



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE TOWN OF WHITBY
In the Regional Municipality of Durham

Telephone
416-668-5803
Toronto
416-686-2621
Fax
416-686-7005



MUNICIPAL BUILDING
575 Rossland Road East
Whitby, Ontario
Canada
L1N 2M8

rec'd Oct. 6/93

October 4, 1993
File: A-2160 (LACAC)

Registered Mail



**Re: The William Carpenter House
413 Byron Street South, Whitby
Heritage Designation, Part IV
The Ontario Heritage Act**

At a meeting held on the 27th day of September, 1993, the Council of the Corporation of the Town of Whitby passed By-law No. 3368-93, a copy of which is enclosed, being a by-law to designate the William Carpenter House, municipally known as 413 Byron Street South, Whitby, as a Heritage Structure under Part IV of the Ontario Heritage Act.

By-law No. 3368-93 will be advertised in the October 6, October 13, and October 20, 1993 issues of the Whitby Free Press newspaper.

Further information regarding the above noted matter may be obtained by calling Mr. Eric Braslis, Secretary of L.A.C.A.C. at 668-5803.

Debi A. Bentley
Administrative Assistant

c.c. ✓ The Ontario Heritage Foundation
Ministry of Culture and Communication
R. B. Short, Director of Planning
E. Braslis, Secretary, L.A.C.A.C.

THE CORPORATION OF THE TOWN OF WHITBY

BY-LAW NO. 3368-93

BEING A BY-LAW TO DESIGNATE THE STRUCTURE MUNICIPALLY KNOWN AS 413
BYRON STREET SOUTH 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. 1990, c. 0.18, the Council of the Corporation of the Town of Whitby considers it desirable to designate property hereinafter described to be of historic and architectural value and interest;

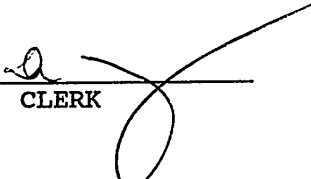
AND WHEREAS, the Council of the said Corporation has caused to be served on the owners of the property municipally known as 413 Byron Street South, Whitby, Ontario, and upon the Ontario Heritage Foundation, notice of its intention to designate the structure at the aforesaid address to be of historic 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 the William Carpenter House located on the property known as 413 Byron Street South, Whitby, Ontario and 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 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 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS 27TH DAY OF SEPTEMBER, A.D., 1993.


CLERK


MAYOR

SCHEDULE "A" TO BY-LAW NO. 3368-93

North half of Lots 29 and 30, Plan H50032 (formerly Fourth Double Range West of Brock Street as shown on Werden's Plan), Town of Whitby, Regional Municipality of Durham.

(413 Byron Street South)

SCHEDULE "B" TO BY-LAW NO. 3368-93

HISTORICAL / ARCHITECTURAL
REPORT

THE WILLIAM CARPENTER HOUSE
413 BYRON STREET SOUTH
BUILT C.1854

THE WILLIAM CARPENTER HOUSE

413 BYRON STREET SOUTH

BUILT, C. 1854/55

North half, lots 29 and 30, 4th Double Range West of Brock Street, Werden's Plan

.....

Lots 29 and 30, comprising one quarter acre each, were sold by the subdivider, Asa Werden, on Oct. 30, 1854 to William Carpenter. Five days later, on Nov. 4, 1854, Mr. Carpenter mortgaged the lots to Thomas Waddell for 225 pounds (English money being used in Canada at this time) which amounted to \$1,125, enough to build a house and pay for the lots. It is believed that he would have built the house immediately, completing it in 1855. He discharged the mortgage on Nov. 27, 1858 shortly after he left Whitby.

Little is known of William Carpenter for it appears that he lived in Whitby for only about four years. He is not listed in the directories of 1851 and 1853 but there is a firm of Carpenter and Scripture, carriage makers, listed in the Whitby directory for 1857. This is likely William Carpenter. There is no reference to him in directories after 1857. On May 28, 1858, he sold his house and lots to Daniel Betts and presumably left Whitby, for there is no further record of him.

Daniel Betts (1817-1876) was a man of means and is listed in the directories of 1866 and 1869 as a "gentleman" and in 1871 as a broker. He belonged to a Quaker family that moved from New York State to Whitby in 1822, and a number of of the Betts family lived in Pickering as well.

Daniel Betts was married to Eliza Almond, a member of the same family as as James Almond who gave the land near the Whitby-Pickering TownLine for Almonds Methodist Church in 1837. Daniel Betts died at Whitby on May 2, 1876, and a grave stone in the Quaker Cemetery on Mill Street in Pickering Village states he is buried at Lawrence, George County, New York State. His wife Eliza (1817-1900) continued to live at 413 Byron Street South until her death on Nov. 22, 1900. She is buried in the Mill Street Quaker Cemetery, Pickering.

