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Document General

Form 4 - Land Registration Reform Act

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REGISTRATION OF INSTRUMENTS

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(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 20 pages
(3) Property Identifier(s)	Block 26575-0137 (R)	Property <input type="checkbox"/> Additional See Schedule <input type="checkbox"/>
(4) Nature of Document	By-law	
(5) Consideration	Dollars \$	
(6) Description	<p>33' Parts of Pine & Victoria Streets (not closed) *</p> <p>Lot 26, Part of Lot 36A, Plan H-50052, in the Town of Whitby, in the Regional Municipality of Durham, formerly in the Village of Brooklin, as set out in D 484750.</p> <p>* Parts of Pine & Victoria Streets were closed by WH 10302.</p>	
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>

RECEIVED

JUL 5 - 2005

CONSERVATION REVIEW BOARD

To: Rita Caldarone
New I

From: Debbie Shields
Execi

(8) This Document provides as follows:

CERTIFIED COPY OF BY-LAW NO. 4588-00 attached hereto.

Continued on Schedule

(9) This Document relates to instrument number(s)
The Corporation of the Town of Whitby Per:

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s) Donald G. McKay Town Clerk	Date of Signature Y M D 00 103 29
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(11) Address for Service: 575 Rossland Road East, Whitby, Ontario L1N 2M8

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
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(13) Address for Service

(14) Municipal Address of Property	(15) Document Prepared by:	FOR OFFICE USE ONLY	Fees and Tax	
15 Princess Street Brooklin, Ontario	Town of Whitby 575 Rossland Road East Whitby, Ontario L1N 2M8		Registration Fee	
			Total	50.00

THE CORPORATION OF THE TOWN OF WHITBY

BY-LAW NO. 4588-00

BEING A BY-LAW TO DESIGNATE THE STRUCTURE MUNICIPALLY KNOWN AS 15 PRINCESS 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. 1990, c. 0.18, as amended, the Council of the Corporation of the Town of Whitby considers it desirable to designate the exterior and interior of the 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 15 Princess Street, Brooklin, 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 Benjamin Franklin Campbell House located on the property municipally known as 15 Princess Street, Brooklin, Ontario and more particularly described on 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 MARCH, A.D., 2000.

Handwritten signature of the Clerk over a horizontal line, with the word 'CLERK' printed below.

Handwritten signature of the Mayor over a horizontal line, with the word 'MAYOR' printed below. Below this is a circular stamp containing the text 'CERTIFIED TRUE COPY', 'DONALD G. MCKAY', 'CLERK', and 'TOWN OF WHITBY'.

SCHEDULE "A"
TO BY-LAW NO. 4588-00
LEGAL DESCRIPTION

Plan H-50052, Lot 26, Part of Lot ~~26~~³³, in the Town of Whitby, in the Regional Municipality of Durham, *with other lands, as described below.*

Additional Property Identifier(s) and/or Other Information

(C) Description

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Village of Brooklin (now part of the Town of Whitby) in the Regional Municipality of Durham in the Province of Ontario being composed of Lot Number Twenty-six (26) on the east side of Princess Street, part of Lot Number Thirty-three (33) on the South side of Mill Street and part of Pine and Victoria Streets (closed) as shown on Plan H50052, said parcel or tract of land being more particularly described as follows:

COMMENCING at a point in the Easterly limit of said Princess Street distant Southerly in said limit Three Hundred and Seventy-seven feet Nine inches (377' 9") from the Southerly limit of said Mill Street;

THENCE Northerly in and along said Easterly limit of Princess Street One Hundred and Thirty feet Three inches (130' 3") to the North-westerly angle of said Lot Number Twenty-six (26);

THENCE Easterly in and along the Northerly limit of said Lot and its Easterly production One Hundred and Sixty-five feet Six inches (165' 6") to the Easterly limit of said Pine Street;

THENCE Southerly in said Easterly limit Forty-one feet Three inches (41' 3");

THENCE Easterly parallel to the said North limit of Lot Number Twenty-six (26) a distance of One Hundred and Thirty-four feet Six inches (134' 6") to a point in the Easterly limit of said Lot Number Thirty-three (33);

THENCE Southerly in and along an old fence marking said Easterly limit and its Southerly production Eighty-nine feet (89') to a point distant Easterly Three Hundred feet (300') from the place of beginning;

THENCE Westerly in a straight line Three Hundred feet (300') more or less to the place of beginning, *as set out in D 484750.*

