

**Heritage Report:
Reasons for Heritage Listing**



11 Isabella Street

September 2021

Profile of Subject Property

Municipal Address	11 Isabella Street
PIN Number	
Roll Number	10-04-0-033-05900-0000
Legal Description	PLAN BR 8 PT LOT 17
Ward Number	1
Property Name	
Current Owner	
Owner Concurrence	Yes
Current Zoning	Residential Single Detached B "R1B"
Current Use(s)	Residential
Construction Date	Est. 1910
Notable Owners or Occupants	N/A
Heritage Resources on Subject Property	N/A
Relevant Council Resolutions	N/A
Additional Information	N/A

1. Introduction

The property at 11 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 11 Isabella Street is located on the south side of Isabella, south of the intersection of Isabella Street and Rosedale Avenue West in Downtown Brampton.

The two-and-a-half storey dwelling is a well preserved example of four-square Edwardian era construction. Construction is anticipated circa 1910. The dwelling has an enclosed porch that would have likely originally been open based on the Edwardian style of the building, however the porch enclosure appears to have been completed soon after the construction of the building and was constructed with a high level of craftsmanship. Historical mapping indicates the garage on the property was constructed at the same time as the dwelling. This house is one of those located on Isabella Street that is a key contributing element to the mixed, heritage, stylistic nature of the streetscape. 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 11 Isabella Street is related to its design and physical value as a representative example of a four-square Edwardian masonry house. The four square-style is evident in the balanced design of the dwelling, and the smooth brick façade and gabled roof speaks to the Edwardian era construction. Edwardian architecture that was popular in the British Empire during the Edwardian era (1901–1910).

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:

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The two and half storey house is a representative example of four-square-design, Edwardian era architectural style. It is a representative example of the style of construction and use of design materials found in Downtown Brampton.
b) Displays a high degree of craftsmanship or artistic merit	No	
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.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person,	No	

activity, organization, or institution that is significant to a community		
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 demonstrate work or design feature accomplished to signify a community.
Contextual Value		
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. It contributes to an understanding of housing styles in early 20th century Brampton. It is situated in an area that includes several historic house styles, is surrounded by a mature tree canopy and retains the area's original lot pattern and an. The property is situated in what is known as distinct "Character Area" within the Downtown Brampton.
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.
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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:

- Overall proportions and design indicative of the Edward Style including:
 - Simple brick pattern;
 - Simple dressed-stone window lintels and sills;
 - Matched gabling on porch and main roof.
- North side gable with eave returns;
- The close proximity of the building to the front lot line.

5. Alteration History and Heritage Integrity

Staff have identified the following alterations at this time:

- Enclosure of the porch (historic alteration);
- Addition of roof dormer on south side with white siding (see Appendix 2 for image).
- Alterations to window or door opening near the rear of the north elevation.

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 11 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 quality matter and is considered to have design, contextual, and historical associative value as defined within *Ontario Regulation 9/06*.

7. Resources

Edwardian. Vancouver Heritage Foundation. (Accessed September 9, 2021).
<https://www.vancouverheritagefoundation.org/house-styles/edwardian/>

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

8. Appendix 1: Figures

Figure 1: Location of 11 Isabella Street. (Source: Planning Viewer, Brampton)



Figure 2: Aerial Photo of 11 Isabella Street. (Source: Planning Viewer, Brampton)

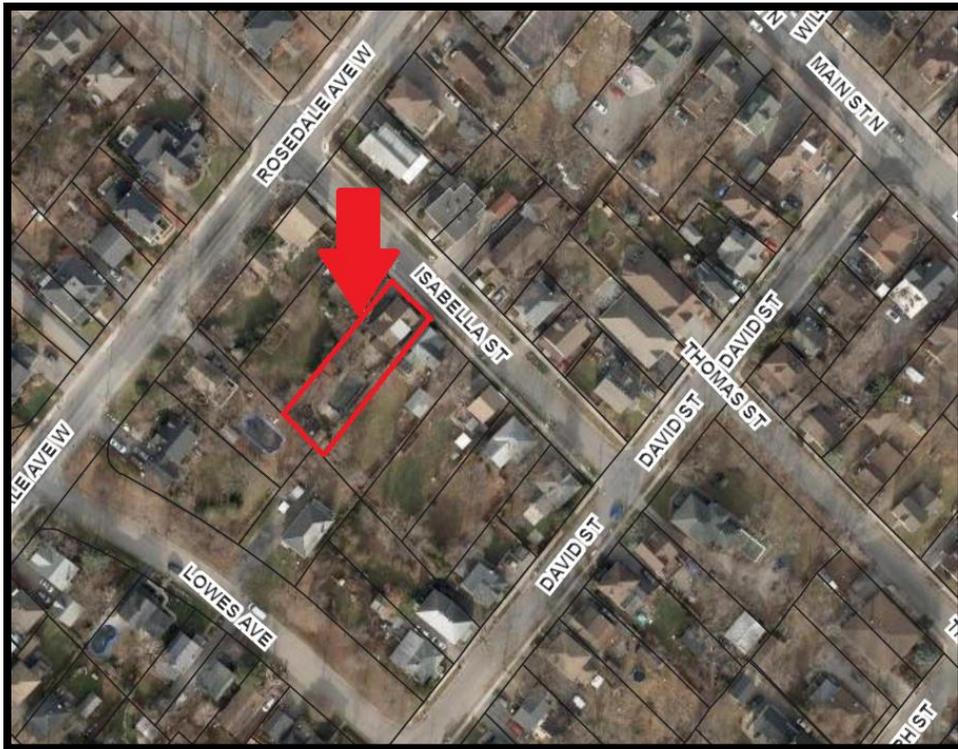


Figure 3: Fire Insurance Map Extract (June 1921)

