

**Heritage Report:
Reasons for Heritage Designation**



85 Wellington Street East

November 2020

Profile of Subject Property

Municipal Address	85 Wellington Street East
PIN Number	140350035
Legal Description	PLAN BR 21 LOT 27 REG
Ward Number	3
Property Name	James Packham House
Current Owner	Aliya Nicole Rahim and Olusola Dokun
Owner Concurrence	Yes
Current Zoning	Residential, R2A
Current Use(s)	Residential
Construction Date	c.1883
Notable Owners or Occupants	Packham Family
Heritage Resources on Subject Property	Building
Relevant Council Resolutions	N/A
Additional Information	N/A

1. Introduction

The property at 85 Wellington Street East (James Packham House) is worthy of designation under Part IV, Section 29 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 property at 85 Wellington Street East is located on the south side of Wellington Street East and west of the Etobicoke Creek Valley. The property contains a 2 ½ storey house, a driveway to the east of the dwelling, and mature trees.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value

The cultural heritage value of the James Packham House at 85 Wellington Street East is related to its design or physical value 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.

The Italianate style, which was inspired by Tuscan and Italian Renaissance architecture, was popular for residential and commercial buildings in Ontario during the mid-to-late 19th century. It was an architectural style promoted by The *Canada Farmer Journal* in 1865, and was often integrated with other styles. The modest Italianate style lent itself to being highly decorated, coinciding with an affluent society that was increasingly drawn to ornamentation. Houses are typically square in plan and tend to have highly decorated eave brackets, tall and narrow segmentally arched windows, bay windows, and wide overhanging eaves, features that are found on the Packham House.

The Queen Anne Revival is from the late Victorian era, and was most popular between 1890 and 1914. The style drew its inspiration and elements from different styles and periods resulting in buildings with eclectic compositions. The style is filled with exuberance, variation, and asymmetry, and was one of the most popular architectural styles of the Victorian period in Canada. Its success is related to a number of factors, including advances in building technology that allowed for more freedom and flexibility in

floor planning, as well as the rise of industrialism and the growth of railroads that made quantity production methods available and affordable. Industrialization and the resulting economic growth and prosperity also made home ownership possible for both working and middle class. There was an increasing interest and demand for improved housing and extravagant homes with ample ornamentation to reflect their new wealth. The Packham House also features a number of architectural elements indicative of this style.

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

The property has historical/associative value as a result of its direct association with the Packham family and the Packham Pressed Brick Company, the precursor of the still extant company Brampton Brick Ltd.

Originally Wellington Street East was the site of John Elliott's estate. The widow and executrix Jane Elliott and others as Trustees of the estate of John Elliott sold all of Lot 87, BR-21 to Joseph Hodgson on November 24, 1871 for \$100.00. Mary Hodgson, heir of John Hodgson, sold the lot to James Packham on March 19, 1883 for \$50.00. According to Census Returns for 1871 and 1881, James Packham was a mason and brick maker by trade, and *Lynch's Directory of Peel County (1873-1874)* lists James as a brick maker on John Street. 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. The Census Return for 1891 notes that James and his spouse Sarah Walterhouse lived in a two storey, thirteen-room brick house with their children George William (age 29 years), Merilda (aged 26 years), Hester Rachel (aged 21 years), Sarah (aged 19 years), William James (aged 23 years) and Charles (aged 16 years). George and William were also noted as brick makers.

The Census Return for 1901 notes James and Sarah living with their three daughters Merilda, Hester and Sarah in a thirteen room brick house on Wellington Street South (now Wellington Street East). Sarah Walterhouse Packham died on August 3, 1905 at the age 69 years. James himself passed away on June 18, 1933. The executors of James Packham's estate sold the property to daughters Hester and Merilda Packham on February 4, 1941 for \$1.00; however, given that Hester Packham had died on August 26, 1940, the property ownership was transferred on April 14, 1941 to Merilda Packham for \$1.00. Merilda continued to live at 85 Wellington Street East until her death on May 3, 1959 at the age of 93 years. After Merilda's death, 85 Wellington Street East changed owners several times.

Packham Pressed Brick Company and Brampton Brick Ltd.

