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*(File)*  
THE CORPORATION OF THE TOWN OF WHITBY  
In the Regional Municipality of Durham



RECEIVED

SEP 2 - 2003

CONSERVATION REVIEW  
BOARD

REC'D/RECEIVED

25-08-2003

186  
MUNICIPAL BUILDING  
575 Rossland Road East  
Whitby, Ontario  
Canada  
L1N 2M8

August 19, 2003  
File: A-2160 (LACAC)

REGISTERED MAIL

[REDACTED]  
11 Princess Street  
Brooklin, Ontario  
L1M 1B1

Re: 11 Princess Street  
Town of Whitby  
Heritage Designation, Part IV  
The Ontario Heritage Act

At a meeting held on July 14, 2003, the Council of the Corporation of the Town of Whitby passed By-law No. 5287-03, a copy of which is enclosed, being a by-law to designate property municipally known as 11 Princess Street, Whitby, as a Heritage Structure under Part IV of the Ontario Heritage Act.

The Notice of Passing for By-law No. 5287-03 will be advertised in the August 27th, 2003 issue of the Whitby This Week newspaper.

Further information regarding the designation can be obtained by contacting Mr. John Taylor, Secretary of L.A.C.A.C. at 430-4306 extension 2275.

*D. Shields*

Debbie Shields  
Supervisor of Administrative Services

cc: The Ontario Heritage Foundation ✓  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

REGISTERED MAIL

R. B. Short, Director of Planning  
J. Taylor, Secretary, LACAC

9/2/05  
RE  
entered

**THE CORPORATION OF THE TOWN OF WHITBY  
IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. 0.18  
AND IN THE MATTER OF  
LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS  
604 BROCK STREET SOUTH, TOWN OF WHITBY  
PROVINCE OF ONTARIO**

**NOTICE OF PASSING**

TAKE NOTICE that the Council of the Corporation of the Town of Whitby has passed By-law No. 5287-03 to designate the following property as being of historic and architectural value under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18.

**Arthur James Cook House  
11 Princess Street  
Brooklin, Ontario**

**REASON FOR DESIGNATION OF 11 PRINCESS STREET, BROOKLIN**

**Historical**

The Arthur James Cook House is a custom-built stone and brick house, constructed during World War II. Arthur J. Cook was a Brooklin business man who ran a butcher business and later a general store which served to supply the residents of Brooklin with food during the war years. The current occupants are Gerald and Tilly Hoxford.

**Architectural**

The house was designed and built primarily by Arthur Cook with many local materials. Mr. Cook modelled it after a house on Simcoe Street North in Oshawa. The basement had the first known recreation room in Brooklin. The Arthur James Cook House has been maintained in good condition and it reflects its original design.

Any person may, before July 4<sup>th</sup>, 2003 send by registered mail or deliver to the Clerk of the Town of Whitby, notice of his or her objection to the proposed designation together with a statement of reasons for the objection and all relevant facts. If such a notice of objection is received, the Council of the Corporation of the Town of Whitby will refer the matter to the Conservation Review Board for a hearing.

DATED at the Town of Whitby this 27<sup>th</sup> day of July, 2003.

Donald G. McKay, Town Clerk  
The Corporation of the Town of Whitby  
575 Rossland Road East  
Whitby, Ontario, L1N 2M8  
Phone (905) 668-5803, Ext. 4302

*Dartmouth*

THE CORPORATION OF THE TOWN OF WHITBY

BY-LAW NO. 5287-03

**BEING A BY-LAW TO DESIGNATE THE STRUCTURE MUNICIPALLY KNOWN AS 11 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 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 11 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 Arthur James Cook House located on the property municipally known as 11 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 14<sup>TH</sup> DAY OF JULY, A.D., 2003.

  
Donald G. McKay, Clerk

  
Marcel L. Brunelle, Mayor

**SCHEDULE "A"**  
**TO BY-LAW NO. 5287-03**  
**LEGAL DESCRIPTION**

Lot 27 and Part of Lots 28 and 31, Campbell and Way's Plan, now Registered Plan Number H-50052, Town of Whitby, in the Regional Municipality of Durham, now described as Part 1 on Plan 40R-7856.

DESIGNATION REPORT

THE ARTHUR JAMES COOK HOUSE

11 PRINCESS STREET, BROOKLIN

LOT 27, CAMPBELL AND WAY'S PLAN

BUILT, 1943

Compiled by Brian Winter, Archivist, Town of Whitby

April 10, 2002

THE ARTHUR JAMES COOK HOUSE  
11 PRINCESS STREET, BROOKLIN  
LOT 27, CAMPBELL AND WAY'S PLAN  
BUILT, 1943

The Arthur James Cook house is a rare example of a custom-built stone and brick house, constructed during the Second World War.

