



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 92 -2016

*To designate the property at 27 Wellington Street East (George W. Packham House) as being of cultural heritage value or interest.*

---

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;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the *Ontario Heritage Act*, and there has been no Notice of Objection served on the Clerk;

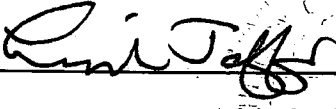
NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:


1. The property at **27 Wellington Street East (George W. Packham House)**, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council 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 owners of the property at **27 Wellington Street East (George W. Packham House)** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

ENACTED THIS 25<sup>TH</sup> day of *May*, 2016.

Approved as to form.
<u>May/ 24 / 2016</u>
<u>NK</u>
Nupur Kotecha

Approved as to content.
<u>05 / 18 / 2016</u>
<u>HM</u>
Heather MacDonald

  
\_\_\_\_\_  
Linda Jeffrey, Mayor

  
\_\_\_\_\_  
Peter Fay, City Clerk

**SCHEDULE "A" TO BY-LAW**

**LEGAL DESCRIPTION**

Part of Lots 2 & 3, Block 1, Plan BR36 as in VS169576; City of Brampton

14037 - 0039 (LT)

**SCHEDULE "B" TO BY-LAW**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 27 WELLINGTON STREET EAST (GEORGE W. PACKHAM HOUSE):**

The property at 27 Wellington Street East is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

**Design/Physical Value:**

The cultural heritage value of the 27 Wellington Street East (George W. Packham House) is related to its design or physical value, as a representative example of a Queen Anne style residence. The Queen Anne Revival is from the late Victorian era, and was most popular between 1890 and 1914. The style drew its inspiration from different eras and incorporated many elements into its designs. The style is filled with exuberance, variation and asymmetry, and was one of the most eclectic and popular architectural styles of the Victorian period. 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 George W. Packham House contains a number of the hallmarks of this style including a steeply pitched irregular roofline, decorative brick work, single-paned double hung windows, a multi-paned stained glass staircase window, broad decorative gables, and a round corner turret containing small decorated dormers, fish scale and plain shingles, cornice with small brackets and topped by a weather vane. The interior of the home also reflects the Queen Anne Style with its generous entry hall, prominent wooden staircase, detailed wood trim, large pocket doors, and fireplace with glazed decorative tiles. The residence also displays a high degree of craftsmanship and artistic merit, which is evident in the design, material and finishes of the building, particularly the brick and wood work.

**Historical/Associative Value:**

The property is also valued for its association with the Packham family and the Packham Brick Works. The Chapel Street area was originally part of John Elliott's estate, and from 1865 to 1884, a local fair grounds. Auctioneer John Smith and cattle dealer George Armstrong bought the old fair grounds at auction, and had the area subdivided by Joseph A. Carbert, P.L.S. and registered in November 1884. In 1892, Smith and Armstrong sold BR 36 Block 1, Part lots 2, 3 to George W. Packham, who was noted as unmarried and a brickmaker, for \$550.00. The Assessment Roll (1893) notes brickmaker George Packham as the owner of Lots 2 and 3, South Wellington valued at \$2000 with a building believed to be the present residence at 27 Wellington Street East.

George Packham, born in 1860, was the eldest son of Brampton Brick founder, James Packham, and Sarah Walterhouse. George, along with his brothers, helped run Brampton Brick after his father's retirement in 1904. As noted in the

*Brampton Conservator*, George married Mary Jane Mackay at Christ Church on November 1, 1892, with the reception held at their newly constructed home:

A uniquely attractive wedding took place at Christ Church, Brampton, at 7:30 p.m., on Tuesday, Nov. 1<sup>st</sup>, the contracting parties being Mr. George W. Packham, eldest son of Mr. James Packham, of this town, and Miss Mary Mackay, only daughter of Dr. J. A. Mackay of Virginia, and grand-daughter of Mrs. G.T. Clark, Brampton, ... Immediately after the ceremony, (while there rang out the wedding peals on the familiar church bell, evidently with more than usual vigor, and thus expressive of the church's greetings) the happy couple with their attendants drove to their new and attractive home on South Wellington street, which was illuminated for their reception, and a number of friends from Toronto and other places, in addition to those of the town, joined them in partaking of a sumptuous repast. (3 November 1892, p.5)

The Packham family had considerable real estate holdings in Brampton at the turn of the last century. Countless homes in Brampton, including 27 Wellington Street West, were constructed using the brick manufactured by the Packham Brick Works, and the high degree of craftsmanship observed in the masonry of residence can be attributed to the connection to the Packham family.

Packham sold the property to Norman J. Altman in 1914 for \$5,000. He and his wife, Helen T. Altman, and family lived at 27 Wellington Street East until the early 1960s. The Altman family operated a jewellery store in downtown Brampton. The executors of Norman J. Altman sold to the present owner Trevor A. Nicholson in 1971. Mr. Nicholson, a civil engineer, moved his family to Brampton because of his involvement with the construction of roads and services in the newly burgeoning community of Bramalea.

#### *Packham Brick Works /Brampton Brick*

James Packham started the business as Packham Brick Works on the flats at the end of John Street in 1871. By the 1890s, it was a very prosperous company providing high quality pressed red brick for many of Brampton and the area's buildings.

In 1905, the company was incorporated as Brampton Pressed Brick Company Ltd. It relocated to Main Street North to take advantage of the local raw materials. By the early twentieth century, the company achieved an impressive output of 2 million bricks a year.

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 increase production to 26 million brick per year. 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 has contextual value as it defines, maintains and supports the character of the area. In addition, 27 Wellington Street East is located within an area identified as a potential Heritage Conservation District (HCD) in the 2009

HCD feasibility study prepared for the City by a team of consultants led by George Robb Architect. The *Neighbourhood Near the Courthouse* contains substantial nineteenth and early twentieth century single detailed residences that characterize the neighbourhood.

**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:

- Queen Anne architecture
- 2 ½ storey height
- brick construction
- steeply pitched irregular roofline
- decorative masonry, such as brick bands and ornamental pressed brick
- brick water table
- broad decorative gables
- round corner turret with conical roof, small decorated dormers, fish scale and plain cedar shingles, cornice with small brackets and topped by a weather vane
- wood soffit
- wood fascia
- one-over-one sash wood windows
- wood storm windows
- window hoods
- window sills
- a multi-paned stained glass window
- brick with etching that says "Alice loves Bob McCarthy" on east facade
- prominent interior wooden staircase
- wood trim in interior
- large pocket doors in interior
- first floor fireplace with glazed decorative tiles
- association with Packham family
- association with Packham Brick Works/Brampton Pressed Brick Company Ltd./ Brampton Brick Ltd.
- short setback from street
- contribution to the neighbourhood character