



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Planning, Building & Economic Development
City Planning & Design

November 15, 2021

Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Notice of Intention to Designate 12 Woodbrook Drive

Dear Sir/Madam,

Enclosed please find the *Notice of Intention to Designate* 12 Woodbrook Drive, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,

Merissa Lompart
Assistant Heritage Planner
905-874-2618
Merissa.Lompart@brampton.ca

ONTARIO HERITAGE TRUST

ONTARIO HERITAGE TRUST

NOV 24 2021

RECEIVED

RECEIVED

The Corporation of the City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

November 17, 2021

To: [REDACTED]

Re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive**

The following recommendation from the Brampton Heritage Board Meeting of October 19, 2021 was considered by Planning and Development Committee on November 1, 2021 and approved by Council on November 3, 2021.

HB050-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive**, to the Brampton Heritage Board Meeting of October 19, 2021, be received;
2. That the designation of the property at 12 Woodbrook Drive under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 12 Woodbrook Drive in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

Yours truly,

Chandra Urquhart
Legislative Coordinator
City Clerk's Office
Tel: 905.874.2114 / Fax: 905.874.2119 / TTY: 905.874.2130
e-mail: chandra.urquhart@brampton.ca
(HB-8.1)

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 12 Woodbrook Drive 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 12 Woodbrook Drive 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 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.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The house at 12 Woodbrook Drive is located on the eastern side of Main Street South, just north of St. Mary's Church. 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. 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. 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, as well as a cantilevered balcony.

The property at 12 Woodbrook is within 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. 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 the only known single family residential building built in Brampton.

12 Woodbrook Drive helps to define, maintain and support the modernist character of the Woodbrook Drive streetscape. 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.

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 cantilevered 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.

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.

DESCRIPTION OF THE HERITAGE ATTRIBUTES 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:

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.

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 Merissa Lompart, Assistant Heritage Planner, at Merissa.Lompart@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 January 4, 2022.

Date: November 24, 2021

Peter Fay, City Clerk
 2 Wellington St. W., Brampton, ON L6Y 4R2
 905-874-2106 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca