

***DRAFT
HERITAGE REPORT:
REASONS FOR HERITAGE DESIGNATION***



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PROFILE OF SUBJECT PROPERTY:

ROLL NUMBER	141210146
PIN NUMBER	10-04-0-033-03700-0000
MUNICIPAL ADDRESS	38 Isabella Street
WARD NUMBER	5
LEGAL DESCRIPTION	PL BR 32 PT LOT 54
SECONDARY PLAN	
PROPERTY NAME	
CURRENT OWNER	John Furniotis / Denise Psaila
CRITERIA GRADE	B
CURRENT ZONING	Residential
OWNER CONCURRENCE?	YES
CURRENT USES AND FUNCTIONS	Residential
PREVIOUS OWNERS AND OCCUPANTS	
CONSTRUCTION OR CREATION DATE	1914

REASONS FOR HERITAGE DESIGNATION:

The subject property at 38 Isabella Street is a significant cultural heritage property. It 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 regulation 9/06, under the three prescribed categories of design or physical value, historical value and/or contextual value.

GENERAL PROPERTY DESCRIPTION:

The property is within a residential plan of subdivision known as BR-32, registered on January 1, 1880 by Robert Lowes and known as the “Washington Block” plan of subdivision.

The focal point of the subject property is a single detached, brick masonry house on a prominent north-east corner lot shared with Lorne Avenue. The property has a 62 foot long frontage with a lot depth of 100 feet. The house faces Isabella Street.

The subject house is a side-gabled, one and a half storey, brick masonry structure with a prominent front gabled dormer window. The house has a rectangular plan.

There is also a detached, single car garage at the rear corner of the property with a driveway out to Lorne Avenue. The garage is original to the house, sharing the same distinctive brick masonry characteristics.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The property at 38 Isabella Street is a significant heritage resource. The cultural heritage value is related primarily to the design and physical value of the house, along with contextual value.

Design / Physical Value

From a design perspective, the subject property is a good and generally well preserved example of a one and a half storey, side gabled bungalow in the American Arts and Crafts style (more typically known as the Craftsman style). The Craftsman influences include: generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under eaves.

Some English cottage influences are also exhibited with the conspicuous use of half timbering and stucco cladding on the dormers and upper gable ends of the house.

The house retains considerable original and early heritage fabric including: massing, un-painted quarter-sawn oak front door and wood sash windows on the ground floor.

38 Isabella is an exceptional example of the bricklayers trade. The masonry is laid in a complex pattern using clinker brick and protruding brick specials that display a range of kiln-fired glazes, shapes and finishes set against courses of standard Brampton pressed red brick.

This type of masonry construction is distinctive and very unusual in Brampton. A few, much less intricate examples of this type of brick masonry can be found on Chapel Street, Mill Street South and some of the older residential neighbourhoods.

The use of clinker brick, along with rough stone window sills, lend a textured and rustic appearance to the house; very much in keeping with the Arts and Crafts style.

The brick scuppers, above the foundation on the front and north corners suggest that either the main porch was once open or was originally intended to be open but was enclosed during construction. Also of note is the knee wall flanking the main steps. Both masonry elements are well executed.

Historical / Associative Value

The property is situated in the heart of one of Brampton's downtown residential plans of subdivision known as "The Washington Block" or the BR-32 plan of subdivision.

Title search data suggest the subject house was built between 1914 and 1915.

The subject property is associated with Fenton Byron McIntyre. McIntyre, a Brant County building contractor, purchased part of lot 54 in August 1914. In December 1914 Fenton McIntyre married Violet Gertrude Fleming of Brampton and the couple presumably built the house to start their married lives together.

Registry Office data indicates that certain building contractors and tradespeople registered liens against the property in the Spring of 1915, providing rare documentary evidence of the contractors and tradespeople who built the house. The builders identified include: J. York and Sons (James York was a Brampton 'manufacturer' according to the 1911 census), Marcus I. Kindree (a carpenter based in Milton), and the R. Laidlaw Lumber Company (Robert Laidlaw established a large lumber business in the Milton area starting in 1871 and later in Toronto).

For a brief period in the 1950s the house was owned by Sarah Wallace Brown Trotter, a widow. Sarah Trotter had been employed by the Province of Ontario as head of a Reform Institution in Brampton. She left Brampton in June 1957 for Surrey, England.

Information provided by the current owners indicates that on November 4, 1957, Wallace Fraser Cuthbert and Alice Barbara Cuthbert purchased the house for the sum of \$16,700 from Sarah Trotter. The Cuthbert family spent the rest of their lives in the house.