Lot 27, Campbell and Way's Plan, was sold on June 25, 1877 by the Campbell family to Benjamin Franklin Campbell (1838-1918), along with lot 26, on which B. F. Campbell built a brick house (15 Princess Street). After B. F. Campbell's death in 1918, his daughter, Lulu Reesor sold lots 26 and 27 to members of the Ratcliffe family (Emma Lick, Mary Ann Ratcliffe and William J. Adams). They, in turn, sold the two lots to William Ratcliffe on Oct. 31, 1921.

William Ratcliffe (1859-1946) was a retired farmer from the Columbus area who moved into the house at 15 Princess Street. Lot 27 remained a vacant lot until 1943 when it was acquired by Arthur James Cook who built 11 Princess Street on the lot in 1943, moving in at the end of December. The land title does not indicate that a sale took place in 1943, for Mr. Ratcliffe and Mr. Cook had a gentleman's agreement on the purchase of the property. An actual sale by the late William Ratcliffe's sons to Arthur J. Cook, did not take place until Dec. 1, 1955.

Between 11 and 15 Princess Street was an unopened road allowance called Victoria Street, which ran east and west from Princess Street to the Lynde Creek. On Aug. 7, 1943, Whitby Township Council passed a bylaw closing Victoria Street, so Mr. Cook could build his house. The road allowance was turned over by Mr. Ratcliffe to Mr. Cook as part of the gentleman's agreement they had for lot 27 in 1943.

Arthur James Cook (1895-1957) was a well-known Brooklin business man. He was born at Columbus on March 10, 1895, to Thomas Cook and Mary Jane Ward. Thomas Cook (1861-1934) and his wife conducted a general store and post office at Columbus from 1916 to 1934. Arthur J. Cook started a butcher business in Columbus, and bought a store in Brooklin from the family of the late William J. Haycraft in 1916.

His butcher shop was in a wooden building on the west side of Baldwin Street (now a pizza shop) south of the Canadian Imperial Bank of Commerce. Mr. Cook bought beef and pork from the farmers in the Brooklin area and also had his own herd of cattle. He delivered meat to the families of the Brooklin-Myrtle-Columbus area, first with a horse and wagon, and later with a truck. He also operated a weigh scales and slaughter house, which was located on Anderson Street.

In 1918, Mr. Cook bought a new butcher shop on the east side of Baldwin Street opposite the Legion Hall. His wife helped him in the butcher shop and he later hired Howard Arksey (1900-1972) as an assistant. In 1948 he rented the shop to Herman Harris (1909-1996) who opened it as a bake shop. Mr. Cook sold the bake shop to Mr. Harris for \$5,200 in 1953.

In 1938, Mr. Cook bought the large three-storey yellow brick building north of the Legion Hall and operated it as a general store, selling clothes, hardware, paint, meat and dry food. Before the Second World war, Mr. Cook and his son Gordon purchased a large quantity of food in Toronto--100 cases of tomatoes, 10 tons of sugar and 100 cases of corned beef. This food lasted into the war years and was a great service to the people of Brooklin.

In 1935, Arthur Cook started offering his truck to Brooklin residents who were moving. In 1943 he sold his store to Wes Piatti, and retired.

Arthur J. Cook was a member of Mount Zion Masonic Lodge, Brooklin, starting in 1920. He was Worshipful Master of the Lodge in 1926, secretary for seven years, and District Deputy Grand Master for Ontario District in 1936/37. He served on the Whitby Township Council in 1933/34.

On Feb. 28, 1917, Arthur J. Cook married Louella Mary Ellins, at Columbus. and they had two children, Gordon, who still lives in Brooklin, and Norrine (Mrs. Neil Malcolm) who lives at Blackstock. Mrs. Cook was born at Columbus on June 29, 1895. Both Cooks were members of Brooklin United Church, where Mrs. Cook was a Life member of the United Church Women. She was a charter member of the Whitby Chapter of the Order of the Eastern Star in 1949, Worthy Matron in 1962/62 and a Life member.



An avid sports fan, Mrs. Cook was a member of the Oshawa Ladies' Curling Club and a fan of the Brooklin Redmen Lacrosse team. Arthur Cook died at Toronto on Nov. 17, 1957 at the age of 62, and his wife lived on in the house at 11 Princess Street until her death at Whitby on July 4, 1983 at the age of 88.