William Carpenter ' use - 2

On Sept. 24, 1877, Eliza Betts sold the south half of lots 29 and 30 to Barbara Leech who had the yellow brick house built at the corner of Byron and Ontario Streets, while Mrs. Betts continued to live on the north half of the lots. The Betts family lived at 413 Byron Street South for 43 years.

On Mar. 29, 1901, the executors of Daniel Betts sold the house to Agnes Jane Sharpe. To further tidy up the legal transactions, the executors for Eliza Betts issued a deed to Eliza Jane Sharpe for the same property on Oct. 20, 1911.

Little is known of the history of the house for the first 50 years of the 20th century. It is not known who Agnes Jane Sharp was, and there is no further transaction on the property until the executors of the estate of Isabelle Sollitt sold the property on Sept. 23, 1949. There may have been a relationship between these two people, but it is not known.

It is understood that Miss Isabelle Sollitt (? - 1949) was living in the house as early as 1936. She was born to a farming family in Reach Township and lived for a while in the United States before coming to Whitby. She died at Whitby on May 25, 1949 and is buried in Pine Grove Cemetery, Prince Albert.

On Sept. 23, 1949, her executors sold the house to Mrs. Lila Mattice. There are no records available on her.

On July 12, 1954, Mrs. Mattice sold the house to David and Helen Marshall.

Rev. David Marshall (1890-1964) was the minister of St. Andrew's Presbyterian Church from 1939 to 1961, and lived in the Manse at 210 Gilbert Street West (demolished in 1977). He liked the house at 413 Byron Street South and purchased it as a possible retirement home. His son William Marshall lived in the house for a year, but found it impossible to stay there in the winter because of the lack of insulation. William Marshall built his own new home on Henry Street in 1955, and his father then sold the house at 413 Byron St. S. to Mary Selena Nimmo on Oct. 24, 1955. No details are available of Mrs. Nimmo.

William Carpenter h e - 3

In January 1958, the executrix of Mrs. Nimmo's estate, Georgina C. Mutton, sold the house to herself. She was possibly a daughter of Mrs. Nimmo. Mrs. Mutton was the wife of Rev. Herbert H. Mutton, minister of Cedardale United Church in Oshawa. Rev. and Mrs. Mutton lived at 300 Byron Street South (designated under the Ontario Heritage Act in 1985) and rented 413 Byron Street South. The Muttons purchased 300 Byron St. S. in 1952, and sold it to Mary E. Saul, a daughter, in 1969.

On May 31, 1962, Mary E. Saul and husband Howard M. Saul, executors of Mrs. Mutton's estate, sold the house at 413 Byron Street South to Mary E. Saul and David B. Albertson. On June 30, 1876, David B. Albertson and his wife sold the house to Mary E. Saul, who continues to own 300 and 413 Byron Street South.

Likely in 1955, the house at 413 Byron St. S. was rented to Phillip Ivor Lawrence (1900-1963). Mr. Lawrence was born in Newport, Monmouthshire, Wales in 1900, and came to Canada in 1952. He came to Whitby in 1955 where he operated David's Drive-In Restaurant at 939 Dundas Street West. He was later an attendance officer at Henry Street High School, and was a member of Composite Lodge and Keystone Chapter of the Masons, and of the Whitby Rotary Club. He died in March 19, 1963, and his wife Irene continued to live in the house on Byron Street until 1990 when she moved to a seniors' apartment.

.....

Compiled by Brian Winter,
Archivist, Town of Whitby,
October 27, 1992.

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 G. 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 Picton 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 executors 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.

.....

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.

Architectural Report

A. M. de Port-Menares

January 2 1993

William Carpenter House

413 Byron Street South

Whitby

North half of lots 29-30, 4th Double Range West of Brock Street, Werden's Plan

Architectural Description

In form, the house is a basic T which has been modified to a J shape through enclosures and additions. Massing can be seen as three parts: at the front is a one-story, three bay rectangular centre-hall plan house with a medium-low pitched roof; attached to it is a story and a half T wing, with a small cabin on the southeast corner.

The structure is frame on rubble fieldstone foundations, consistently sheathed in clapboard siding, painted white, with corner weatherboards, except for the cabin. That part is shiplap on three sides and narrow clapboard on the fourth, with parged foundations. Over half the length of the cabin is a covered porch.

