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THE CORPORATION OF THE TOWN OF WHITBY

BY-LAW NO. 2738-89

BEING A BY-LAW TO DESIGNATE THE STRUCTURE MUNICIPALLY KNOWN AS 400 KING STREET AS BEING OF HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS, in accordance with the provisions of Section 29 of the Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of the Corporation of the Town of Whitby considers it desirable to designate property as hereinafter described to be of historic and architectural value and interest;

AND WHEREAS, the Council of the said Corporation has caused to be served on the owners of property municipally known as 400 King Street, Whitby, Ontario, and upon the Ontario Heritage Foundation, notice of its intention to designate the structure at the aforesaid address to be of historic and architectural value and interest and has caused such notice to be published in a newspaper having general circulation in the Town of Whitby;

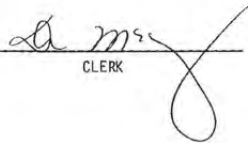
AND WHEREAS, no person has served a notice of objection to the proposed designation on the Clerk of the said Corporation;

NOW THEREFORE, the Council of the Corporation of the Town of Whitby enacts as follows:

1. The structure known as James Boreham House located on property municipally known as 400 King Street, Whitby, Ontario, and being more particularly described in Schedule "A", attached to and forming part of this by-law, is designated as being of historic and architectural value and interest for the reasons set out in Schedule "B", attached hereto.
2. This designation shall not preclude any changes that may be deemed necessary for the efficient use of the structure provided that any and all changes shall be in keeping with the original and current character of the structure and shall be carried out in consultation with the Local Architectural Conservation Advisory Committee of the Town of Whitby.

By-law No. 2738-89 (cont'd.)

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 13TH DAY
OF NOVEMBER, A.D., 1989.


CLERK


MAYOR

SCHEDULE "A"

TO

BY-LAW NO. 2738-89

Those parts of Lots 2, 3 and 4 in the Fourth Double Range, Plan H-50032, Town of Whitby, Regional Municipality of Durham, designated as Part 1, Plan 40R-4393.

SCHEDULE "B"

TO

BY-LAW NO. 2738-89

REASONS FOR DESIGNATION

DESIGNATION REPORT

THE JAMES BOREHAM HOUSE

400 KING STREET

C. 1888-1892

HISTORICAL REPORT

THE JAMES BOREHAM HOUSE

400 KING STREET

C. 1880-1892

Compiled by Brian Winter, Whitby Archivist

May 16, 1989

WERDEN'S PLAN--AN INTRODUCTION

The property described in this historical sketch is part of Werden's Plan, a street plan for a portion of the Town of Whitby, bounded by Dundas, Reynolds, Burns and Henry Streets. The plan was drawn by Provincial Land Surveyor John Shier for Asa Werden in May, 1854 and registered in the Ontario County Registry Office on Sept. 1, 1854.

The land in Werden's Plan consisted of 200 acres, the north half of lots 26 and 27, First Concession of Whitby Township.

The original patent for this land was made to John Scadding (1754-1824), on May 17, 1802. Born in Devonshire, Scadding was property manager for John Graves Simcoe in England. In 1792, when Simcoe was appointed Governor of Upper Canada, Scadding accompanied him to this country. He stayed with Simcoe in Upper Canada until the governor left Canada in 1796. Scadding returned to England to manage the Simcoe estate, but had been granted large tracts of land in Canada including a portion of Whitby Township where the Town of Whitby is presently located. He returned to Canada in 1817 or 1818 to manage his land here. In 1819, he established the village of Windsor at what is now Whitby harbor, naming it after his home in Devonshire, England. John Scadding brought his family to Canada in 1821, but met an untimely death when a tree fell on him in 1824.

On April 24, 1820, Scadding sold his land in lots 26 and 27, Whitby Township to Joseph C. Losie. Little is known of Losie, except that he was an early settler in the township and operated the first store in Whitby.

On July 2, 1821, Losie sold his land to Asa Werden (1779-1866). Werden was born in Connecticut, U.S.A. and settled in Athol Township, Prince Edward County, Upper Canada, before the war of 1812. He came to Canada with only the clothes on his back and some leather-maker's tools, but through enterprise and hard work amassed an estate worth \$247,000 when he died. Since crown grants were not available when Werden came to Canada, he had to buy land where it was available. He owned large tracts of land in Athol Township and in the Ficton area, but he also purchased 200 acres in Whitby Township and 200 acres in Pickering Township. He never lived in Whitby or Pickering, but sold off various parcels of his Whitby land over the years since 1821 making \$50,000 on that land alone before he died.