#### HISTORY OF THE HOUSE

The house at 11 Princess Street was modelled after a house on Simcoe Street North in Oshawa, owned by Dr. Andrew Harding. Arthur Cook was the prime builder of the house and hired a number of local laborers to construct it. He designed the house himself after carefully planning his ideas. The stone was quarried at Georgetown, Ont. and was trucked to Brooklin by Mrs. Cook and Douglas Arksey. It was cut to size with a stone hammer by Gardner Winter and his sons, local contractors in Whitby and Pickering. The original cedar shingles were obtained from a local lumber mill, and Mr. Cook hired a man named Routley to dye them red because his wife liked the color. The cedar shingles were replaced by a new cedar shingle roof in 1990. The original shingles were dyed in a tub of water on the site. The brick for the house came from Milton, Ont., and the driveway was made of gravel from Kirkfield, Ont. Carpenters who assisted in building the house were Hugh Mowbray and Ernest Whiteford. The chief carpenter was Arthur (Pearce) Chapman. The hardwood floors, installed in 1944, came from the Sheppard & McGill lumber yard on the Danforth Avenue in Toronto. Under the hardwood floors was a sub-floor of British Columbia fir.

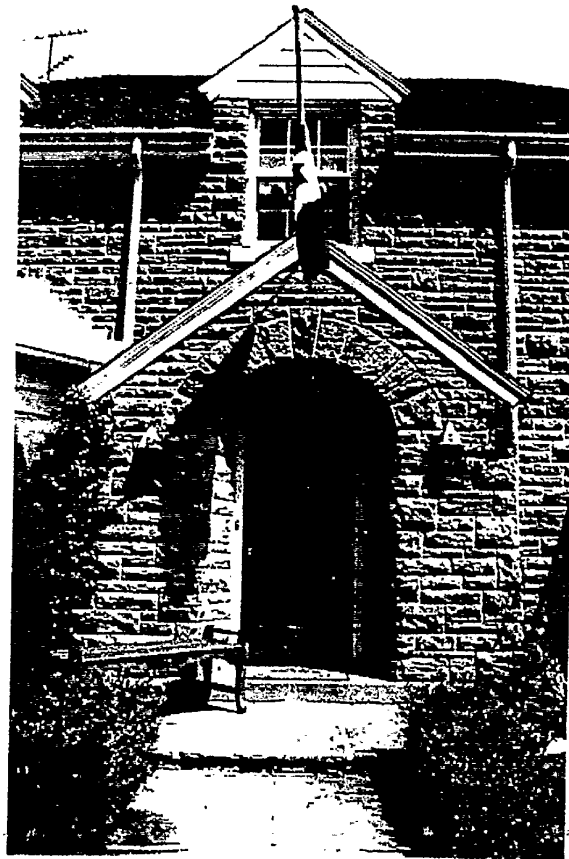
The Arthur J. Cook house has several features consistent with a custom-built house. In the basement was the first recreation room in Brooklin. The garage, part of the house, was heated from the house and had a ceiling of tongue and groove wood. A ladder leads to storage space over the garage. There is a laundry chute from the second floor to the basement. The basement walls are of poured concrete, 12 inches thick. In the laundry room there are pipes to draw water from a well and a cistern, and there are also pipes to bring water to the house from Lynde Creek. All the original pipes are of cast iron. Fred Garrard of Oshawa installed the pipes.

Under the den at the back of the house, in the basement, is a walk-in freezer which Mr. Cook built to store meat. This freezer has been generally dismantled in later years.

On June 28, 1984, the estate of Arthur J. Cook sold the house to Gerald T. and Mathilda (Tillie) Hoxford, the present owners. In 1990, the Hoxfords put a new cedar shingle roof on the house and enclosed the back porch. Otherwise, the house is in its original condition, a fine example of a custom-built home of the 1940s. Only two families have lived in it since it was built.

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Brian Winter,  
Archivist, Town of Whitby,  
April 10, 2002.



**Architectural Report**  
**The Arthur James Cook House**  
11 Princess Street, Brooklin  
Built c. 1943

Prepared for:  
The Planning Department of the Town of Whitby  
555 Rossland Road East  
Whitby, Ontario  
L1N 2M8  
02.11.01

Prepared by:  
E.R.A. Architects Inc.

