

**Heritage Report:
Reasons for Heritage Designation**



**12 Woodbrook Drive
October 2021**

Profile of Subject Property

Municipal Address	12 Woodbrook Drive
PIN Number	140370020
Roll Number	10-02-0-008-07900-0000
Legal Description	PLAN BR 21 PT LOT 1
Ward Number	3
Property Name	--
Current Owner	Garvin Linley and Carolina Linley
Owner Concurrence	Yes
Current Zoning	R1A - Residential
Current Use(s)	Residential
Construction Date	1961
Notable Owners or Occupants	--
Heritage Resources on Subject Property	House
Relevant Council Resolutions	--
Additional Information	--

1. Current Situation:

The property at 12 Woodbrook Drive, Brampton, Ontario 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 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The house at 12 Woodbrook Drive is located on the eastern side of Main Street South, just north of St. Mary's Church. This places 12 Woodbrook Drive within the downtown core of Brampton and just outside of the proposed Main Street South Heritage Conservation District. It is in Secondary Plan 7 which emphasizes the importance of heritage building retention. The house at 12 Woodbrook Drive is architecturally significant as it represents the Mid-Century Modern era of architectural style and is also associated with Howard Dennison Chapman (1917-2014), a prominent Toronto Architect. This is one of the best preserved examples of Mid-Century Modern architecture in Brampton.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The Mid-Century Modern architectural style put emphasis on moving forward out of the Great Depression of the 1930s and the Second World War that ended in 1945. The style focused on simplicity, minimalism, open planning, indoor/outdoor living and intentionally avoids referencing classical architectural styles. Mid-Century Modern as a design style didn't stop at architecture, but flowed into fine art, furniture design, interior design, industrial design and became a style of living.

The cultural heritage value of 12 Woodbrook Drive is related to its design/physical values that correspond to the Mid-Century Modern (MCM) Architectural Style. A minimalist structure, 12 Woodbrook Drive is created by two shapes; the one storey rectilinear massing of the garage and covered walkway, and the two storey massing with an open gable roof style. These massing's also create asymmetry, a key design concept in MCM Architecture.

The materiality of 12 Woodbrook Drive focuses on wood beams, warm brown coloured brick, and large glazed panels. As seen in many MCM designs, wooden beams create a transitional element bringing the indoors out and vice-versa. Large, floor to ceiling glazed panels further enhance this feeling of being immersed in nature while standing indoors. The integration of a balcony on the second floor encourages this. A large birch tree in the front yard is a focal point from the first and second floor windows of 12 Woodbrook Drive. A covered walkway connects the garage to the main house and the

front yard to the backyard. This simple design elements creates another indoor/outdoor space and breaks up the building with a transparent element.

Inside 12 Woodbrook Drive, a two-storey stone fireplace focuses the eye, with a simple wooden staircase placed behind it. Similar to the exterior, the wooden beams and columns are exposed, showcasing the metal joinery. Large built in's separate spaces rather than walls and doors, adding to the feeling of open concept created by the floorplan and allowing for natural light to reach throughout the interior. Wood panelling located throughout the house visually adds warmth that acts as a counterpoint to the extensive window openings, and large stone-faced fireplace and chimney that dominate the interior.

In summary, the Design/Physical value of 12 Woodbrook is not limited to the exterior elements, but includes both interior and exterior features as the Mid-Century Modern Architectural Style was all encompassing. A complete list of features is provided in Section 4.

Historical/Associative Value:

Built in 1961, 12 Woodbrook Drive has historical/associative value as it relates to the Toronto based architects *Chapman & Hurst*. Howard Dennison Chapman (1917-2014) was the architect of 12 Woodbrook drive along with his partner Len Hurst. Howard Chapman was well known for his housing and healthcare facilities, including Riverdale Hospital, Woodland Acres, and the Edgley Apartments.

His father was also a renowned architect, Alfred Hirschfelder Chapman (1879-1949); who designed the Princes' Gate at the Canadian National Exhibition, Sunnyside Pavilion, and other Beaux Arts buildings in Toronto.

Based on available research material, it is thought that Howard Chapman also designed a church within the Bramalea area. 12 Woodbrook Drive is the only known example of a single family residence designed by *Chapman & Hurst* in Brampton.

Constance and Joseph Hunt were the original owners and those who commissioned the construction of 12 Woodbrook Drive. The current owners purchased the home directly from the estate of Constance Hunt, making them the second owners of the well preserved Mid-Century Modern home.

Contextual Value:

12 Woodbrook Drive is a supportive resource and key element in the surrounding neighbourhood of modernist structures. It both maintains and supports the character of this area which is defined by Glen Eden Crescent, Woodbrook Drive, Chapel Street south of Armstrong Street, and St. Mary's Church. One of the Peel Art Gallery, Museum and Archives' wings was added around this time as well and acts as an entrance to

Glen Eden Crescent. This small pocket of houses is a prime example of modern suburban infill within a late 19th century community, and highlights a time when larger lots were severed to allow for new development. 12 Woodbrook Drive is located at the end of a private drive along with other Mid-Century Modern houses. St. Mary's Church, which can be seen from the drive, is also an example of Mid-Century Modern architecture. This small pocket of post WWII development provides contextual value for 12 Woodbrook Drive.