The south side of the T wing has been enclosed as a screened verandah between the house and the cabin. A large dormer nearly the length of the T stem provides at least one full-height room on the second floor. Four posts with scroll-sawn treillage behind the verandah screen carry the porch roof.

Ground floor fenestration is six-over-six double hung sash on the house, except on the side verandah, where one opening is an enormous, oversized two-over-two. Windows are symmetrically disposed on the front and side elevations, but reflect differing spatial arrangements. On the southerly gable end, windows occur on either side of the fireplace, signalled by an external brick chimney. On the north, one window is centred on the gable end, and another on the east back abuts the T wing at the angle of an internal chimney. The east end of the T wing has two windows on the upper floor, and one at ground level, which is balanced by the cabin on the same elevation. Basement windows are three light, and the cabin has six-over-six windows installed horizontally. Frames are extremely simple flat board surrounds sitting in front of the clapboard. With one exception, all of the historic windows are equipped with winter storms, some of which are two-over-two. The triple window with three-over-one glazing in the dormer on the south side is a newer system.

The front door has six fielded panels and a rectangular two-light transom, no sidelights, in a heavy frame with boxed corners. The front stoop is sheltered by a shallow-pitched gabled hood carried on simple struts. Other doors are four-panel, fielded, on the cabin porch, and four-panel, fielded, on the side verandah.

Soffits on the house are boxed, with wide fascia boards under the horizontal eaves, and paired roll mouldings in the angle. Eave returns have been reduced to minimal blocks with a slight concave curve. Roofing is asphalt shingle.

Site

The property constitutes a large lot of about a quarter of an acre, and an architectural ensemble of house and outbuildings. These include a substantial shiplap structure about the size of a garage, and a smaller shiplap building about the size of a garden shed or outhouse. The outbuildings are discreetly arranged along the north edge of the site to form a protected grouping around a kitchen yard, and partially screened by conifers. The buildings are nicely nestled in to the landscape so that the area around the house is open. The garden falls away to the east, and the adjacent land to the south is open, providing relatively long vistas to the house from the south and east.

Immediately south of the Carpenter House is a corner house on Ontario Street built in an unusual decorative brick technique, which may date to approximately 1878. The Byron Street side of that property consists mostly of parking lot, allowing a view to the Carpenter House.

Byron Street has a strong axis with fairly frequent street trees and boulevards between the street and the sidewalks on both sides. Houses are uniformly set back on their lots, although there is a wide range of building dates. The well-mannered facade and front yard of the subject property fit in well with the properties south of it. Immediately to the north however new construction has inserted a continuous one story wall of dark brown brick without respect to the prevailing setbacks or rhythms of openness.

Architectural Analysis

The simple form, modest materials, and minimal detailing typify unassuming domestic construction in Ontario throughout the nineteenth century. The low pitch of the roof, three-bay facade, and these proportions of opening to wall were most common in the 1840s, although proper cornice returns could justifiably be expected on a house of that date. Historical documentation indicates that the land was sold in 1854 to William Carpenter by Asa Werden, who owned 200 acres of land in Whitby as a speculative investment. Carpenter sold his property in 1858 to Daniel Betts, whose family occupied the house until 1900. A date of construction of 1854-55 has therefore been advanced on the basis of the historical record.¹

The popularity of the one-and-a-half storey form can be attributed to an 1807 act of legislature in Upper Canada that classified houses for taxation by material, number of fireplaces, and the number of storeys.² The assessment for a house of two storeys, of whatever material, was £60, whereas a frame house of less than two, was £35.³ Even though the assessment was generalized by new legislation in 1853, the low compact form had entered the visual vocabulary of builder and resident, ensuring its long survival.

There are no details about the house that can be conclusively dated to the 1850 period, but there are anachronisms and clearly later elements. The door surround, for example, is a type of sharp moulding symmetrical about a central fillet that was characteristic of work in the 1830s and early 1840s, when the corner boxes became popular for running complex mouldings without mitering. The little porch hood, on the other hand, partakes of the carpenter's Gothic sensibility of clearly expressed structure, although its sources more probably lie in the craftsmanly aesthetic of the later 19th century.

Fenestration is typical for the years between 1840 and 1860. Clearly postdating the construction of the house is the verandah on the south side, and the extensions that have occurred around it. From 1858 until 1900 the house was occupied by one family, and for the next 49 years the record seems to indicate consistent occupation again.⁴ The verandah posts suggest a date in the 1870s or later, but the large window might be the result of subsequent renovations. Similarly, the second storey dormer is probably a product of the later 20th century, as both have a scale not entirely in keeping with the house. Notwithstanding its breadth and the clustering of windows, both inappropriate, the dormer does not breach the envelope established by the roof crest. The cabin, or summer kitchen, might date from the turn of the century. The complex is an honest record of adaptation over the century. The additions have followed the architectural principles established by the first house, which has never been overwhelmed.