Walter Cuthbert worked for the Canadian Pacific Railway (CPR) at Toronto's Union Station. Mr. and Mrs. Cuthbert collected antiques. They also operated a small antique shop out of the front sunroom (as described in an un-dated local newspaper article). Alice Cuthbert passed away in 1991 and Walter continued to live in the house alone until his death in 2000 at 89 years of age.

Contextual Value

The cultural heritage value of the property is also linked to its contextual value. The property is physically and historically linked to its surroundings. It has helped to maintain, support and define this well established neighbourhood since the early 20th century.

The property contributes much to the prevailing character and identity of the 'Washington Block' which is generally defined by a compatible blend of mid to 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 subject property helps interpret the residential growth and development of Brampton. 38 Isabella was built around the time of the adjacent "Rosedale Plan" (Plan D-12) to the west, which was registered in 1912. The gradual expansion of residential growth along the northern edges of the town began in this period as developers began identifying new growth areas outside the built-up core around Queen and Main Streets. When first built, the subject property was very close to fringes of the urban boundary, already dominated by the Dale Estate greenhouse complexes, just north of Lorne Avenue and along the east side of nearby Main Street North. The smoke stack from the Dale boiler house would have been clearly visible further north on Isabella Street, just beyond Vodden Street.

The landscape elements on the grounds contribute to the character of the house and neighbourhood. Elements include: lawns, mature trees, decorative wood fence, rear brick masonry garage, front walk, flower beds and foundation plantings.

The statement explaining the cultural heritage value or interest of the subject property, including a description of the heritage attributes of the property along with all other components of the Heritage Report: Statement of Reasons for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reasons for designation apply generally to the exterior massing, built-form, facades, finishes and details, significant vegetation, the pattern, arrangement and site plan characteristics of the property.

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:

Exterior:

- Scale, form and massing;

- Good example of one and a half storey, side gabled American Craftsman style bungalow with generous use of clinker brick, large front dormer, sloped low pitched roofline, banks of windows and exposed rafter tails under the eaves;
- English Cottage influences exhibited by half timber and stucco cladding on side gables and dormers;
- Exterior, unpainted brick masonry;
- Complex pattern of brick masonry that uses clinker brick and protruding brick specials in a range of kiln-fired glazes, shapes and finishes, set against standard Brampton pressed red brick courses. This type of masonry construction is distinctive and very unusual in Brampton;
- Brick scuppers located above foundation on the front and north corner of the house;
- All existing windows, doors and structural openings, along with associated wood trim, stone sills and brick voussoirs over opening
- Main entrance with stained, single leaf quarter-sawn oak door and sidelights;
- Enclosed porch at rear of the house;
- Brick knee walls with stone caps flanking steps to main entrance;
- Exposed rafter tails;
- Detached, single car garage with medium hip roof at rear of property exhibiting the same unique brick masonry detailing and texture as main house.

Historical / Associative Value:

- Direct associations with the history and development of Brampton's downtown residential neighbourhoods;
- Historical associations with local builder Fenton Byron McIntyre other building contractors, along with Sarah Trotter and the Walter and Alice Cuthbert family.

Contextual Value:

- Visually, physically and historically linked to its surroundings along Isabella Street and Lorne Avenue;
- Relationship between house and detached garage;

- Property is important in defining and maintaining the prevailing character of a late Victorian/early 20th century residential urban neighbourhood in the “Washington Block”;
- Position and associated landmark status on a conspicuous corner lot;
- Lawns, mature trees, gardens, flower beds and vegetation are compatible with the prevailing site characteristics in the neighbourhood.

HERITAGE EVALUATION / CRITERIA NOTE:

The property meets the criteria for designation prescribed by the Province of Ontario under Ontario Heritage Act Regulation 9/06.

NOTE ON ALTERATIONS:

The property is generally very well preserved, retaining original built heritage fabric and character.

EXCLUSIONS:

POLICY FRAMEWORK BEHIND MUNICIPAL HERITAGE DESIGNATION

Section 2.6.1 of the PPS states that: “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Section 3 of the Planning Act requires that land use decisions by municipalities and approval authorities shall be consistent with the PPS, 2005.

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario’s cultural heritage resources is a key provincial interest.

The Ontario Heritage Act now broadly describes cultural heritage value: “Cultural heritage property is generally understood as encompassing real property that is of aesthetic, historic, architectural, scientific, archaeological, social, spiritual or other cultural significance for past, present or future generations.”.

These principles are reflected in Brampton’s Official Plan. The relevant policies are as follows:

4.9.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to help ensure effective protection and their continuing maintenance, conservation and restoration.

