



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To designate the property municipally known as 85 Wellington Street East as being of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, (as amended) (the “*Ontario Heritage Act*”) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS on December 9, 2020, pursuant to Council Resolution C467-2020, the Council of The Corporation of the City of Brampton approved the designation of the property at 85 Wellington Street East, in accordance with Part IV Section 29 of the *Ontario Heritage Act*,

AND WHEREAS a Notice of Intention to Designate was published on November 20, 2024, and served in accordance with the *Ontario Heritage Act*, and no Notice of Objection(s) were served on the City Clerk;

AND WHEREAS the Brampton Heritage Board was consulted and supports the designation of the property at 85 Wellington Street East.

NOW THEREFORE the Council of The Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 85 Wellington Street East, as more particularly described in Schedule “A” to this by-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule “A” to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owner(s) at 85 Wellington Street East and upon the Ontario Heritage Trust and shall cause notice of this by-law to be posted on the City’s website in accordance with Procedure By-law 160-2004 and the notice requirements under the *Ontario Heritage Act*.

The short statement of the reason for designation of the property, including a description of the heritage attributes, are set out in Schedule “B” to this by-law.

ENACTED and PASSED this 25th day of June 2025.

Approved as to
form.

2025/05/30

AMR

Patrick Brown, Mayor

Approved as to
content.

2025/05/29

Charlton
Carscallen

Genevieve Scharback, City Clerk

SCHEDULE "A"
LEGAL DESCRIPTION

PIN: 14035-0035

LOT 87, PLAN BR21; BRAMPTON.

SCHEDULE "B"

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF
85 WELLINGTON STREET EAST**

The property at 85 Wellington Street East 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 c.1 s. 27 (3) (b) for the categories of design/physical value, historical/associative value, and contextual value.

Design/Physical Value:

James Packham House at 85 Wellington Street East meets criteria 1 & 2 of O Reg. 9/06 of the Ontario Heritage Act as it is a representative example of a vernacular dwelling influenced by the Italianate and Queen Anne architectural styles. The dwelling was constructed with locally produced bricks manufactured by the Packham Pressed Brick Company and displays a high degree of craftsmanship.

The James Packham House is a two-and-a-half storey dwelling featuring elements of both the Italianate and Queen Anne architectural styles. It has an asymmetrical front elevation on Wellington St. East with a gabled bay window, an intricate entrance porch that continues to the west side of the house, and a steeply pitched and ornamented gable. This front-facing gable is decorated with a geometric pattern motif on its vergeboard and tapered edges terminating just beyond the roof line. Stylized wood sunburst panels decorate the gables of the roof and bay window. Under the eave of the roof are wood brackets, evenly spaced and in close succession, and the sunburst pattern is repeated on each bracket. There are two types of shingle work on the upper storey of the house: fish-scale shingles as well as more angular U-shaped ones. This steep upper gable frames a pair of small-paned sash windows, which lights the top floor of the home. Most of the windows are tall, segmentally arched windows with soldier brick voussoirs, and the central window on the second floor has wood shutters. The fenestration and detailing, including a bay window, is repeated on the western elevation of the house.

The front porch with its bell-cast roof is supported by square wood pillars and ornamented with decorative wood spindles along with miniature brackets. It shelters a panelled, heavily moulded double door entrance. The doors contain decorative woodwork and are paired with matching stained-glass panes and a stained-glass transom. A single door on the eastern elevation of the house is of the same pattern. The house is topped by a cross gabled, truncated hip roof covered in asphalt shingles.

The house is constructed of red brick, laid in a stretcher bond pattern, and painted white. The bricks themselves were likely manufactured by the Packham family from the clay in the immediate area of the house. The quarry, which served as the material location for the Packham Pressed Brick Company, was located at the end of Wellington Street East where it terminates near the railway tracks.

The interior of the home also reflects the Queen Anne style with its generous entry hall, prominent wooden staircase, detailed wood trim, elaborate crown mouldings, Art-Nouveau stylized wainscoting, and decorative ceiling trim and mouldings. The residence displays a high degree of craftsmanship, which is evident in the design, material, and finishes of the woodwork.

Historical/Associative Value:

85 Wellington Street East has direct associations with James Packham and the Packham's Pressed Brick Company, predecessor of the still operational Brampton Brick Limited, in the City of Brampton.

Packham's Pressed Brick Company, established by James Packham in 1871, operated under that name until 1905. The company used the natural clay soils found in Brampton to their advantage for brick construction. Many of the residences in Brampton were

constructed using bricks from Packham's operation, including the Fallis House at 62 John Street and the Balfour House at 30 James Street. At least two other houses inhabited by Packham family members, James' sons, were manufactured using brick from Packham's brickyard: Charles' house at 27 Wellington Street East and William's house at 37 Chapel Street.

In 1904, James Packham retired from the business, passing ownership to his sons George, Charles, and William. In 1905, to capitalize on an abundance of local raw materials, the brickworks were moved to 514 Main Street North and incorporated as the Brampton Pressed Brick Company. In the first years of the 20th century, the engineers and workforce of the Brampton Pressed Brick Company achieved an output of two million bricks a year. In 1949, the Packhams sold their company to families that continued the operation until the close of the 1990s, at which point it was renamed Brampton Brick Limited. Brampton Brick Limited has continued operations into the 21st century as an advanced and successful brick making facility in North America.

The Packham family constructed and lived at 85 Wellington Street East from approximately 1883 until 1959.

Contextual Value:

85 Wellington Street East is important in supporting the late 19th to mid-20th century residential character of the historic core of Brampton. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences, primarily of red brick construction with gable and hip roofs, some with fish scale shingles or cedar shakes in the gables, front porches, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is one of a number of Queen Anne style residences in the area and its stylistic similarities, such as the complex hip roof, decorative detailing, and wraparound porch, strengthen the contribution to the historic streetscape character. 85 Wellington Street East exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

85 Wellington Street East is physically and historically linked to its surroundings. The former quarry for Packham's Pressed Brick Company was located in close proximity to the subject property on the flats at the end of John Street near the railroad tracks. The bricks used in the residence's construction are believed to have been manufactured by Packham's Pressed Brick Company, which was owned by the Packham family, who were the builders and residents of 85 Wellington Street East. As such, the clay used to make the bricks was sourced in the immediate area of the house.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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:

- Two-and-a-half storey Queen Anne style building constructed to an irregular plan
- Asymmetrical facade
- Decorative wood vergeboard with square pattern motif and tapered ends
- Stylized sunburst on the front and east side gables of the house
- Single wood brackets closely and evenly spaced in the eaves of the bay window and roof on the front, east, and west elevations
- Stylized sunburst on each bracket along the front and east elevations

- Fish-scale and U-shaped wood shingles on the front gable roof with a moulded cornice
- Tall, segmentally arched window openings with stone lintels
- Soldier brick voussoirs above the windows
- Exterior wood shutters on second-storey window
- Three tier vernacular style bay window on the front and east elevations
- Extant original one-over-one rectangular wood sash windows and a rectangular window opening with a pair of single hung windows
- Panelled and moulded double entrance doors with paired stained-glass panes and transom
- Truncated hip roof
- Tall brick chimney
- Packham brick construction laid in a stretcher bond
- Front porch with turned wooden pillars, spindlework and corner brackets, as well as its continuation along the west side of the house
- Shallow setback from street