Notes

¹ Brian Winter, *Historical Report The William Carpenter House* (October 27, 1992), 1.

² Ralph Greenhill, Ken Macpherson, and Douglas Richardson, *Ontario Towns* (Toronto: Oberon Press, n.d.), *Houses*, n.p.

³ J. E. Farewell, *County of Ontario...* (Whitby: Gazette-Chronicle Press, 1907), 31.

⁴ Winter, 2.

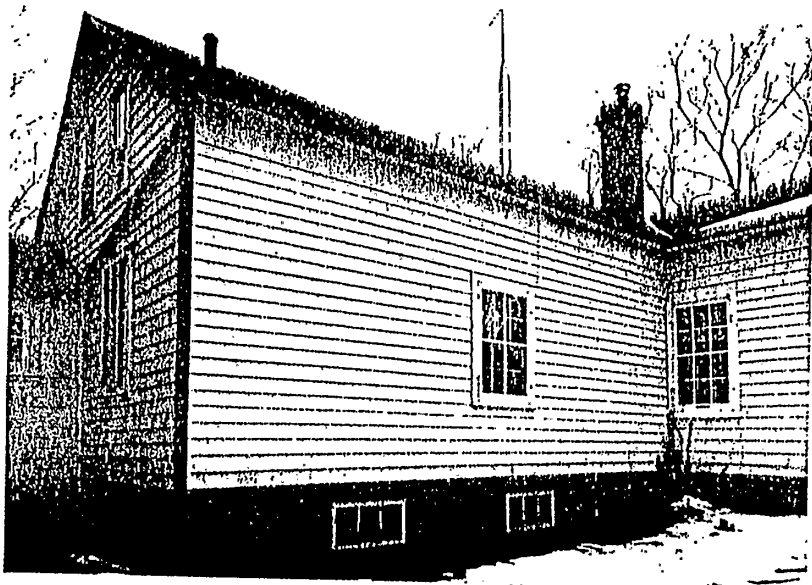
Recommendation

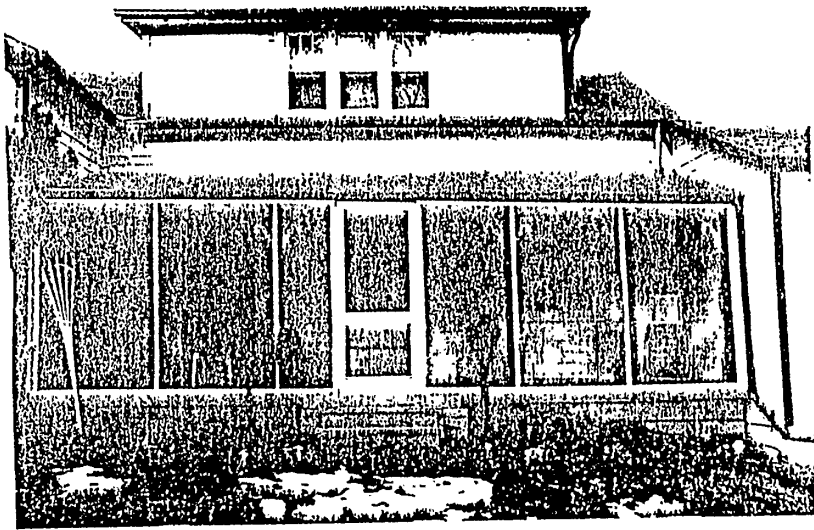
The William Carpenter House is recommended for designation for architectural and historical reasons as a representative example of mid-19th century housing and evolution. The three-bay, storey-and-a-half T-form clapboard house is thought to have been built in 1854, and has been expanded several times since without losing the integrity of scale and form. The narrow doorcase is a chief stylistic element, with the delicate two-light transom, boxed corners and symmetrical mouldings of the 1840s. Fenestration is six-over-six sash.

A side verandah from the late 19th century has been screened in and a dormer built to enlarge the south side of the T wing, which has been extended on the west by a shiplap cabin or summer kitchen. Outbuildings on the north edge of the site create a unified ensemble.



▲ Carpenter House: north side of T wing.