In 1871, James Packham established Packham Pressed Brick Company, his independently owned brick producing business on the flats at the end of John Street. By the 1890s, it was 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 the Fallis House at 62 John Street and the Balfour House at 30 James Street, both in close proximity to 85 Wellington Street East. At least two other houses inhabited

by the Packham family members were manufactured using brick from the Packham brickyard: Charles Jr.'s house at 27 Wellington Street East and his brother, William's, house at 37 Chapel Street.

Sometime between 1901 and 1903, disaster struck the Packham Pressed Brick Company when an underground spring appeared in their brickyard. Whether or not he was influenced by the event, James Packham decided to retire in 1904, passing 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. By the early twentieth century, the company was producing two million bricks a year and shipping high quality bricks as far as Detroit. In 1949, the Packhams sold their business, and it was renamed Brampton Brick Ltd. In 1960, the company replaced the pressed brick equipment with extrusion technology, which allowed it to substantially increase brick production. Brampton Brick evolved into one of the most advanced brick making facilities in the world, and by 2001, their facility on Wanless Drive and Hurontario Street was North America's single largest brick manufacturing plant under one roof.

Contextual Value

The property also holds contextual value as it is important in defining, maintaining and supporting the character of the area, and 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.

5. Description of 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 and they include:

- 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
- Tall, segmentally-arched window openings
- 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 wood sash windows
- Panelled and moulded double entrance doors with paired stained glass panes and transom
- Truncated hip roof
- Packham brick construction
- 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

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 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. In 2017, City Council endorsed the Planning Vision.

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

7. Resources

Assessment Rolls, Brampton, Peel County, East Ward, 1893

Baker, John Milnes. *American House Styles: A Concise Guide*. New York: W.W.Norton & Company. 1994.

Brampton Insurance Plan, Montreal and Toronto: Underwriters survey Bureau, Limited. August 1931, revised November 1940, Plate 10.

Census Return, Brampton, Peel County. 1871, 1881, 1891, 1901.

Chinguacousy Township Cemetery No. 16. Brampton Cemetery, Brampton Ontario, Peel County. Halton-Peel Ontario Genealogical Society, 1973, rev. 1981.

City of Brampton, Heritage Property File No. 85 Wellington Street East, Research Notes.

Collector's Rolls, Brampton, Peel County, East Ward, 2887 to 1889.

Lynch, John. *Directory of the County of Peel for 1873-4*. Brampton: Brampton Progress, 1874, reprinted 1998.

Mikel, R. *Ontario House Styles*. Toronto: James Lorimer & Company Ltd.

8. Appendix

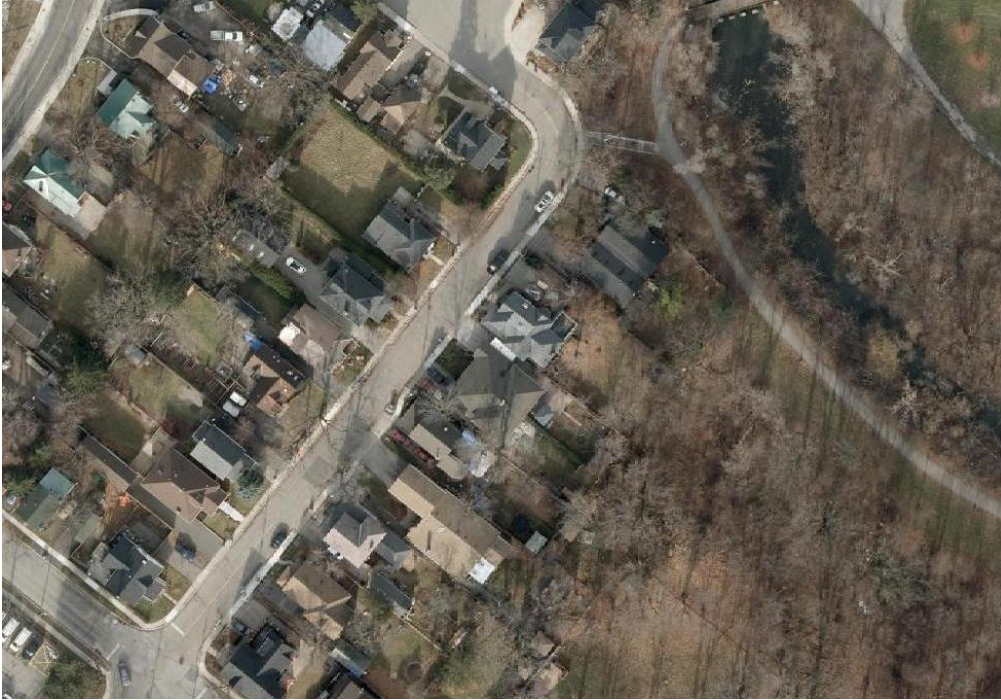


Figure 1: Aerial map showing 85 Wellington Street East (Source: City of Brampton).