SCHEDULE "B"
TO
BY-LAW NO. 4588-00

**HISTORICAL AND ARCHITECTURAL REPORT FOR THE
BENJAMIN FRANKLIN CAMPBELL HOUSE**

BENJAMIN FRANKLIN CAMPBELL HOUSE

LOT 26, CAMPBELL AND WAY'S PLAN

15 PRINCESS STREET, BROOKLIN

BUILT, C. 1877

HISTORICAL REPORT PREPARED BY BRIAN WITHER, TOWN OF WHITBY ARCHIVIST

APRIL 12, 1999

BENJAMIN FRANKLIN CAMPBELL HOUSELOT 26, CAMPBELL AND WAY'S PLAN15 PRINCESS STREET, BROOKLINBUILT, C. 1877

The lot at 15 Princess Street was originally part of Lot 24, Concession 6, Whitby Township, a portion of which was purchased by John Campbell before 1839. John Campbell (1794-1876) was born at Newark, New Jersey, U.S.A. on June 2, 1794, son of Hugh Campbell, a British soldier in the American Revolutionary War. Hugh Campbell moved his family to Cataraqui (Kingston, Ontario) in 1796 when John was two years old. In 1830, John Campbell was elected to represent the County of Frontenac in the Provincial Legislature of Upper Canada. In 1832 he settled in Whitby Township and was one of the founders of Winchester (later Brooklin) in 1840. In 1839 he drew up a village plan for Brooklin with Daniel S. Way, consisting of a large quantity of numbered lots. John Campbell built the brick mill in Brooklin in 1848 and operated a general store across the road. He died at Brooklin on Dec. 22, 1876 at the age of 82 and is buried in Groveside Cemetery.

On June 25, 1877, Alfred B. Campbell, youngest son of John and other executors of John Campbell's estate sold lot 26 to Benjamin Franklin Campbell.

Benjamin Franklin Campbell (1838-1918), 7th son of John Campbell, was born in Whitby Township on Jan. 28, 1838, and married Phoebe A. Cochrane (1840-1911) in 1861. They had four children, Lulu, Florence, Gertrude and William. For a number of years, Benjamin F. Campbell farmed on 242½ acres of lots 30 and 31, Concession 6, Whitby Township. He retired to the Village of Brooklin and built his house at 15 Princess Street, shortly after purchasing lot 26 in 1877. Benjamin F. Campbell was a Whitby Township Councillor in 1871-72 and Deputy Reeve, with a seat on the Ontario County Council in 1873-76. He was also a bailiff for the Township of Whitby. Mrs. Campbell died at her home on July 14, 1911 and Benjamin F. Campbell died at his home on March 13, 1918, at the age of 80. Both are buried at Groveside Cemetery.

On Oct. 19, 1893, Benjamin F. Campbell sold the house to his daughter, Lulu, Mrs. Darius Anson Reesor. Benjamin continued to live in the house until his death,

Benjamin Franklin Campbell house - 2

while his daughter lived in Western Canada. She died at Brandon, Manitoba, on Nov. 8, 1904 at the age of 40. In 1898-99, the house was the subject of a law suit, and was seized by Sheriff John F. Paxton. He sold it back to Lulu Reesor on March 20, 1901. The executor of Benjamin F. Campbell's estate is listed as Lulu Reesor, probably a daughter of the Lulu who died in 1904. She sold the house to herself on April 3, 1918, and on May 16, 1918, sold the house to Emma Lick, Mary Ann Ratcliffe and William J. Adams. The following article about the sale of the Campbell house was printed in the Whitby Gazette and Chronicle:

"The sale of the B. F. Campbell property in Brooklin on Wednesday last (April 24) by Wm. Maw, the auctioneer, for \$3,150 to Mr. W. J. Adams for another party is interesting, as showing the unprecedented demand for housing in view of the extraordinary expense of building under present conditions. The land consisted of about four acres on a good street with the new Hydro service passing the door.

"The house, brick veneer, said to be over forty years old, is without any modern convenience. Experts agreed in the opinion that it would require at least \$1,500 to install these and put the place in good repair, fences and outbuildings, orchard, etc. Mr. Maw says if similarly located property were in this town with the additional advantages of the complete utility available, the property would have sold for \$1,500 more than it did. Put in another way, that means values are 50 per cent higher here than in our northern suburb."

The "modern conveniences" mentioned in the article are indoor plumbing. Hydro was introduced to Brooklin in 1917.