These principles are also guided by recognized best practices in the field of heritage conservation in Ontario and in Brampton’s Heritage Program.

SOURCES / ACKNOWLEDGEMENTS:

- Dee Psaila;
- Doug Cuthbert;
- Ancestry.ca.

HISTORICAL MAPS:

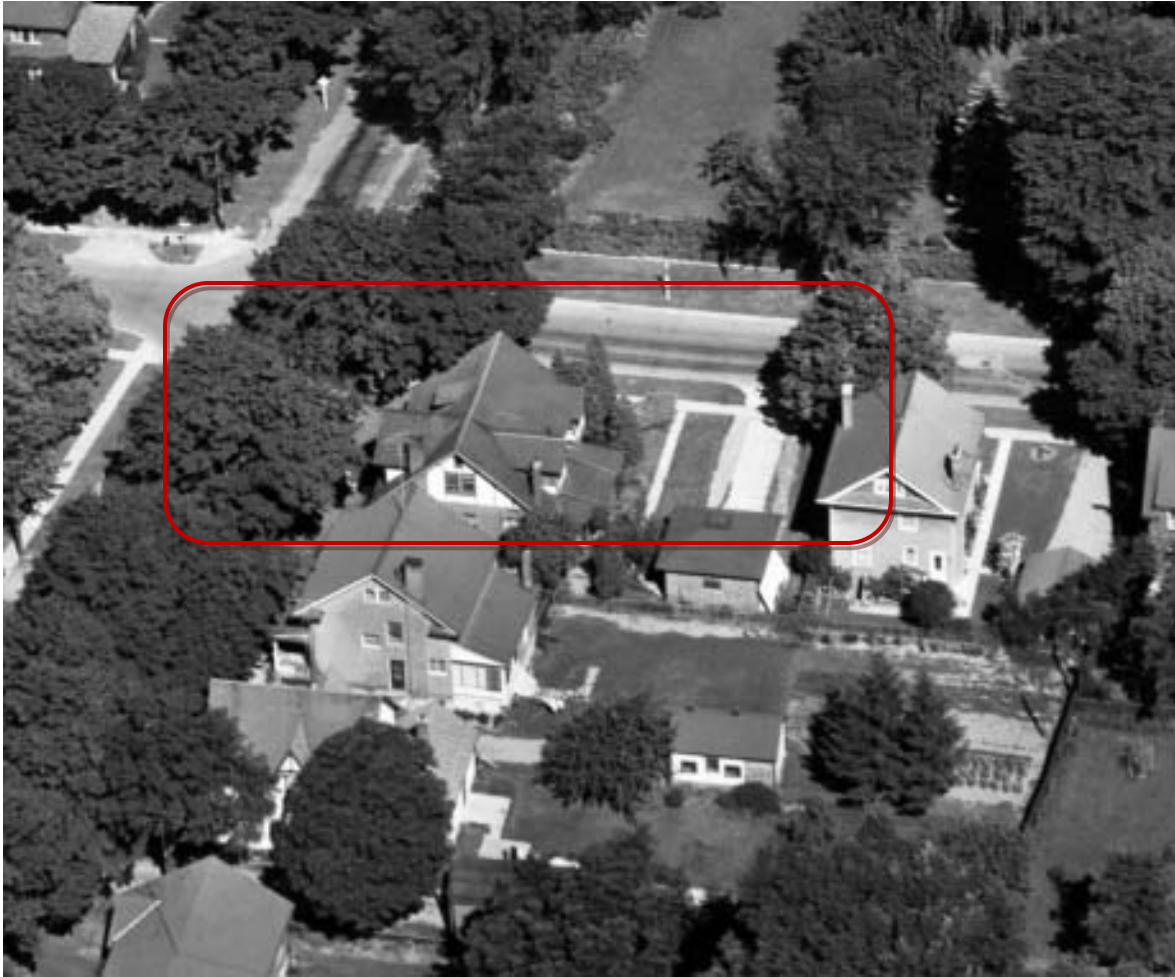


Detail from the 1877 Peel County Atlas (Town of Brampton), with the approximate location of the subject property marked. This map was prepared just three years prior to the registration of the 'Washington Block' (BR-32) plan of subdivision but still some 37 years before the house at 38 Isabella Street would be built.

HISTORICAL PHOTOGRAPHS:



The subject property at 38 Isabella Street (circled) as seen in a circa 1950 aerial photograph of Main Street North and Dale Estate. The photograph helps to illustrate the historical context.



