

## Heritage Report: Reasons for Heritage Listing



**6 Isabella Street**

**September 2021**

## Profile of Subject Property

<b>Municipal Address</b>	6 Isabella Street
<b>PIN Number</b>	
<b>Roll Number</b>	10-04-0-033-02900-0000
<b>Legal Description</b>	PLAN BR8 PT LOT 3 BLK W CMS
<b>Ward Number</b>	1
<b>Property Name</b>	
<b>Current Owner</b>	
<b>Owner Concurrence</b>	Yes
<b>Current Zoning</b>	Residential Single Detached B (Downtown Permit System Area) "R1B(DPS)"
<b>Current Use(s)</b>	Residential
<b>Construction Date</b>	Est. 1910
<b>Notable Owners or Occupants</b>	N/A
<b>Heritage Resources on Subject Property</b>	N/A
<b>Relevant Council Resolutions</b>	N/A
<b>Additional Information</b>	N/A

## **1. Introduction**

The property at 6 Isabella Street is worthy of a Heritage Listing under the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for Listing prescribed by the Province of Ontario under *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value and contextual value. Staff note that this listing request is undertaken with the support of the current property owner.

## **2. Description of Property**

The house at 6 Isabella Street is located on the north side of Isabella, just north of the intersection of David Street and Isabella Street in Downtown Brampton. The one and a half storey late Victorian/Edwardian masonry house includes Dutch Colonial Revival style elements and was constructed circa 1910.

The house has an architectural twin located at 18 David Street, which abuts the property on the east side. The architectural style is distinguished by a street facing gable roof with medium brown, wood shingle cladding. The cornice is decorated with small modillion blocks. Unlike its twin building, the house at 6 Isabella Street has a large open porch, covered by a roof with the front bedroom protruding over it. The house is constructed with a single colour of brick and single sash windows on both the first and half storey. The front gable also contains two small square windows that are assumed to provide additional light for the half storey. This house is one of those located on Isabella Street that has a significant architectural value and for which the design elements have been maintained in a high quality matter. The property is located within the Downtown Brampton Secondary Plan (Area 7).

The Plan states the importance of retaining and conserving buildings of architectural and/or historic merit on their original sites within this distinct “Character Area” that is the Downtown Brampton precinct of the Central Area. This area is a unique and historical given its lot pattern, the presence of historical dwellings throughout the neighbourhood, and the existing mature tree canopy.

## **3. Statement of Cultural Heritage Value or Interest**

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

The cultural heritage value of 6 Isabella Street is related to its design and physical value as a representative example of a late Edwardian masonry house including some prominent Dutch Colonial Revival style elements. The Edwardian style elements are

apparent in the smooth brick façade, the sash, paned windows, and balanced design. The Dutch Colonial Revival style is most evident for this dwelling in its distinct gambrel (“barn”) roof.

Dutch Colonial Revival architecture was largely popular during the early 1900’s within the interwar period (between WWI and WWII). The gambrel roof provided a full second storey of space which made the Dutch Colonial Revival house a practical choice for families.

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

At the time of writing, the Peel Art Gallery Museum and Archives (PAMA) is currently closed for research. Staff will provide further information with regard to the historical/associative value of the property in a future report, or upon seeking designation of the property.

### **Contextual Value:**

The property has contextual value as it supports the historic character of the Isabella Street streetscape, and the overall historic nature of downtown Brampton.

### **Summary of Cultural Heritage Value:**

<b>Criteria for Determining Cultural Heritage Value or Interest</b>	<b>Assessment (Yes/No)</b>	<b>Rationale</b>
<b>Design or physical value</b>		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The one and a half storey house is a representative example of Dutch Colonial Revival and Edwardian architectural styles. It represents a rare style of construction and use of design materials found in Downtown Brampton.
b) Displays a high degree of craftsmanship or artistic merit	Yes	The overall execution of the house construction and decorative elements show a high level of refinement for a vernacular

		house of this type. This is expressed in the sculpted wood-shingle cladding in the gable roof, the decorative modillion blocks under the eaves, and the the decorated beam supported by the posts of the front porch.
c) Demonstrates a high degree of technical or scientific achievement	No	The property does not demonstrate a high degree of technical or scientific achievement as it was built using construction methods common during the 19th century.
<b>Historical or Associative Value</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	The building construction does not specifically demonstrates work or design feature accomplished to signify a community.
<b>Contextual Value</b>		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	It maintains and supports the historic character of the Isabella Street streetscape.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	The house explicitly connects to nineteenth and early twentieth century single detailed residence

		that characterize the neighbourhood.
c) Is a landmark	No	Other than the property being more readily visible as a surviving historic structure, the property is not a landmark for past or present communities.

#### **4. Description of the Heritage Attributes/Character Defining Elements**

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically at this time and they include:

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

- Distinctive Dutch main gable with decorative wood shingles;
- Distinct side windows in the main gable;
- The cornice is decorated with small non-structural decorative blocks;
- The close proximity of the building to the front lot line;
- Decorative treatment of porch enclosure.

#### **5. Alteration History and Heritage Integrity**

At this time staff have not identified any major alterations to the dwelling that would impact the heritage integrity.