Asa Werden was a Member of Parliament for Prince Edward County in 1831, a director of the Prince Edward Agricultural Society, Chair-

Werden's Plan -- 2

man of a temperance society, and owner of a large tannery, as well as several lumber and grist mills, all in Prince Edward County.

Werden was most skillful at buying land and selling it at a profit. As mentioned above, he had a town plan made for his Whitby land in 1854 and began selling lots.

On Sept. 28, 1865, Werden made his will, giving his 200 acres of Whitby land, minus what had already been sold, to his sons John Burns Werden and Sully Paoli Werden. They were made executors for this land and had the rights to sell the lots after his death, with the proceeds to be divided among Werden's six children and their children.

Asa Werden died at Athol Township, Prince Edward County, on May 28, 1866. For more than 10 years after his death, Werden's executor made profits by sale of lots in Whitby from his estate. The houses discussed in the following pages were built on land originally owned by Asa Werden and sold either before or after his death, according to the records presented in these historical summaries.

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Notes on Sources:

The material on John Scadding comes from Toronto of Old, by Henry Scadding, 1873 (reprinted, 1966.)

The material on Asa Werden comes from Athol, Stories of a Township by Philip F. Dodds, 1979.

THE JAMES BOREHAM HOUSE

C. 1888-1892

Lot 4, 4th Double Range West of Brock Street, Werden's Plan, 400 King Street.

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The James Boreham house is a typical Victorian Gothic brick farm house of the late 1880s and early 1890s. When it was built, it stood at the extreme western limits of the built-up area of Whitby, surrounded by gardens and an orchard. Today urban growth has sprung up around the house, leaving it on a small town lot rather than at the edge of large fields as in former days.

On Nov. 8, 1877 the executor's of of Asa Werden's estate sold lot 4, 4th Double Range west of Brock Street to James O. Clark who sold it the same day to Robert B. Werden. There is no definite explanation for this sale, although it may have been a way to provide one of the sons of Asa Werden with a clear title to the lot.

On Dec. 27, 1877, Robert B. Werden sold the lot to Theresa J. Reynolds. Nothing is known of her and it is not likely that she built a house on the lot, for the house at 400 King Street appears to date from 10 years later.

On Dec. 5, 1887, Theresa J. Reynolds sold the lots 1, 2, 3 and 4 in the 4th Double Range West of Brock Street to James Boreham. This land consisted of half a town block, from King Street to Henry Street, with Gilbert Street running along the north side of the property. In the next block to the north stood the Henry Street Public School, built in 1854 and destroyed by fire in 1920. R. A. Sennett Public School stands on the site today.

James Boreham (1830-1910) was born at Glensford, Essex, England, on Sept. 14, 1830. He was married to Emma Webb (1832-1913) while still in England, and they had a family of five children, Sarah (1858-1934), James (1860-1862), James (1862-1887), Albert (1864-1930) and Ernest (1870-1950). All the children were born in England.

It is not known when James Boreham and his family came to Whitby, but it would be after 1870 and before 1887. Mr. Boreham was a market gardener and kept a large garden and orchard on his property at 400 King Street. He lived a quiet life and died at his

James Boreham house -

home in Whitby on Jan. 20, 1910. His wife, who was born in Suffolk, England on May 19, 1832, died at Whitby on Aug. 11, 1913 at the age of 81.

James Boreham's oldest child and only daughter was Sarah Boreham, born in England, on Sept. 30, 1858. Some time in the late 1880s or early 1890s she was married to James Pellow (1848-1898). Little is known of James Pellow. He was born in England on January 3, 1848 and in the 1890s he and his wife were living in a house on Henry Street back of the Boreham house. He may have been a stove dealer and tinsmith in Oshawa in the 1880s but this is not known for certain.

James and Sarah Pellow had four children, Ernest James Pellow (1892-1978), Laura Alberta Pellow (1894-1979), Harry Victor Pellow (1895-1975) and William Edwin Pellow (1898-1975).