Cropped 1956 aerial photograph showing property characteristics of 38 Isabella Street and neighbouring houses. (Archives of Ontario – C 30-1, ES8-165 (detail): July 1956, Northway-Gestalt Corporation; provided by current owner).



Archival image showing a portion of the front façade and some landscaping elements at 38 Isabella Street. The image dates to approximately 1930. (photo provided by current owner, from the collection of Jeff Chalmers)

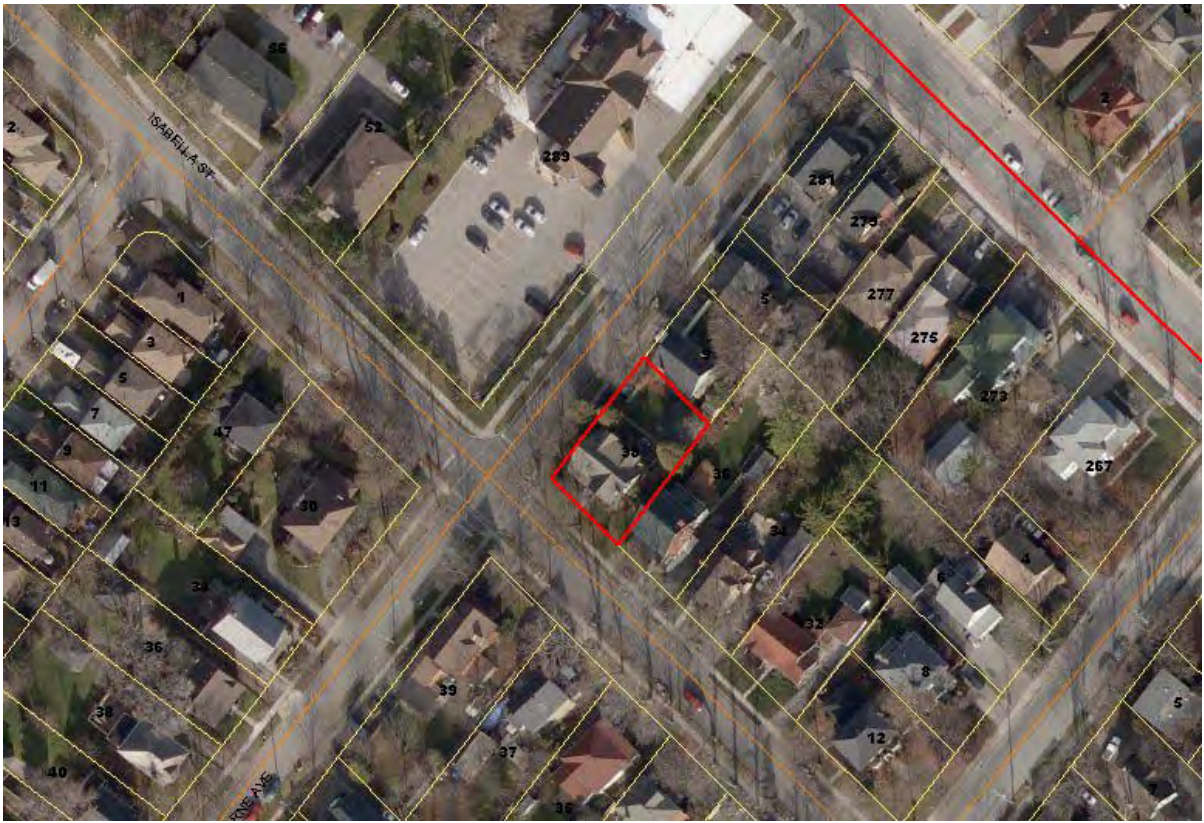


Photo from a neighbouring property that shows a portion of the garage and brick masonry at 38 Isabella Street. Note the exposed rafter tails under eaves.

(photo provided by current owner, from the collection of Jeff Chalmers).

MAPS AND AERIAL PHOTOGRAPHS:





IMAGES:



Figure 1: Front elevation of 38 Isabella Street showing textured brick patterning, prominent gabled dormer and small shed dormer, main entrance and other details..



Figure 2: Side elevation of 38 Isabella Street taken from just north of the Lorne Avenue intersection. This view shows banked windows on the ground floor level, Tudor-styled half-timbering and stucco cladding at the gable as well as general roof characteristics and Craftsman style massing.



Figure 3: Side/rear elevation looking east toward Main Street North.



Figure 4: Front elevation looking north from Isabella Street toward Lorne Avenue.



Figure 5: Detail showing a portion of north elevation and banks of wood sash windows.



