

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 Scott 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 Scott 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. 1990, Chapter O. 18.

Description of Property

The property at 38 Scott Street was constructed between 1870 and 1880 and was most notably a residence for the Tilt and Hood families. The building is located on the north side of Scott Street between Church Street East and Nelson Street East with a deep setback from Scott Street on a long, narrow, rectangular lot among similarly sized properties to the north, east and west. The subject property has an architectural twin at 32 Scott Street, which abuts the property on the east side.

Short Statement of the Reason for the Designation

The property at 38 Scott Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act, Regulation 9/06 c.1 s. 27 (3) (b)* for the categories of design/physical value, historical/associative value and contextual value.

Design/Physical Value:

38 Scott Street is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House." The one-and-a-half storey frame building is clad in stucco, follows an L-shaped plan, and exhibits several hallmark elements of the style including a cross-gable roof with steeply pitched gables with wooden finials and trefoil vergeboard, emphasizing the verticality of the design. Unique to the structure, it exhibits ornate Italianate-inspired decoration of the central entrance vestibule. The entrance features a moulded cornice, evenly spaced modillion, large corner brackets, and a door surround with a decoratively engraved architrave and a round arched transom of

stained glass. All window openings are tall, rectangular and slightly recessed. The fenestration of the subject building includes decorative windows such as a diamond-shaped fixed window in the façade's gable peak, a bay window with a hipped roof, bracketed soffit and tall, narrow, rectangular window openings also on the façade, and a pair of square, narrow, flat bay windows on the east elevation. Later additions to 38 Scott Street were sensitively integrated into the design in the early 20th century, such as the pair of wooden double doors with round arched stained glass windows above a single panel; the one-storey sunroom projecting from the façade with a sloped roof with fish scale shingles in the side gable, evenly spaced modillion, and a band of windows; and the rear one-and-a-half storey addition with a gable roof, band of second storey windows, and a wide bay window with a bellcast roof and a series of narrow, rectangular window openings.

38 Scott Street displays a high degree of craftsmanship demonstrated in the well-executed Gothic Revival residence with a complex roofline. Finials at the apex of the roof and gables with trefoil vergeboard create a distinctive and visually interesting effect. The quality of craftsmanship is also demonstrated in the ornate Italianate-inspired decoration of the central entrance vestibule, as well as the fenestration comprised of decorative windows like the diamond-shaped fixed window, bay window, and pair of flat bay windows.

Historical/Associative Value:

38 Scott Street is directly associated with two prominent families in the City of Brampton, the Tilts and Hoods. The Tilt family, early settlers in Brampton, owned the subject property from 1870 to 1907. John and Elizabeth Tilt, farmers in the area, are believed to have built the subject residence. They then sold the property to their son, Joseph Tilt, in 1880. Joseph Tilt was a shoemaker responsible for opening the first boot and shoe factory in Brampton at 57 Mill Street, an industry that would grow to become a major economic driver in Brampton for the next century. Tilt's early factory was an important employer in the community, employing 50 to 60 men at its peak. The business eventually failed and Tilt sold the factory, which would become the location of the Hewetson Shoe Company, an unrelated and prosperous shoe factory operating in Brampton for 66 years.

The second prominent family directly associated with 38 Scott Street is the Hood family, who resided on the property for 40 years, from 1921 to 1961. The Hoods founded Gummed Paper Limited; a key industry founded in Brampton in the early 20th century. The factory, located at 12 Henderson Avenue, was constructed in 1913 and served as a major employer in Brampton, contributing to the area's growth and development. Gummed Paper Limited was a Kraft tape manufacturer, operating for close to 100 years in Brampton and up until its closure in 2007 produced a diverse product line including lamination and coating of paper, foil, film, textile, and metal.

Contextual Value:

38 Scott Street is important in supporting the late 19th to mid20th century residential character of the historic core of Brampton. Several residential side streets were developed at the same time as the

historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19th to mid-20th century. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one-and-a-half to two-storey residences, most clad with brick or stucco with front and side gable roofs, many with multiple gable peaks, and a mix of deep and narrow setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of Etobicoke Creek, with residences only constructed on the north side of the streetscape. 38 Scott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

38 Scott Street is physically linked to its surroundings having an architectural twin at 32 Scott Street, which abuts the property on the east side. Both properties are believed to have been constructed between 1870 and 1880.

Description of the Heritage Attributes of the Property:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- One-and-a-half storey frame Gothic Revival residence constructed to an L-shaped plan clad in stucco
- Cross gable roof with overhanging eaves, moulded fascia, modillions set in evenly spaced pairs, and finials projecting from the gable peaks
- Trefoil vergeboard
- Dormer window with a gable peak
- Two brick chimneys
- Central entrance vestibule with a hip roof, moulded cornice, evenly spaced modillion, large corner brackets, a door surround with an engraved architrave and a round arched transom of stained glass atop a pair of wooden double doors with round arched stained glass windows above a single panel
- Sunroom with a sloped roof with fish scale shingles in the side gable, evenly spaced modillion, and a band of five eight-over-three rectangular window openings
- Rectangular window openings set in recessed casings
- Diamond-shaped fixed window
- Bay window with a hipped roof, bracketed soffit, and three recessed, tall, narrow, rectangular window openings with lug sills
- Pair of square, narrow, flat bay windows with hip roofs, overhanging eaves, two rectangular window openings, lug sills, and a recessed base

- Rear one-and-a-half storey addition clad in stucco with a gable roof, three rectangular window openings grouped on the second-storey, and a wide bay window with a bell-cast roof and seven four-over-four windows

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 Johanna Keus, Assistant Heritage Planner, at Johanna.keus@brampton.ca 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 May 20th, 2026 (within 30 days of the publication of this notice).

Date: April 20th, 2026

Genevieve Scharback, City Clerk
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