James Pellow died suddenly at the age of 50 from pneumonia, on May 3, 1898, and his widow and four children aged six years to five months, moved into the James Boreham house, so she could live with her parents. All the Pellow children grew up at 400 King Street and the house remained in the Boreham and Pellow families for 90 years.

The exact date of the construction of the Boreham house is not known for certain, but it would appear to be as early as 1888 and as late as 1892. The date that he purchased his property, Dec. 5, 1887, James Boreham mortgaged it back to Theresa J. Reynolds for \$150 and paid off this mortgage within five months. On March 3, 1892 he mortgaged the property to John Smith for \$950, which was not paid back by his descendants until 1928. The 1892 mortgage would have provided more than enough money to build a house.

Family tradition says that a man named Smith built the Boreham house, and it would likely be the John Smith who supplied the mortgage money. John and James Smith, of Aberdeenshire, Scotland, were brothers in the building trade in Whitby in the 1890s and built many homes in the town. It would be likely that the house was completed by March of 1892 when the mortgage was taken out by James Boreham, but it is not known when construction began or how long it took to build the house.

On April 30, 1896, James Boreham sold the house to his youngest son, Ernest Boreham

James Boreham house 1

but the house was likely left in his will to his daughter Sarah Pellow, as she and her young family had been living there since 1898. Mr. Boreham's will was written on Aug. 21, 1909.

Sarah Pellow died at Whitby on June 19, 1934 at the age of 75, and on Dec. 31, 1937 her estate sold the house to Laura Alberta Pellow and William Edwin Pellow, the only children still remaining at the old homestead. William was married in 1942 and moved out of the house, leaving Laura in charge of it. He officially sold his interest in the house to Laura on Dec. 1, 1942.

The following is a brief outline of the Pellow children who grew up in the house.

Ernest James Pellow was born at Whitby on Sept. 22, 1892 and was a veteran of the First World War. From 1923 to 1958 he was a real estate auditor with the Canadian National Railways in Montreal, and managed a Junior hockey team in that city. He moved back to Whitby after his retirement in 1958 and was an elder at St. Mark's United Church and a member of Royal Canadian Legion Branch 112. He died at Whitby on Aug. 11, 1978.

Laura Alberta Pellow was born at Whitby on April 13, 1894. She never married and was the only child of James and Sarah Pellow to live at 400 King Street almost her entire life. She was office manager and bookkeeper for the Samuel Trees Company, a factory that made horse blankets and was located on Brock Street, north of Mary Street from 1910 until it closed in 1958. Laura Pellow joined the company about 1915 and when it closed she worked at Whitby Malleable Iron and Brass, the buckle factory, also owned by Samuel Trees, located on Brock Street south where the IGA plaza is now. This factory closed in 1963 and Laura Pellow retired. Miss Pellow was very active in the work of the Whitby Methodist Tabernacle, later Whitby United Church and St. Mark's United Church. She was the church treasurer from the early 1920s to the mid 1930s. She was involved in the youth group of the church, originally called the Epworth League which later became the Young Peoples' Society. She was also involved in the Mission Circle of the Womens' Missionary Society, which later became the Evening Group. Her interest in her church lasted all her life. In the 1950s and 1960s she took in high school teachers as boarders at 400 King Street. Laura Pellow died at Oshawa on Nov. 11, 1979.

James Boreham House - *

Harry Victor Pellow was born at Whitby on Nov. 25, 1895 and was known by the nickname of "Curly." He served in the First World War and from 1920 to 1962 was an employee of General Motors in Oshawa and lived in that city. He was an elder and member of the Official Board of Kingsview United Church and a member of Royal Canadian Legion Branch 43 in Oshawa. Harry Pellow died at Oshawa on April 13, 1975.