#### **6. Policy Framework**

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.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2020. At that time, the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS

2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements. These principles are also guided by recognized best practices in the field of heritage conservation.

## **7. Conclusion**

With the support of the current property owner, staff have undertaken a review of the dwelling at 6 Isabella Street and consider it to be worthy of Heritage Listing under the *Ontario Heritage Act* for its cultural heritage value or interest. The house has significant architectural value and the design of which has been maintained in a high quality matter and is considered to have design, contextual, and historical associative value as defined within *Ontario Regulation 9/06*.

## **7. Resources**

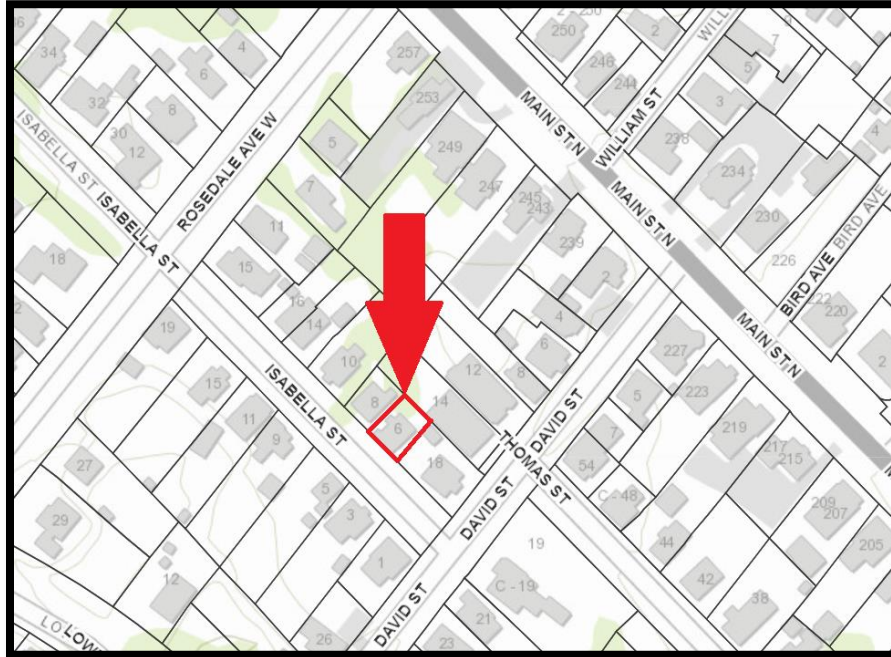
Dutch Colonial Revival. Vancouver Heritage Foundation. (2021, February 25).  
<https://www.vancouverheritagefoundation.org/house-styles/dutch-colonial-revival/>.

Fire Insurance Plan, Brampton. Underwriters Survey Bureau, Ltd. February 1924,  
revised June 1921. PAMA – Region of Peel Map and Plan collection;  
[https://www.archeion.ca/uploads/r/null/1/3/4/1349dd4717ee1a316a1968707b4e618f1a401b5810b9fca91060a9a98aed7390/PN2015\\_02337-40-5000.jpg](https://www.archeion.ca/uploads/r/null/1/3/4/1349dd4717ee1a316a1968707b4e618f1a401b5810b9fca91060a9a98aed7390/PN2015_02337-40-5000.jpg)