Figure 6: Detail showing the scupper below what might once have been an open porch at the corner of the house near the intersection of Isabella Street and Lorne Avenue. The photo also shows the stone sills found under most structural openings.



Figure 7.



Figure 8.

Figure 7 and 8: Showing the main dormer, half timbering on the south side gable end, along with the chimney, and the small, high windows that flank the chimney.



Figure 9: Detail showing front entrance characteristics including masonry knee walls with stone caps that flank the steps, single-leaf oak door with side lights.



Figure 10: Detail of chimney stack on south elevation showing the unusual use of clinker brick, and oddly shaped specials laid in a contrasting pattern against a background of Brampton hard pressed brick.



Figure 11: This photo shows portions of the side and rear of the subject property, including the hip roof of the garage, boxed dormer, more half timbering and an enclosed porch at the rear of the house.



Figure 12: Shows the detached garage, original to the construction of the house and some characteristics of the back yard.



Figures 13 and 14: Detail photos showing portions of the detached garage located at the south-east corner of the rear yard. The original structure exhibits the same unique masonry patterning and texture as the main house. (photos by current owners).

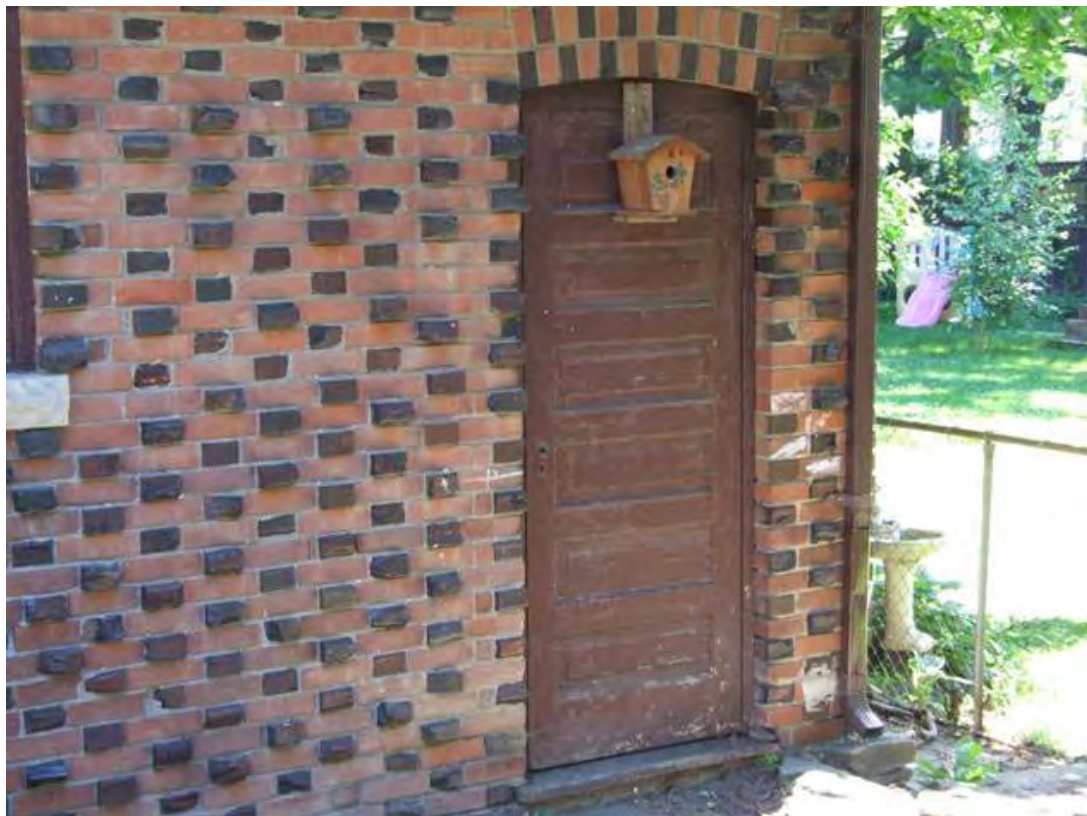




Figure 15.

Figures 15, 16 and 17: A series of contextual photos showing streetscape views and property characteristics of 38 Isabella Street. The images demonstrate how well-integrated the subject property is within the immediate neighbourhood.



Figure 16.



Figure 17.



Figure 18: Undated newspaper article, possibly from the Brampton Guardian, featuring a previous owner of 38 Isabella Street (Walter Cuthbert) who operated a small antique shop out of the front sun porch with his wife Alice. The Cuthbert family owned the house from 1957 to 2000. (clipping provided by current owner).