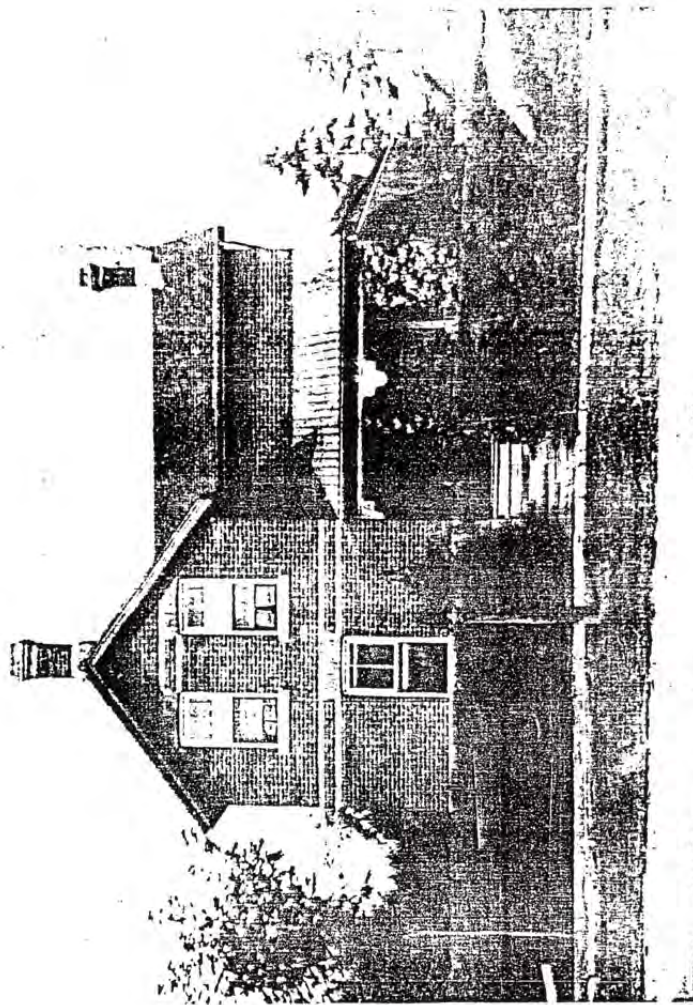
William Edwin Pellow was born at Whitby on Jan. 4, 1898 and from 1926 to 1967 was a turnkey at the Ontario County Jail. Until 1958, the jail was located directly opposite the Pellow home on King Street, and the building was demolished in 1960, two years after the new jail was opened on Victoria Street. William Pellow was a member of Eastern Star Oddfellows Lodge, Whitby, No. 72 for 54 years and served a term as Noble Grand of the lodge. He died at Whitby on Feb. 22, 1975. His wife, Lena C. King (formerly Mrs. Maurice B. Connor), whom he married in 1942 was a member of Benevolent Rebekah Lodge No. 132, Whitby and a district deputy president of the district. She was also president of the Whitby Women's Institute, and secretary of the Whitby Senior Citizens' Club.

For a few years in the 1950s, Laura Pellow moved out of the old family home, and on April 25, 1955, Mr. and Mrs. Harry Pellow and Mr. and Mrs. Ernest Pellow sold the rights to the house back to her. [REDACTED]

[REDACTED]

The James Boreham house is a good example of a late Victorian farm house which had been in the possession of only two families for nearly 90 years. Several members of the Pellow family were involved in community life in Whitby for a long period of time. The house is little changed from its original state, and there is a frame carriage house associated with it.

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Architectural Report

400 King Street
Whitby

Description

This two-storey T plan house has a principal south-facing facade, but its east side serves as the street elevation, giving it instead the appearance of an L plan. This is deceptive for reasons which will be discussed under 'Analysis'. There is one chimney, on the north side.

It is built of all stretcher bond red brick, suggesting a wood or wood balloon frame structure. Foundations are random fieldstone, with an ornamental surface pointing in some areas. The five brick courses above the foundations provide a thicker 'weathering'. Bands of ornamental white brick run in two courses below the level of the window sills, and in single courses at the heights of the window heads and the top of the voussoirs, which are also of white brick. Mortar is white except on the voussoirs, which have red pointing.

Fenestration is principally two-over-two double hung sash with painted wood sills, flat arch heads and 'radiating' voussoirs (set to splay decoratively). On the street elevation two upper windows and one lower central opening are arranged on the medium-pitched gable end. A small porch with shed roof, turned posts and balusters and simple treillage fits into the elbow of the L. The panel door has a porcelain pull.

The south facade is organized as a symmetrical three-bay facade consisting of door and two windows on the ground floor, and a two-over-two pointed arch window on the upper. The door has a rectangular transom light with leaded stained glass, probably not original, a thin wood sill and inappropriate concrete steps.