On Oct. 21, 1921, Lick, Ratcliffe and Adams sold the house to William Ratcliffe, a retired farmer from East Whitby Township. William Ratcliffe (1859-1945) was born in East Whitby Township on Aug. 19, 1859, descendant of a pioneer settler who came to the Township in the early 1830s. He died at the house in Brooklin on May 19, 1945, at the age of 85. The house was purchased for him by his wife, Mary Ann

Benjamin Franklin Campbell house - 3

(Lick) Ratcliffe, his brother-in-law William J. Adams, and his mother-in-law, Emma Lick. William Ratcliffe had farmed on lot 6, Concession 6, East Whitby Township, near Columbus. Mary Ann Ratcliffe was a prominent member of the Brooklin Women's Institute, and for many years hosted the Institute meetings at her house. In 1952, Mrs. Ratcliffe found herself unable to keep up the house on Princess Street, and moved back to the family farm, which was carried on by her son. She died a few years later about the age of 90. The Ratcliffes are in Union Cemetery.

On June 20, 1952, Mary Ann Ratcliffe sold the house to Mary C. Swanson. Mary Swanson and her husband Norman lived in the house at 15 Princess Street for 10 years. Norman Swanson was a purchasing agent for Echo Products in Scarborough, and Mrs. Swanson was an artist and fashion designer. For a time she worked in an art gallery in Toronto. The Sawnsos modernized the kitchen and put in some cupboards but the house has remained much in its original condition with few changes. An upstairs bathroom had been added by the Ratcliffes and Mrs. Creighton, the next owner of the house, further modernized the kitchen. The Swansons sold the house in 1962 and moved to Fergus, Ont. and later to Mississauga. The Ratcliffes, Swansons and Mrs. Creighton were all gardeners, and the house was known in Brooklin for its fine gardens. At one time there was a barn at the back of the property near the creek, but it was demolished many years ago.

On April 6, 1962, Mary C. Swanson sold the house to Luella B. and Donald G. Creighton. It is said that Donald Creighton, a professor of history at the University of Toronto, bought the house in Brooklin so he could have a quiet place to do his writing.

Donald Grant Creighton (1902-1979) is recognized as one of Canada's greatest historians. Son of William Black Creighton, editor of the Methodist newspaper The Christian Guardian, he was born at Toronto on July 15, 1902. He was educated at Humberstone Collegiate, Toronto; Victoria College of the University of Toronto and Oxford University in England. He became a lecturer in the Department of History at the University of Toronto in 1927, assistant professor in 1932, associate profes-

Benjamin Franklin Campb... house - 4

...sor in 1939, professor in 1945, and Chairman of the History Department in 1955. He retired in 1975 when his health failed, and he started writing novels.

A controversial figure in his lifetime, Creighton is acknowledged as Canada's greatest historian today. At the beginning of his career he was influenced by Professor Harold Innis whose philosophy was that the St. Lawrence River was an important gateway to western settlement. Creighton's first book, published in 1937, was "The Commercial Empire of the St. Lawrence." He wrote 10 history books, particularly on the Confederation era, and his two-volume biography of Sir John A. Macdonald, Canada's first prime minister, is said to be the best of its kind ever written in this country. Both volumes won Governor General's Award in the 1950s.

When Creighton publically accused the United States of starting the Cold War, there were calls for his dismissal, but the University chose to make him head of its history department. Creighton was so well regarded by his fellow historians that a number of them wrote a book of essays in tribute to him in 1970, entitled "Character and Circumstance." He was a Companion of the Order of Canada and received honorary degrees from The University of Manitoba, McGill University, Queen's, and the Universities of New Brunswick, Saskatchewan and British Columbia, among others. He was awarded the Tyrrel Medal for History by the Royal Society of Canada in 1951, the University of British Columbia's Medal for Biography in 1955, the University of Alberta's National Award in Letters in 1957, and the Molson Prize by the Canada Council in 1964. In 1996, a postage stamp was issued in his honor, 17 years after his death. Donald Creighton died at his Brooklin home on Dec. 19, 1979, aged 77.

In 1926, Creighton married one of his students, Luella Bruce, who was an author of books as well. Luella Creighton (1901-1996) was born in Stouffville, Ont. on Aug. 25, 1901. She assisted her husband in his research and writing and published a number of short stories and children's books. She also wrote school text books. In 1967, she published "the Elegant Canadians," to honor Canada's Centennial. Before coming to Brooklin she operated a real estate office in Toronto.

