# Around Town - Prince Edward Street

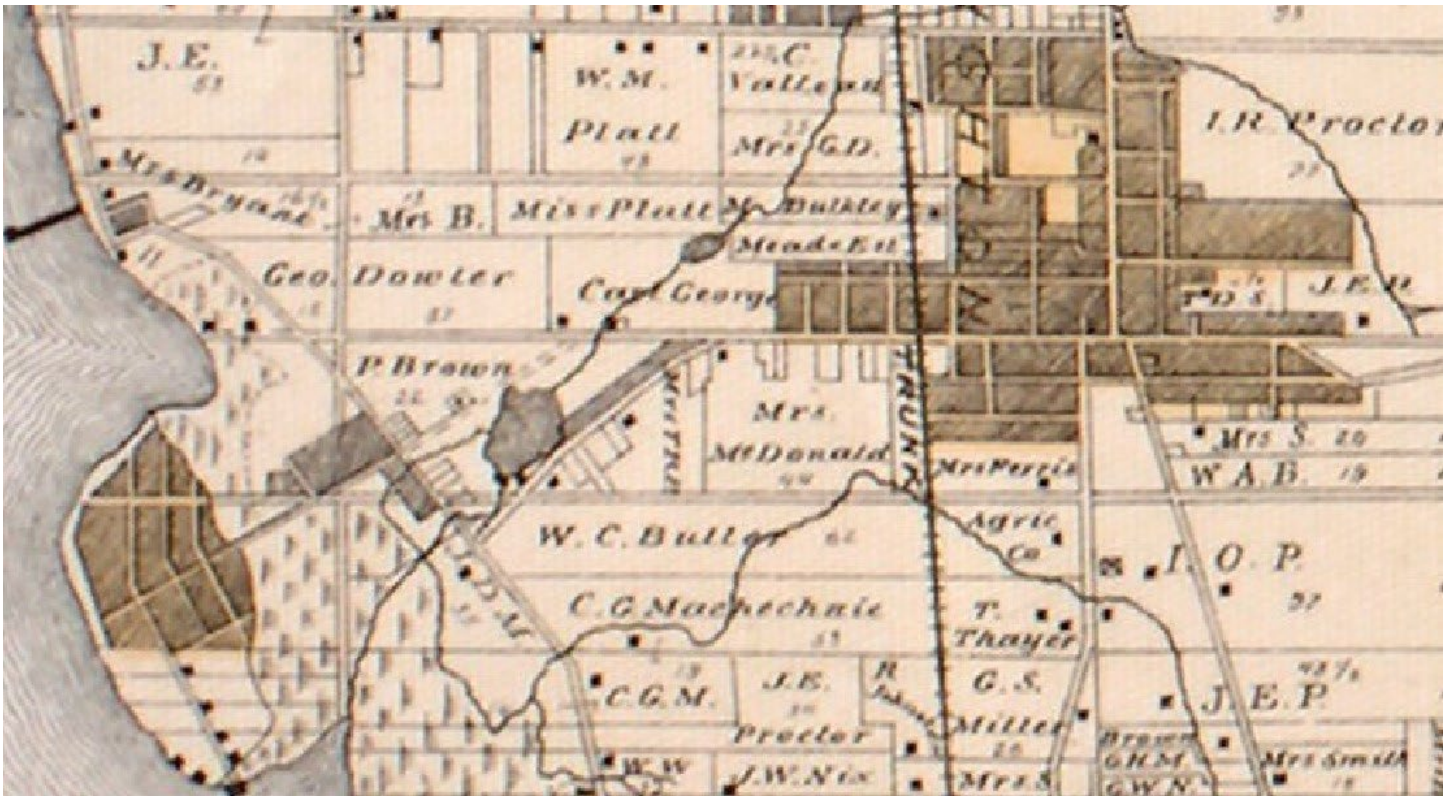
**Introduction - The Big Picture**

The most important reality to keep in mind when researching properties on Prince Edward Street in Brighton is the original arrangement of townships. Prince Edward Street was part of the border between Cramahe Township to the west and Murray Township to the east. The part of that border we are dealing with is from the Main Street intersection to Cedar Street, although the full border is represented today by Cedar Street from Presqu'ile Bay, Prince Edward Street and then Young Street to the north.

While most folks these days have little interest in the old land administration system, in order to document the history of properties, we must not only understand the idiosyncrasies of the documents but become handy with using them in a detailed way. It is particularly important to remember that properties on the west of Prince Edward Street were in Concession 1, Lot 1 of the old Cramahe Township and that properties on the east side were in Concession B, Lot 35 of the old Murray Township. These designations determine which group of documents in the OnLand.ca system contains specific records about the village lots in this area.