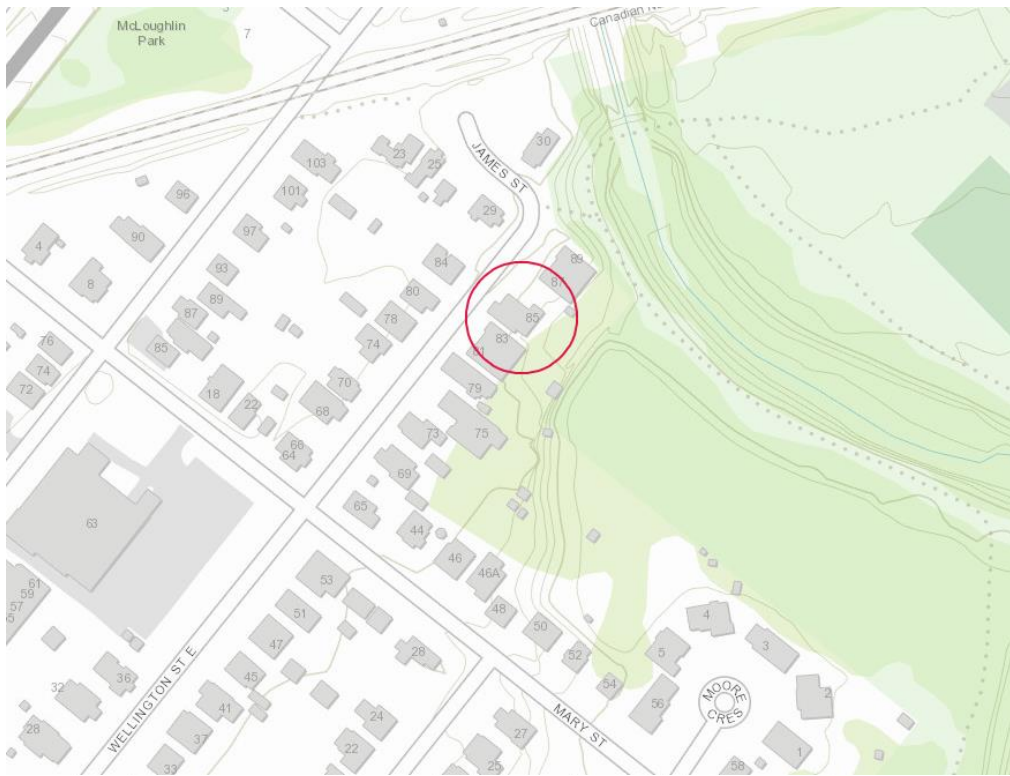


Figure 2: Map showing 85 Wellington Street East (circled) (Source: City of Brampton).



Figure 3: Packham's Pond (Source: PAMA, Cecil Henry fonds, PN2012-00730).



Figure 4: Packham's Pond showing the barn where ice was likely stored (Source: PAMA, Cecil Henry fonds, PN2012-00729).



Figure 5: Front and east elevations. Bay windows, gables, and detailing are repeated on both elevations (Source: City of Brampton, 2019)



Figure 6: Front porch and details, which wraps partially around the west side (Source: City of Brampton, 2019)



Figure 7: Brackets on eaves. Front and east elevations (Source: City of Brampton, 2019)



Figure 8: Vergeboard detailing on front façade and detailed shingles (Source: City of Brampton, 2019)



Figure 9: Brackets with sunburst detail (Source: City of Brampton, 2019)



Figure 10: Detailing on front gable (Source: City of Brampton, 2019)



Figure 11: Bay window, gable, and detailing on the east elevation mirroring heritage attributes on the front façade (Source: City of Brampton, 2019)



Figure 12: Sunburst detail on gable above bay window, east elevation (Source: City of Brampton, 2019)