Benjamin Franklin Campbell house - 5

Mrs. Creighton died at her Brooklin home on March 6, 1996, at the age of 94. Both she and her husband are buried at St. Paul's Anglican Cemetery, near Columbus.

While living in Brooklin, the Creightons were quiet and worked pretty much by themselves on their various historical projects. Donald Creighton was recognized as the first Canadian historian to make his writing interesting rather than dull, and he was particularly interested in the epic story of Canada's development.

On Dec. 26, 1996, the executors of Donald and Luella Creighton sold the house at 15 Princess Street to [REDACTED], the present owners. [REDACTED] is carrying on the tradition of gardening associated with the house, as he is a garden designer.

Historically, the Benjamin Franklin Campbell House is of particular interest because it was built by a member of one of Brooklin's founding families and was also the residence of a nationally significant Canadian personality, Professor Donald Creighton.

.....
Brian Winter,
Archivist, Town of Whitby,
April 12, 1999.

ARCHITECTURAL REPORT
BENJAMIN FRANKLIN CAMPBELL HOUSE
15 Princess Street, Brooklin
Built c.1877

Prepared for
The Planning Department of the Town of Whitby
575 Rossland Road East
Whitby, Ontario L1N 2M8 by
E.R.A. Architects Inc.

ARCHITECTURAL REPORT
BENJAMIN FRANKLIN CAMPBELL HOUSE
15 Princess Street, Brooklin
Built c. 1877

The Benjamin Franklin Campbell House faces onto Princess Street and is situated on approximately one acre of land within the centre of the old town of Brooklin.

The house was built around 1877 by the son of John Campbell. John Campbell had been a Loyalist and was a mill-owner as well as one of the founders of Brooklin. His son Benjamin Franklin Campbell served as Deputy Reeve and Whitby Township Councillor. While this local history is significant, the building has additional historical significance as the home of the prominent Canadian historian Donald Creighton from 1962 until his death in 1979¹. Its architectural significance lies not its landmark status, but in its simple relation to its historical context and to its environment. With neighbouring buildings, such as the smaller house at 1 Princess Street², the church and the mill building on Cassels, this house is a fine example of the mid-nineteenth century vernacular architecture of Brooklin, and it is distinctive for its Gothic Revival features.

The property is well-landscaped, with screening provided between the house and its neighbours at the fronts of the lots and more open yards at the back of the properties. The landscaping is compatible with the historic house and with the broader context of the street. There are a number of large, mature trees, directly to the back and sides of the house. Further back on the site, a stream cuts through the property. The grounds end in a heavily wooded area set far back from the road. Much of the land is covered in small gardens, mainly due to the current owner's horticultural interests. What remains of the historic cultural landscape aspects of this site are difficult to assess, as the majority of the plantings, including the mature trees, appear to be fairly recent³.

The Campbell House has been kept in good condition since its construction. While an addition to the rear of the building was erected in 1967 to house a library for Donald Creighton, the front and side façades have remained virtually unaltered.

The dwelling is two storeys in height, with a partial basement and crawl space. The foundation walls are a coursed, squared ashlar⁴. The masonry walls are red

¹ According to Brian Winter's historical report April 1999, Creighton's widow, Luella Creighton, lived on the property until her death in 1996.

² The current owners of 15 Princess Street have commented that 1 Princess Street may have been constructed as a worker's cottage for the Campbell family. This hasn't been confirmed, but it is of interest as it suggests an historical relationship between the two buildings.

³ It isn't clear what outbuildings have been on the site, prior to the erection of the present car garage. At one time there was a barn near the river's edge (see Winter's report April 1999).

⁴ Cut stone prepared in this manner was traditionally a very expensive material. Compare this to the less expensive stonework on the basement walls of 1 Princess Street, or to the

brick, laid in stretcher bond⁵. This red brick is decorated with a lighter brick, traditionally called a 'white brick' which accents the corners of the building and the lintels over the doors and windows^{6,7}.

There are two tall masonry chimneys along the side of the house. One of the chimneys is from the fairly modern installation of the furnace and the second, which is corbelled at the top, was built as a part of the 1960s addition. The original chimneys have been removed. The roof is now clad in asphalt shingles but presumably would have been wood shingled originally.

The fenestration on the house is well balanced and there is a direct relation between the size and placement of the windows and the interior spaces need for light. The two main rooms on the first floor, the living and dining room, both have bay windows to allow for maximum light, while less significant rooms and hallways have smaller openings. The majority of the windows are double hung sash. The original shutters for the house are still intact. Originally they would have been painted a dark 'shutter' green or possibly black⁸.