Fenestration on the west back mirrors that on the front gable end: a pair of two-over-two upper windows (with six-over-six storms) and one lower. The wall continues past the turn of the T, and a partially glazed and skylit shed-addition has been built into the back corner. An addition on the north side of the house is still sheathed in tar paper.

Interiors were not examined.

History

The house is believed to have been built in the 1880s. As the Committee receives historical information separately, historical research has not been carried out for the purposes of this report. The analysis of the house would benefit from better integrated historical documentation, however, as there

are stylistic anomalies more likely to be explained by the lot and development history.

Site

The house occupies a large lot on King Street opposite the rear grounds of the County Court House. The street front is partially screened by a cedar hedge, and the south edge has been developed as a small front garden. To the north is the Sennett Public School, a low building on pleasant grounds combining Federal and English Revival influences of the 1920s. A post-war bungalow occupies the lot to the south.

Analysis

Stylistically the house masquerades as an earlier building than it is. Its orientation on the lot suggests a house pre-dating the platting of the town, and elements of its plan and detailing recall those of the mid-century. It is to be noted that Burr Lodge on Centre Street also faces south within the street grid.

The initial impression of an L plan house points to a design post-dating 1867, when the *Canada Farmer* journal initiated the style by publishing a pattern for building 'a cheap country house', but in fact the T plan is an earlier type that developed as a practical response to expanding within the rigid frontal symmetry of vernacular Georgian. The stretcher bond indicative of a wood frame is a construction method typically found in the 1870s and 1880s.

The south front facade is redolent of an 1840s design, except that the little Gothic arch window would have been in the half-storey of the roof instead of on a full second storey. The use of a Gothic arch is anachronistic after the early 1860s, by which time the prevalence of Italianate had popularized round-headed arches. Furthermore, the door itself is probably not original, although the oval-screened outer door is attractive and not inappropriate. There is some question whether the door is a new insertion. At this date an unsheltered door and a flat facade wall are unexpected, but there is no evidence on the wall for a verandah.

The combination of red and white brick did not occur before the 1850s, and its use here in thin single courses typifies a post-Georgian sensibility clearly later than the 1850s, as does the use of red pointing, which occurred in the 1880s under the influence of the Romanesque Revival. Two-over-two windows also signal a house no earlier than the 1870s. Overall the feeling is one of thinness, hardness and surface tension, typical of the 1870s and 1880s.

The wood turning of the porch may be early twentieth century. A porch of the 1870s or 1880s would typically have spool ornament under the eaves or fairly dense incised, scroll-cut treillage boards.

The back facade is the most peculiar and troubling in terms of architectural integrity. Piles of old brick and architectural debris clearly indicate that the owner is expanding, and may already have done so (but the occupants were not available at the time of the inspection to clarify this matter). The back wall continues on the lower level past the top bar of the T without conspicuous evidence of rebrickwork or keying, but the greenhouse/shed addition is clearly quite recent. Normally infill work would be clearly visible and detectable, but here it is not.

Unless the Committee has the evidence of historical photographs or other period documentation, the historical integrity of the architecture of this house is in some doubt.

Significance

The house constitutes part of the residential urban fabric of the Town of Whitby, which in this area is a fine mix of modern and historical buildings of every decade. Its architectural significance is undistinguished in comparison to many of the better-preserved, better developed examples of architectural styles found in the Town, and its street presence, while compatible with the quality of the area, is not a pivotal element in defining its character.

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A. M. de Fort-Menares

400 King Street J

400 King Street

Recommendation:

It is not recommended that the Town of Whitby designate the property at 400 King Street as it appears to have undergone alterations which deceptively blur the lines between original and replacement materials.

If designation is to proceed, the house should be designated 'as a typical example of a late nineteenth-century two-storey T-plan vernacular farmhouse, of red stretcher bond brick with ornamental white brick banding, two-over-two fenestration, unusual Gothic window and front verandah.'

(This wording will protect the massing, general configuration, external materials and scale elements of the house as it exists. The question of continuing alterations, which seem to be underway, will have to be negotiated between LACAC and the owners. It should be noted, and the owner should be advised, that additions 'in the style of' are not eligible for funding.)

A.M. de Fort-Menares
V.89

A. M. de Fort-Menares

400 King Street 4