Architectural Report  
Arthur James Cook House  
11 Princess Street, Brooklin  
Built in 1943

The Arthur James Cook House faces onto Princess Street within the old town of Brooklin. The house is an interesting example of a custom-built stone and brick house, constructed during the Second World War.<sup>1</sup>

The house was built on lot 27 in 1943. The lot was originally owned by Benjamin Franklin Campbell. He had built a brick house (15 Princess) there. After his death in 1918 his daughter, Lulu Reesor, the lot to the Ratcliffe Family. Lot 27 remained vacant until 1943 when Arthur James Cook acquired it from William Ratcliffe through a gentleman's agreement. The property title was officially transferred December 1, 1955.

Arthur James Cook was a well-known Brooklin businessman who made his livelihood as a butcher. The home was built as a retirement property for him and his family.<sup>2</sup>

In the context of the Canada's building industry, the modest two storey dwelling, custom-built for Arthur Cook is particularly special. Though the Canadian housing landscape was dominated by the typical single storey bungalow following the Depression of the 1930's and throughout the WWII years of the 1940's<sup>3</sup>, the Cook home is a respectful modification of this type. As a two storey building it uses elements of scale and material to achieve an appearance closer to the bungalow type.

The roof line indicates a partial second storey. It slopes from the full height to the half height of the upper floor.<sup>4</sup> At this point the windows are established as dormers with peaked saddling pitches that are repeated across the street façade in a symmetrical manner framed between both brick chimneys that are stepped back.

The ashlar stone pattern, with its notable tones of light grays and subtle rose accents, is an unusual feature in a custom-built house during the Second World War. The ashlar appears only on the street facing façade and it obscures the distinction between the second floor and the ground floor. The scale of the course-grained pattern of the

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<sup>1</sup> According to Brian Winter's historical report of April 10, 2002, page 3

<sup>2</sup> Ibid. page 3

<sup>3</sup> As outlined in the history of the CHMC, homes were small, more or less insulated, heated by hot-air furnaces and containing few if any appliances or other modern conveniences, these houses were spartan by today's standards but were nonetheless called home by millions of Canadians. It was not until the '50s, a booming economy and innovations in building materials and practices led to a kind of 'Golden Age' for the housing industry. Homes grew larger, acquired full-height basements, and bathrooms and kitchens grew to make space for the abundance of new appliances that were becoming all the rage. [http://www.cmhc-schl.gc.ca/en/About/hiry/HiRy\\_001.cfm](http://www.cmhc-schl.gc.ca/en/About/hiry/HiRy_001.cfm)

<sup>4</sup> In 1990, the Hoxford's had put a new cedar shingle roof on the house that had replaced the original. In removing the old shingle, they had discovered each had been stained entirely. This indicated that the shingles had been stained prior to being installed. Consistent finger-tip, sized patches had been left unstained. This seemed to confirm stories the Hoxford's had heard of Mrs. Cook sitting out by her garden and hand-dipping each shingle.

stonework helps to create a domestic proportion for the house, and this is most notable in the area of the entry vestibule. The random masonry pattern pulls forward to connect a finely arched opening and reveals the wooden arched entry door, sheltered by a saddle pitched roof (similar to the peaked dormers).

The remaining exterior treatment around the north, south and east of the house are faced with a rugged tapestry brick. Variations of the reddish toned tapestry brick were commonly used throughout the 1920's and into the early 1950's. The common bond pattern, which consists of six courses of stretchers separated by a course of headers, was known to be laid quickly<sup>5</sup> and was used for these less public facades.

The fenestration in the house is well balanced. There is a direct relationship between the size and placement of the windows and the interior spaces need for light. On the main floor, the dining room and the living room have large windows, the latter having a large bay window, that allows for the maximum amount of light. Less significant rooms and hallways have smaller openings. The majority of the windows are hung sash windows and some have a green canvas canopy.<sup>6</sup>

From the street, the plan of the house appears consistent to the symmetry echoed in its landscaping. The semi-circular driveway is lined by low hedges, framed by large mature trees that step down towards the street to align with the entry. This symmetry is translated quite differently at the back of the home, to allow for greater connection with the large garden (a less public space, which is lightly screened to either side). The interior rooms to the back of the house, the kitchen, the second dining room and the back of the garage, define the irregular footprint of the rear of the home. The broken façade<sup>7</sup> links interior spaces to the exterior and the garden. Across the gentle sloping yard down to a stream, two bands of plantings striate the area. A bed of plantings<sup>8</sup> stretches the entire width of the yard, offset between the house and a second band, consisting mainly of saplings to full-grown maples, that shade a path to the stream.