The plan of the house appears irregular from the street as its symmetry is more clearly revealed from the side garden. From the street the façade of the building is a picturesque composition consisting of a large gable-end wall with a recessed porch and side wing. On the interior the plan is very similar to a typical centre hall plan with the exception that the room to the right-hand side of the hall has been altered to project into the garden like a side wing, flanked by porches. The garden view reveals the second matching porch.

The flat-roofed porches have chamfered posts with some decorative fretwork. This fretwork is repeated on the bargeboards of the roof gables⁹. At present there is no railing on the front porch while the back porch has a simple wood railing and lattice screen on the side¹⁰.

Much of the original interior remains intact and in good condition, with exposed wood flooring and simple baseboard and door and window mouldings. Painted

very highly-skilled execution of the masonry at the church at the corner of Princess and Cassels.

5 Stretcher bond means that all of the bricks are laid with their long sides exposed. This either indicated that the building was of brick veneer (covering a wood frame structure) or that an inner course of brick was, labour-intensively, cut and keyed into the back of the brick to provide a bonding for the wall.

6 Poly or di-chromatic brickwork is typical of vernacular Gothic Revival buildings. The brick at the corners of the building imitates stone quoins and the brick over the lintels imitates stone hood mouldings, both of which are Gothic details.

7 The white brick is a very soft brick and tends to deteriorate easily if exposed to water. The quoins at the corner of the porch are evidence of this deterioration.

8 The current owner has found black paint on the porch columns, which are currently painted white. Dark green and/or black were popular trim colours for late Victorian houses, as they emphasized the Gothic features of the design.

9 The bargeboards on the garden gable are missing.

10 The porches are currently being repaired because of rot to the lower sections of the posts. These porches were also called verandahs or galleries, with a gallery being the more correct Gothic term.

wood paneling runs along the lower portion of the first floor's central hallway and staircase. This panelling may be a later addition, but relates well to the other finishes. Rosette mouldings on the ceiling of the hallway and in the main room are quite elaborate and in good condition. The staircase's baluster and handrail are also original and in good condition.

The two-storey addition made to the rear of the house consists of a library on the main floor and a third bedroom on the second floor. The addition is essentially an extension of the main portion of the building, and its walls are of vertical wood siding painted a traditional light blue.

The partial basement shows no sign of having had a kitchen use, i.e. no hearth or obvious stovepipe holes. A section of basement has been filled in underneath the dining room and is now inaccessible¹¹.

Because of the irregularity of the layout of the building, a number of its rooms are better lit by natural light than was usual for the standard centre hall plan.

The Benjamin Franklin Campbell House is a distinctive Victorian house with Gothic Revival features. It greatly contributes to the heritage character of Princess Street and to the old town of Brooklin.

¹¹ This basement area could have held a cistern, but there is no clear indication of that.

THE INTERIOR FEATURES OF THE BENJAMIN FRANKLIN CAMPBELL HOUSE

The house known as "The Benjamin Franklin Campbell House" located at 15 Princess Street in the Village of Brooklin, Ontario contains important interior features that are worthy of designation. These interior features are well preserved examples of architectural styles and workmanship prevalent at the time of construction of this house.

The attached list and corresponding photographs should be referred to when considering these features. The interior features worthy of designation include:

1. FRONT HALL
 - Wood strip floors and base mouldings
 - Front exterior door, hardware and casements (not glass)
 - Interior doors, hardware and casements
 - Stair railing and balustrade
 - Ceiling medallion

2. DINING ROOM
 - Wood strip floors
 - Ceiling cove moulding
 - Window casings
 - Interior door, hardware and casements
 - Ceiling medallion

3. LIVING ROOM
 - Wood strip floors
 - Exterior door, hardware and casements (not glass)
 - Interior doors, hardware and casements
 - Window casings

4. KITCHEN
 - N/A

5. OFFICE
 - N/A

6. UPSTAIRS HALL
 - Wood strip flooring and base
 - Window casing
 - Interior doors, hardware and casements
 - Railing and balustrades

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- 7. MASTER BEDROOM, BEDROOM 1 & 2
 - Wood plank flooring and base
 - Window casings
 - Interior doors, hardware and casements

- 8. IN-LAW APARTMENT
 - N/A

Specific mention should be made that any proposed changes to the house must be reviewed by LACAC prior to proceeding.