

Date: 2020-11-12

Subject: **Intention to Designate 85 Wellington St. E**

Contact: **Ana Martins, Assistant Heritage Planner**

Report Number: Planning, Building and Economic Development-2020-401

Recommendations:

1. That the report titled: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – (85 Wellington St. E. James Packham House) – Ward 3 (H.Ex. 85 Wellington St. E.)**, to the Brampton Heritage Board Meeting of November 17, 2020, be received;
2. That the designation of the property at 85 Wellington St. E. 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 85 Wellington St. E. 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.

Overview:

- **The purpose of this report is to recommend that City Council state its intention to designate the property at 85 Wellington St. E. (James Packham House) under Part IV, Section 29 of the *Ontario Heritage Act* (the “*Act*”) for its cultural heritage value or interest.**
- **Following research and evaluation, it has been determined that the subject property meets the provincial criteria for municipal designation prescribed by *Ontario Regulation 9/06* under the categories of design/physical value, historical/associative value, and contextual value.**
- **Upon Council approval, staff will continue with the designation process as required under the *Act*.**

Background:

The property at 85 Wellington Street East is located on the south side of Wellington Street East and west of the Etobicoke Creek Valley. Located in a stable residential neighbourhood, the property contains a 2 ½ storey house, a driveway to the east of the dwelling, and mature trees. It is currently listed on the City of Brampton’s *Municipal Heritage Register of Cultural Heritage Resources*. A location map and photographs are provided in the Designation Report attached to this report (Appendix A). The request for designation was initiated by the previous homeowner and supported by the new property owners.

The *Act* enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the *Act* is a way of publically acknowledging a property’s value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, “Criteria for Determining Cultural Heritage Value or Interest”, prescribed under section 29(1)(a) of the *Act*. A property may be designated if it meets one or more of the following criteria:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Current Situation:

Following research and evaluation, it has been concluded that the property at 85 Wellington St. E. meets the municipal criteria prescribed by the Province to designate a property under Part IV, Section 29 of the *Act* under the categories of design/physical value, historical/associative value, and contextual value. A Statement of Significance explaining the reasons for designating the property is located in Appendix A.

As outlined in the attached Heritage Report, the cultural heritage value of the property containing the James Packham House is related to its design and physical values as 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 in its exterior detailing. Specifically, 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. 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.

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 historical and associative value of the property is based on its association with the Packham family and the Packham Pressed Brick Company, the precursor of the still extant company Brampton Brick Ltd. James Packham, a mason and brick maker by trade, purchased the lot on March 19, 1883 for \$50.00. In 1871, he established the Packham Pressed Brick Company on the flats at the end of John Street. It is assumed that the present two and one-half storey house at 85 Wellington Street East was built using bricks from this brickyard. By the 1890s, James Packham was operating a very prosperous company providing high quality red brick for many of Brampton and the surrounding area's buildings. Properties built of Packham's bricks include, but are not limited to, the Fallis House at 62 John Street and the Balfour House at 30 James Street, both in close proximity to 85 Wellington Street East. In 1904, James Packham passed his business to his three sons, George, Charles Jr. and William. With a capital stock of \$50 000, the company was incorporated as Brampton Brick Company Ltd. and relocated to Main Street North in order to take advantage of the local raw materials. The infusion of significant capital also enabled the company to expand its operation. In 1949, the Packhams sold their business, and it was renamed Brampton Brick Ltd. Brampton Brick continued to evolve into one of the most advanced and successful brick making facilities in North America.

The property also holds contextual value as it is important in defining, maintaining and supporting the character of the area, and it is physically, visually and historically linked to its surroundings. It is prominently sited at the curve on Wellington St. E. The property is linked to the site of the former Packham's Quarry, which later became known as Packham's Pond and used recreationally by local residents. The pond was situated in the Etobicoke Creek valley and owned by the Packhams. In 1904, they leased it to the R.

Smith, who operated an ice block delivery service. During the winter, the pond was used as a source of ice, which was packed and stored nearby and delivered to local homesteads in the summer. The pond, later known as Smith's Pond, disappeared in the 1950s with the diversion of the Etobicoke Creek.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

Designation under the Part IV, Section 29 of the Act enables City Council to review site alterations, enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. A suitable lot has been created to comprise the built heritage resource and integrate it harmoniously within its surroundings. The designation of the property will ensure that the Packham House will be retained and maintained as required by the Subdivision Agreement registered on the property.

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Attachments:

Appendix A – 85 Wellington St. E. Designation Report