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 storey house is an excellent representative example of Mid-Century Modernist Architecture. It represents a unique style of construction and use of materials to convey modernist ideals for both its interior and exterior.
b) Displays a high degree of craftsmanship or artistic merit	Yes	The structural elements in modernist buildings are exposed to be shown as decorative elements. These elements such as exposed stone, wooden beams and wooden columns follow this concept. Further elements such as built in shelving, exposed brick and wood paneling add cohesiveness to the design and to the artistic merit of Mid-Century Modern design.
c) Demonstrates a high degree of technical or scientific achievement	Yes	The property demonstrates a newer construction technology available post WWII utilizing post and beam construction to create open spaces and allow for large walls of glazing.

Historical or Associative Value		
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	Yes	<p>It is a unique and historical area located within a larger and older historical area. From the 1950s to 1970s, Brampton and Bramalea experienced expansion through planned subdivisions and other infill. Much of the infill was completed in styles now recognized as modern suburban houses. This area (Chapel Street, Woodbrook Drive, Glen Eagle Crescent) is a prime example of a modern suburban infill within a late 19th century community, and highlights a time when larger lots were severed to allow for new development.</p>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	Yes	<p>The architects Chapman & Hurst were prominent architects in the Modernist movement in southern Ontario. This was an important post war movement that focused on minimal embellishment, open spaces, and connectivity between indoor and outdoor living spaces. This movement architecturally influenced many communities in Brampton including Peel Village, Bramalea, and Ridgehill. To date, this is their ownly known single family residential building built in Brampton.</p>

Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	It helps to define, maintain and support the modernist character of the Woodbrook Drive streetscape.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	It connects the surrounding houses on Woodbrook Drive, Chapel Street south of Armstrong Street, and St. Mary's Church of being variations on the modernist architectural style.
c) Is a landmark	No	The property is not a landmark in the community. The location on a private road also hinders its ability to be a landmark in past and present.

4. Description of Heritage Attributes/Character Defining Elements

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:

- Design/Physical Elements Exterior:
 - Asymmetrical, simple two form massing
 - Covered Walkway and Portico between garage and house
 - Exposed Wooden Beams, and Columns
 - Floor to ceiling glazing on all façades
 - Warm brown-toned brick
 - Hardscaping from garage to front door
 - Hardscaping on back façade including brick planter boxes
 - Gable roofline on eastern massing
 - Central Stone Chimney
 - Solid panels separating glazing
- Design/Physical Elements Interior:
 - Two Storey fireplace
 - Wooden Built-In's
 - Location and Style of staircase
 - Exposed Wooden Beams, and Columns
 - Wooden Panelling
- Historical/Associative Elements:
 - Howard Chapman and Len Hurst are notable architects in Toronto modernist architecture

- Contextual Elements:
 - Relation to St. Mary's Church and other modernist style buildings to the east of Main Street South including those on Glen Eagle Crescent, Woodbrook Drive, and some on Chapel Street.

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- No known alterations to the property.

6. Archaeological Potential

Given the date of construction (1961), the location being close to the original route of the Etobicoke Creek, and location in relation to Historic Downtown Brampton, there is archaeological potential on this site.

7. 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 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.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

Section 4.10.1.3: 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.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

8. Resources

Linley, Garvin [@MCM_Mindset]. July 2020 – July 2021. *Series of Photographs*. Instagram. Retrieved, September 2021.

“Chapman, Alfred Hirschfelder.” *Biographical Dictionary of Architects in Canada*, <http://www.dictionaryofarchitectsincanada.org/node/1608>.

City of Toronto. “A Work in Progress: Commercial Architects.” *City of Toronto*, City of Toronto, 23 Nov. 2017, <https://www.toronto.ca/explore-enjoy/history-art-culture/online-exhibits/web-exhibits/web-exhibits-architecture-infrastructure/a-work-in-progress/a-work-in-progress-commercial-architects/>.

“Building Styles.” *OntarioArchitecture.com*, <http://www.ontarioarchitecture.com/midcentury.htm#midToronto>.

Robinson, Clare. “Repressing Class to Reinterpret the Tradition of Midcentury Modern Architecture and Its Preservation in Tucson, Arizona.” *Traditional Dwellings and Settlements Review*, vol. 29, no. 1, International Association for the Study of Traditional Environments (IASTE), 2017, pp.21-34, <http://www.jstor.org/stable/44779827>.

9. Appendix

Figure 1: Location of 12 Woodbrook Drive, East of Main Street South. (Source: Planning Viewer, Brampton)



Figure 2: Location of 12 Woodbrook Drive, East of Main Street South. (Source: Google Maps)



Figure 3: Proximity of 12 Woodbrook Drive to other heritage resource sites which are either Designated (indicated in green) or Listed (indicated in brown) or Potential Heritage Value (indicated in purple). (Source: Planning Viewer, Brampton)



Figure 4: Exterior Street View of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 5: Exterior Driveway View of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 6: Exterior View of Covered Walkway and Portico of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 7: Exterior View from backyard of Covered Walkway and Portico of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 8: Exterior Backyard View of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 9: Exterior Backyard View of 12 Woodbrook Drive (Source: @MCM_Mindset)



Figure 10: Interior view of stone fireplace and exposed wooden beams (Source: @MCM_Mindset)



Figure 11: Interior first floor landing (Source: @MCM_Mindset)



Figure 12: Interior Second Floor Wooden Built-In's and Open concept (Source: @MCM_Mindset)



Figure 13: Interior second floor landing. Also shows back of fireplace, staircase railing, glazing and wooden beams, columns and panelling (Source: @MCM_Mindset)



Figure 14: Interior view showing indoor/outdoor concept through glazing and transitional beams (Source: @MCM_Mindset)



Figure 15: Highlight of Wooden Beam/Column connection and close-up of Stone Fireplace (Source: @MCM_Mindset)