## **8. Appendix 1: Figures**

**Figure 1:** Location of 6 Isabella Street. (Source: Planning Viewer, Brampton)



**Figure 2:** Aerial Photo of 6 Isabella Street. (Source: Planning Viewer, Brampton)

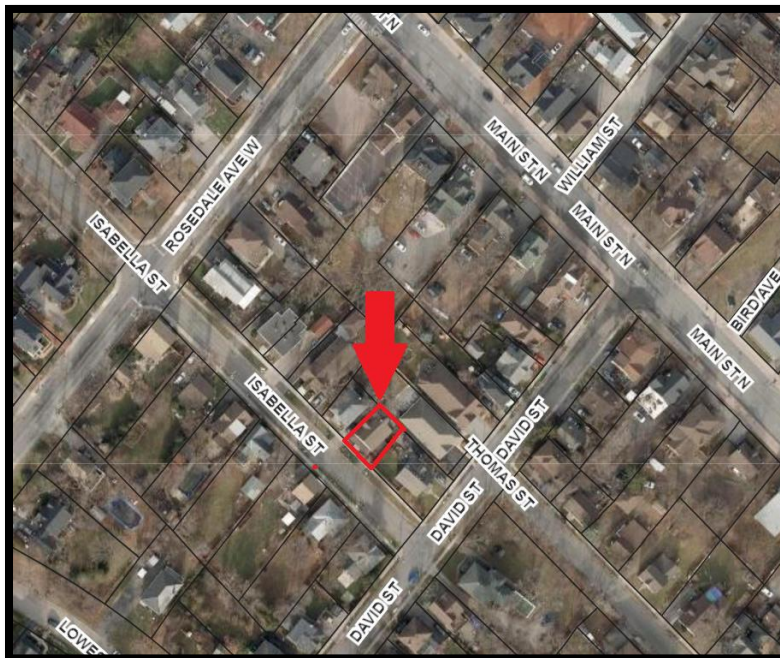


Figure 3: Fire Insurance Map Extract

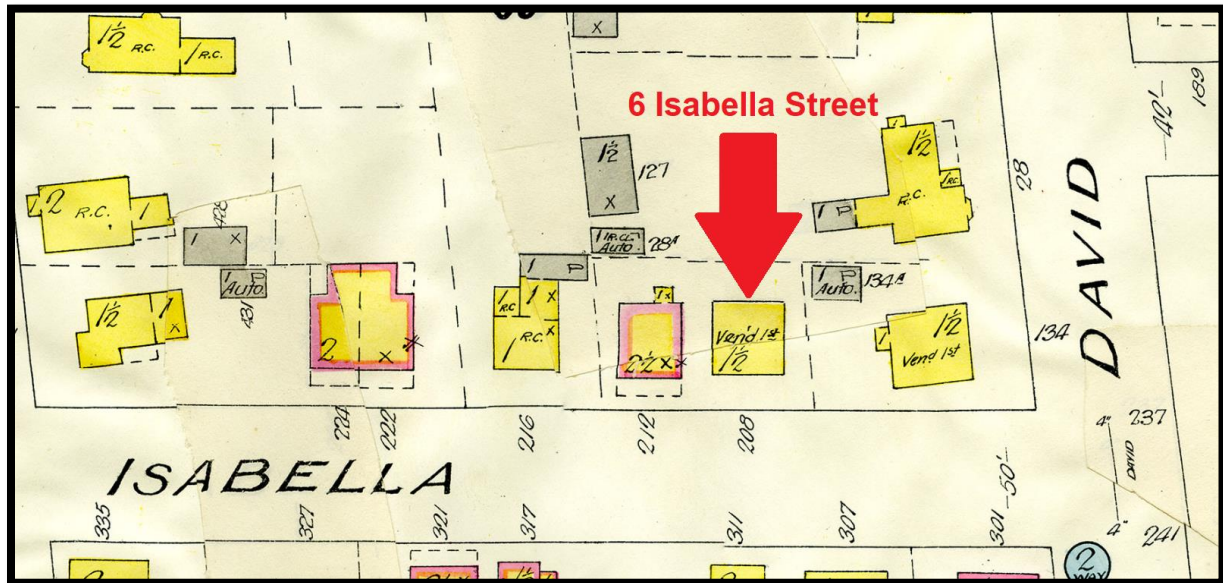
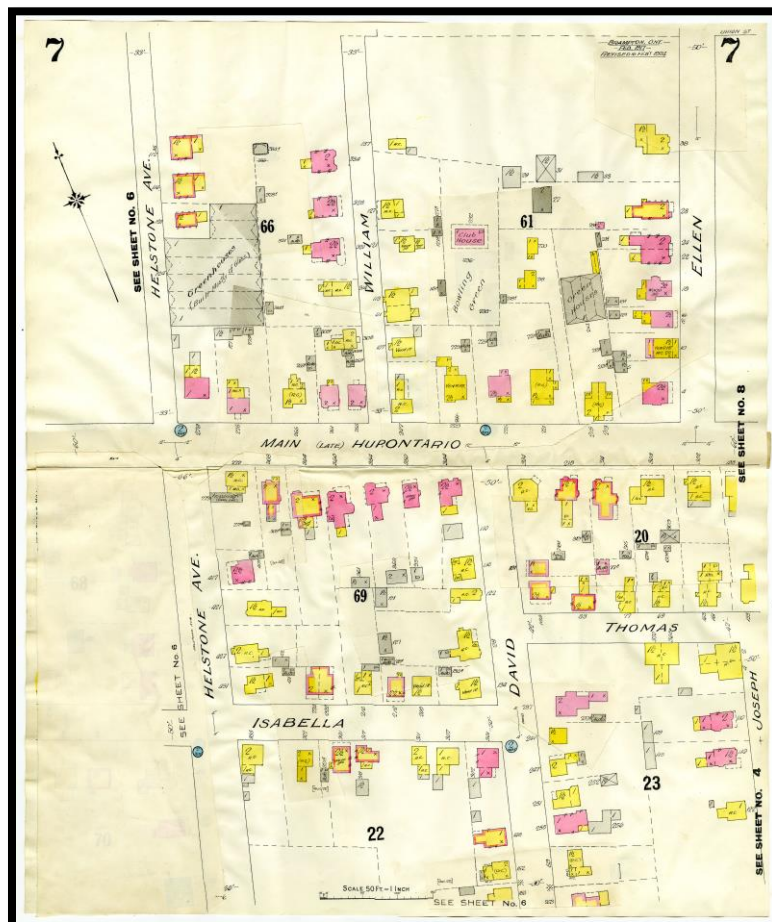


Figure 4: Fire Insurance Map Full Plate 7





**8. Appendix 2: 6 Isabella Site Photos 2021**



*Photo 1: Front including gambrel roof and porch*



*Photo 2: Front/side including porch and roof dormer*





*Photo 3: Corner showing cornice with modillion block*