isabella Street (William Higgins House), 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 36 Isabella Street (William Higgins House) 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 20TH DAY OF NOVEMBER, 2013.

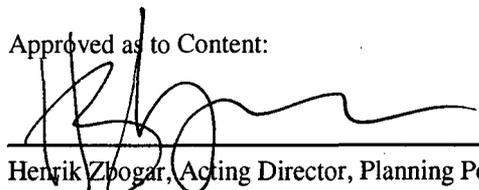
Approved as to form  Nov 6/13



 SUSAN FENNEL - MAYOR

PETER FAY- CLERK

Approved as to Content:



 Henryk Zhogar, Acting Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 325-2013

LEGAL DESCRIPTION

Lot 53, Plan BR32, BRAMPTON

14121-0161 (LT)

SCHEDULE "B" TO BY-LAW 325-2013**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 36 ISABELLA STREET (WILLIAM HIGGINS HOUSE):**

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 36 Isabella Street. 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. Interior elements include 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. Local residents indicate that rooms in the house were at times rented out to employees of the Dale Estate. The Higgins family also became a staple on Isabella Street through most of the 1900s.

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. Two houses on Isabella Street have been designated under Part IV of the Ontario Heritage Act, including 38 Isabella Street, located directly adjacent to the subject property. 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 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:

- Well-maintained monochromatic brick construction
- Prominent wooden front porch with balustrade, columns and decorative millwork
- 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."
- Association with William Higgins, a prominent public figure in Brampton, and the Higgins family
- Location on Isabella Street, a historic streetscape with an abundance of aging houses and mature trees that formed part of the original Washington Block