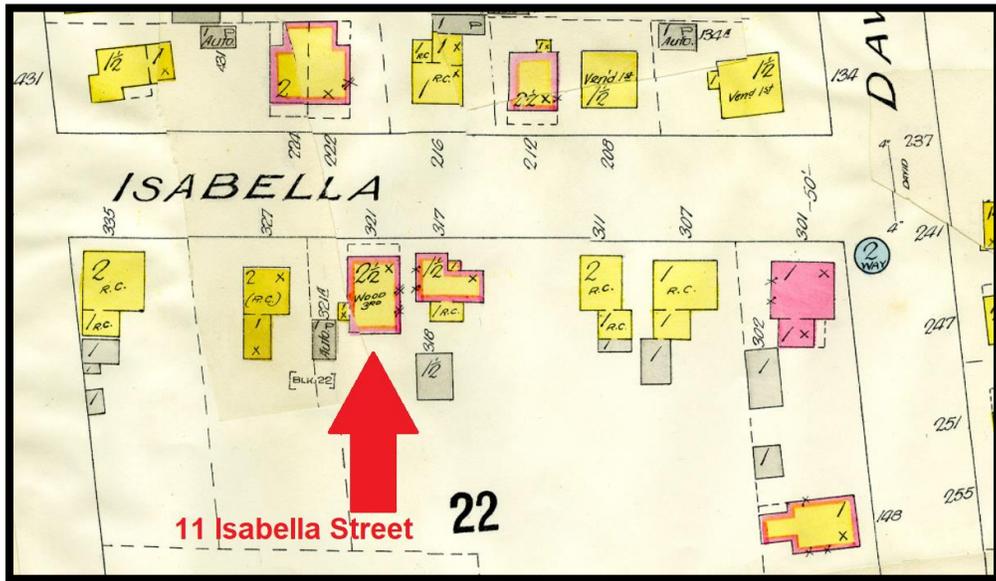
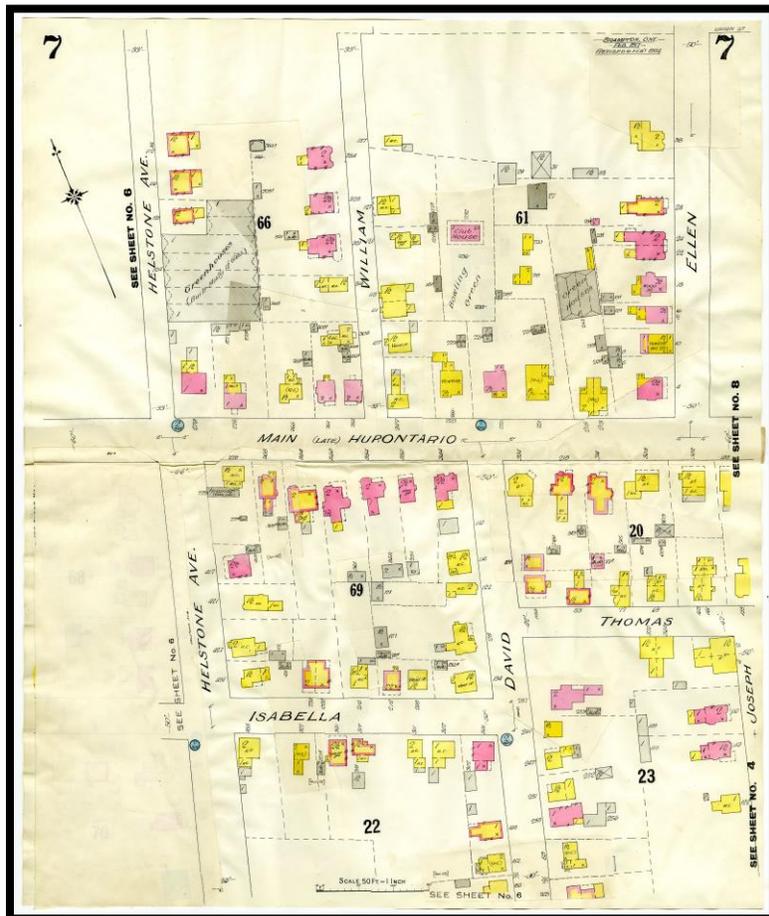


Figure 4: Fire Insurance Map Full Plate 7 (June 1921)



8. Appendix 2: 11 Isabella Site Photos



Photo 1: Front including gable roof, porch, and roof dormer addition (Source: Google Streetview, October 2020)



Photo 2: South side, including fire escape



Photo 3: Porch, close up on windows and brick