Much of the interior remains intact and in good condition with exposed wood flooring and simple baseboard, door and window mouldings. The most interesting of all interior elements is the basement fireplace. It uses the same prominent ashlar masonry of the front façade. It suggests that the fireplace was an original design feature of the home, a possible indication of one of the first recreation rooms in Brooklin.<sup>9</sup> The ashlar pattern also appears as a floor tile in the front entrance and provides an appropriate transition into the hallway.

<sup>5</sup> Dictionary of Architecture and Construction, page 117

<sup>6</sup> According to the current homeowners, the Hoxford's, the remaining windows of the street façade had the same green canvas canopies, along with windows on the rear façade. These had been taken down and stored after having suffered cracking due to weather damage.

<sup>7</sup> The original irregularity has influenced two later additions.

<sup>8</sup> According to the Hoxford's, this bed of plantings had been designed and maintained by the Mrs. Cook herself. This feature is still used today by the Hoxford's for a variety of plants, herbs, vegetables.

<sup>9</sup> Brian Winter's speculation is quite possible when considering historical development of the suburb home. It was not until the 1950's that homes started to include finished basements as a place of recreation. Incidentally, the basement also held a walk-in freezer that Mr. Cook built to store meat in, which had been dismantled in later years. The remains of which are indicated by impressions left behind on the poured, concrete walls and floor.

Two small single-storey additions at the rear of the house seem respectful to the character of the house. The practical considerations of both clarify access to the back yard from the kitchen and from the main living room. The latter of which also serves to shelter access from the second dining room and into the garage. When the current owners, the Hoxford's, considered extending the roofline of the garage to enclose the porch, they also saw the need to protect the original flagstone patio from any further weathering.

The Arthur James Cook House is a sensitive modification of typical war-time Canadian bungalow type. Its distinctive tapestry brickwork and ashlar masonry is unique to the type and period of the house. It provides an appropriate contribution to the continued heritage character of Princess Street and to the old town of Brooklin.



Fig. 1: The Arthur James Cook house from Princess Street.

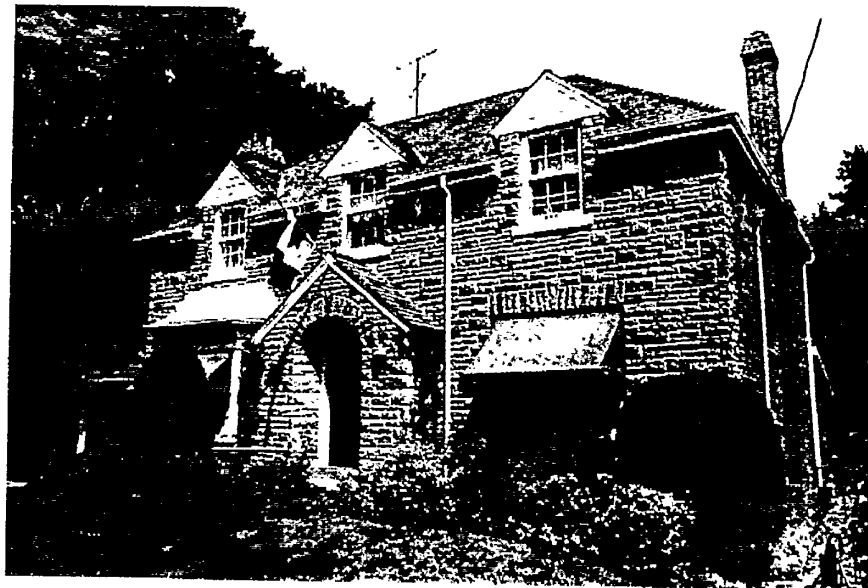


Fig. 2: West elevation.



Fig. 3: East elevation.



Fig. 4: Rear of house with garden area.





Fig. 5: East side of house window detail.



Fig. 6: East side of house window with canopy.



Fig. 7: South side of house window detail.

