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ONTARIO HERITAGE TRUST

JUN 28 2016



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Earl Evans
Deputy City Clerk
City of Brampton

Date: *June 16* 20*16*

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 109 - 2016

To designate the property at 51 Chapel Street 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;

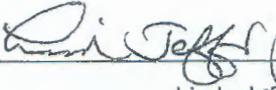
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the *Ontario Heritage Act*, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 51 Chapel Street, 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 51 Chapel Street 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.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 8TH day of June, 2016.

Approved as to
form.
06/06/2016
NK
Nupur Kotecha


Linda Jeffrey, Mayor

Approved as to
content.
05/26/2016
David Waters on
behalf of
Heather MacDonald


Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Lot 10 & NLY 5 FT LT 11, BLOCK 4, PLAN BR36; CITY OF BRAMPTON

14037-0026 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 51 CHAPEL STREET

The property at 51 Chapel Street 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 or associative value and contextual value.

Design/Physical Value

The property contains a two storey brick residence of Italianate architectural influence. The Italianate style, inspired by Tuscan architecture during the Italian Renaissance, gained its popularity in Ontario from 1850 to 1900 and was seen as an alternative to the Classical Revival and Gothic Revival styles. The style tended to be highly decorative, with elements such as generous eaves with brackets, tall and narrow arched windows, bay windows, quoins, belvederes, and low-pitched roofs. Italianate structures enliven a streetscape due to their ornamental appearance.

The house at 51 Chapel Street is distinguished by several Italianate features including bay windows, a shallow hipped roof with overhanging eaves, wood soffits and scalloped frieze, and arched windows. A two storey addition was added to the front façade, which incorporates the main entrance.

Historic/Associative Value

The property at 51 Chapel Street is built on the site of the Old Fairgrounds. The land was originally owned by John Smith, an auctioneer, and George Armstrong, a cattle dealer. They sold the land to John A. Trimble, house builder, and his wife Margaret Jane White in 1886. It was likely John A. Trimble who built the house. He received a mortgage for the house in 1896 at a value of \$1,200.00. The Trimbles remained at the residence for a period of less than 15 years.

John Alexander Trimble was born in Chinguacousy in 1853 and moved to the Town of Brampton in 1883. When he was a young man, he trained as a bricklayer and eventually became an architect, builder, and contractor. He built many houses in the area in addition to his own, and constructed several buildings in Guelph, including the commercial building at 20 Douglas Street, which is listed in the City of Guelph's heritage register. John A. Trimble was also an agent for the Manufacturers' Life & Accident Insurance Co., Perth Mutual Fire Insurance Co., and Lancashire & British American Fire Ins. Cos.

In addition to being a builder, John A. Trimble was active in the politics of the town and was a tax collector. In March 1898, a special audit uncovered a deficiency of \$676.70 in his accounts, and R.H. Hodgson was appointed auditor review Trimble's books. This discovery prompted Trimble's resignation from his position. The case against Trimble was reported in several newspapers as far as Newmarket, Ontario. Shortly after, the Trimble family moved to British Columbia. John A. Trimble passed away in New Westminster, B.C. at the age of 73. An obituary appeared in the *Brampton Conservator* several weeks after his death on July 26, 1928.

The associative value of the property is strengthened by several of its successive owners including Clara B. Morphy and her husband Walter S. Morphy, Joseph Blumenthal, and A. Grenville Davis.

Walter Samuel Morphy and his wife, Clara Bell Morphy, owned 51 Chapel Street from 1903 to 1928. Walter S. Morphy moved to Brampton after graduating from the University of Toronto and Osgoode in 1885 and began practicing as a lawyer. Within a short time, Morphy became a prominent municipal lawyer in the area, serving 25 years as a solicitor for Toronto Township and over 15 years as solicitor for the townships of Albion and Caledon. In 1916, Morphy received the appointment of Crown Attorney for Peel County. During his time as Crown Attorney, Morphy handled several important cases for the County and was considered in his best form when addressing a jury as Crown Prosecutor. Morphy held this position until 1928.

During his 44 years in Brampton, Morphy was also active in municipal affairs, serving several years on town council and two years in the Reeve's chair. He also acted as chairman of the public school board, was treasurer and honorary solicitor of the Peel Branch of the Children's Aid Society, and was involved with the public library board. Morphy was also an active member of the Christ Church, where was a part of the tribunal, acted as Sunday school superintendent and sang in the choir for several years. In 1928, Morphy sold 51 Chapel Street and moved to Toronto. Morphy passed away at his Toronto home in December 1939.

Joseph Blumenthal owned 51 Chapel Street from 1929 to 1939. Blumenthal ran the Brampton General Store, one of the establishments that was damaged during the spring flood of 1925. Grenville Davis, Crown attorney in Peel County from 1929-1953 and the father of former premier William Davis, bought the house from Blumenthal but only owned the property from 1939 to 1942. The property subsequently underwent numerous land transactions.

Contextual Value

The property has contextual value as it defines, maintains and supports the historic character of the Chapel Street streetscape. In addition, 51 Chapel Street 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 residence 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:

- Italianate architectural style
- Masonry construction
- Two-storey height
- Low-pitched hip roof
- Overhanging eaves, wood soffit and scalloped frieze
- Wood sash windows, frame and trim
- Second storey triple window
- Bay windows with metal roof, and cornice with modillions and scalloped frieze
- Painted brick voussoirs
- Wood shutters
- Two-storey addition on south façade that now functions as primary entrance
- Association with the Trimble, Morphy, Blumenthal, and Davis families

- Contribution to the historic character of Chapel Street and surrounding area
- Contextual link with other late 19th and early 20th century houses on Chapel Street