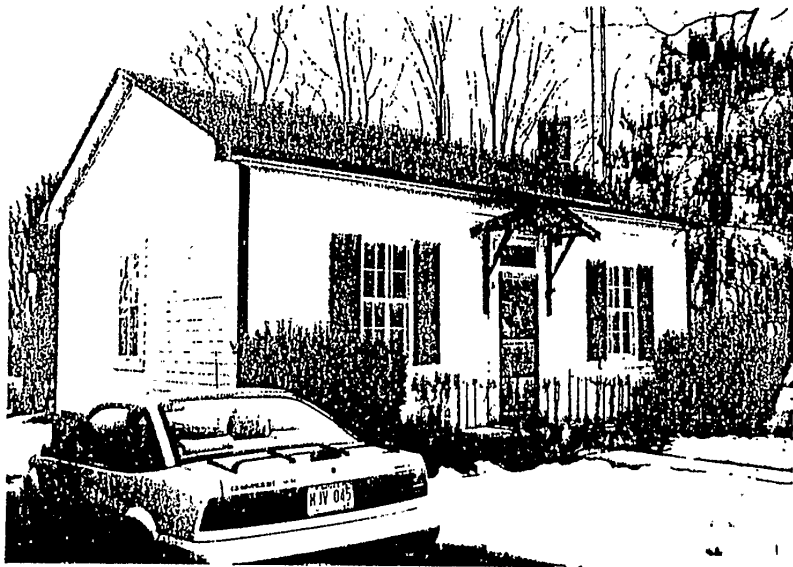


Carpenter House: screened-in porch on south.

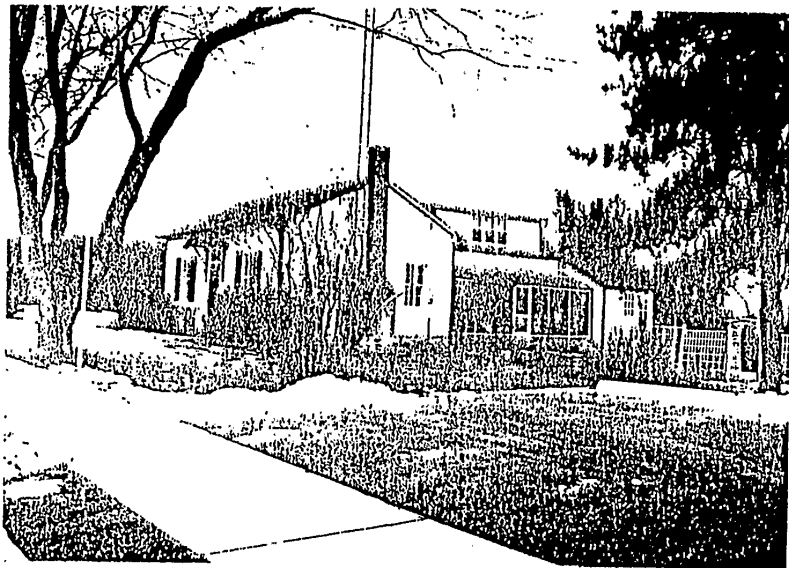


113

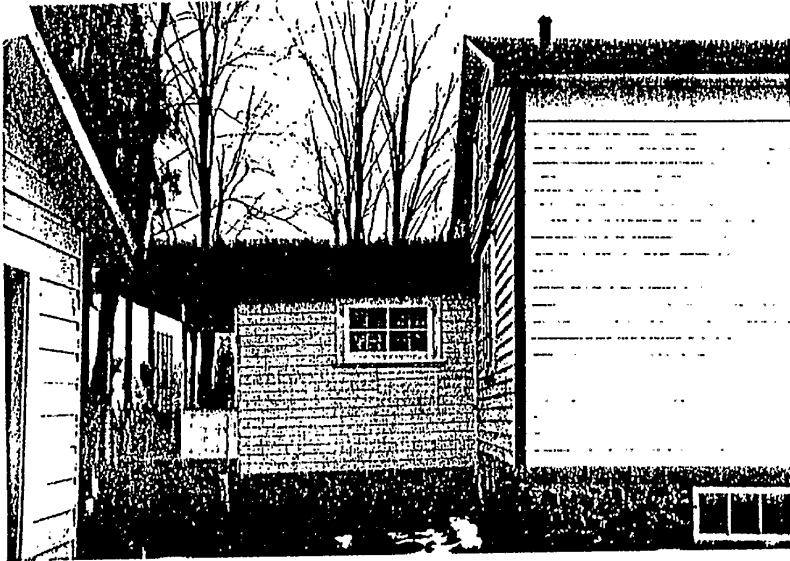
Carpenter House: detail of front door.



Carpenter House: front west facade from north.



Carpenter House: general view from the south.



Carpenter House: the 'cabin', from north.



Carpenter House: view of south side from back.