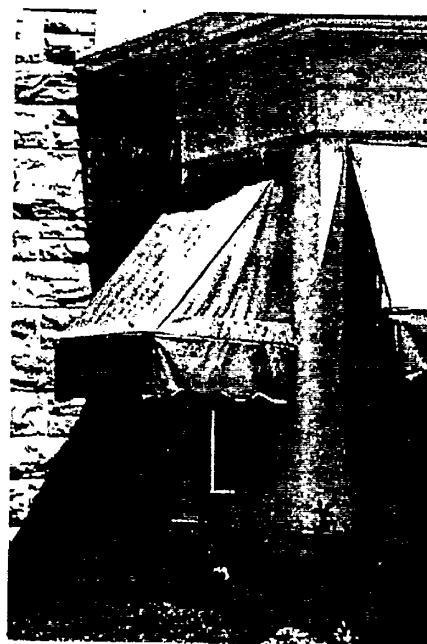


Fig. 8: West side of house window with canopy.

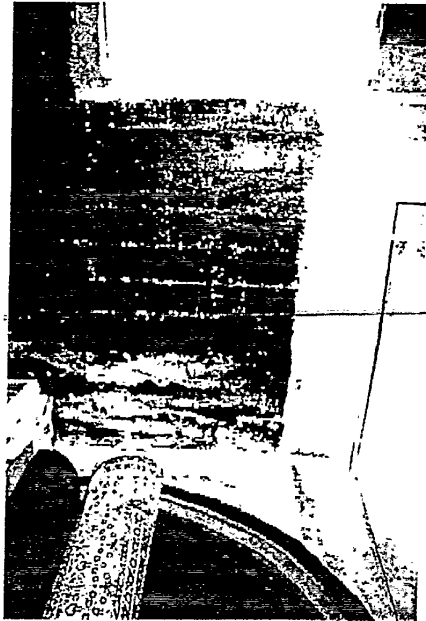


Fig. 9: Remains of walk-in freezer in basement.



Fig. 10: Main staircase and hallway.



Fig. 11: Ashlar fireplace in basement recreation room.

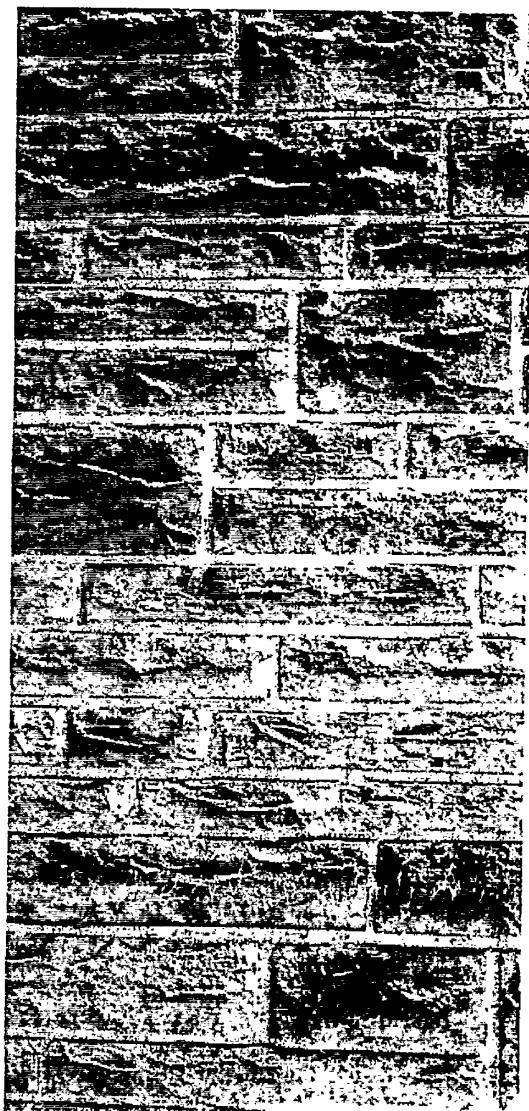


Fig. 12: Ashlar masonry detail on front facade.

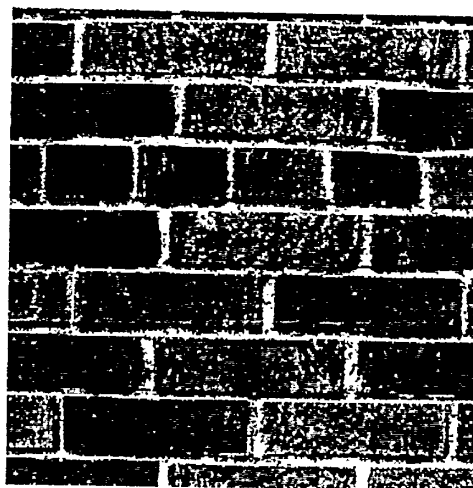


Fig. 13: Rugged Red masonry on remaining elevations.



Fig. 14: Ashlar tile pattern in foyer.