Initially, Around Town will address the properties between Park Street and the railway tracks, with opportunities later to do the section of Prince Edward Street south of the railway as well as its further extension to the east to meet Harbour Street.  Right now, we will look at the immediate Brighton town area.

Having said that, one might notice the Park Street name. As I did with Main Street, the downtown will be addressed later as a whole project, including the part of Prince Edward Street around the Young/Main/Prince Edward intersection. In order to provide some structure and defined borders to this first Prince Edward Street project, it was necessary to confine the work to the addresses from Park Street south to the tracks on the west side and from Elizabeth Street south to the tracks on the east side.



**Prince Edward Street and Park Street**

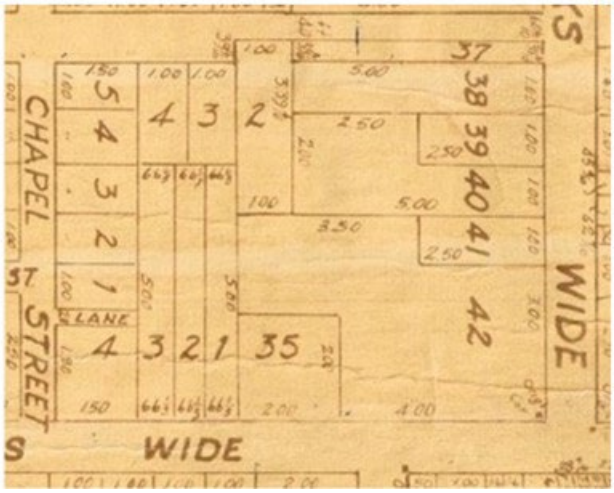
The process of learning how to deal with land records for the area around Park Street on the west side of Prince Edward Street was challenging, to say the least. The two map segments below help demonstrate the problem.

The first one, on the left, is from the Brighton Plan of 1866. It shows Chapel Street on the left, or south, and Prince Edward Street along the bottom. Main Street is on the right. You may notice that there is no Park Street at all.

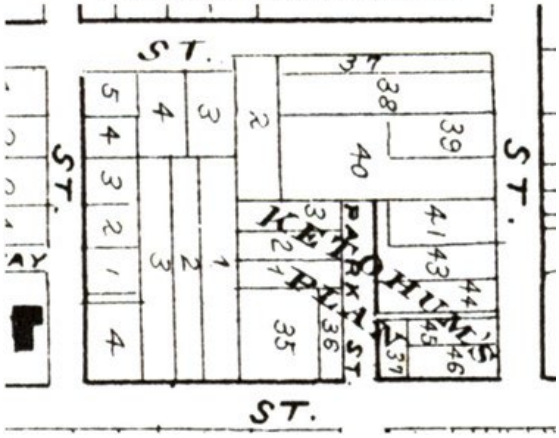
Village Lot 42, at the corner of Prince Edward and Main Streets, extends well down to the south west. Also, the smaller Village Lot 35 is shown on Prince Edward Street, taking up the south-east corner of lot 42.

While this does not look familiar to us today, we must remember that our street system and associated buildings evolved over time. This is a tangible way to see how things changed in this particular area.

**Brighton Plan 1866**




**Belden Atlas 1878**




Now look at the second map segment, on the right. This one is from the Belden County Atlas of 1878, where a very detailed map of Brighton Village was provided, showing all the village lots at that time. Notice that the area labelled “Ketchum Plan” now replaces village lot 42 with a lot of smaller lots, representing the intense demand for small commercial properties at this critical intersection on the main highway through Brighton.

In particular, we can see that Park Street exists in the 1878 map, although it only goes half way from Prince Edward Street to Division Street. It provided a necessary rear laneway for businesses on Main Street as well as direct access for the new businesses established south of Main and west of Prince Edward Streets. It made perfect sense, later on, to push Park Street all the way west to Divisions Street, but that was not the case for some time.

The result of these changes over time, and in particular between 1866 and 1878, left a complex organization of land records. Today, the OnLand.ca system provides all of the pages of the land records for this area, but we have to search hard to find which Book contains which specific records. In general, we can say that village lots 42 and 35 are not represented with separate books, but are bundled in with records for the west side of Prince Edward and the south side of Main Street. I have yet to see a section of pages for Park Street, but there may be one, somewhere.

As to our present project, from Park Street south, we need to find records for village lot 36, village lot 35 and then the smaller, long, narrow lots, 1, 2 and 3, going south on Prince Edward Street. A keen eye is required to pick out records that might mention these lots in the description, but we often have to do some educated guessing by following streams of records for certain people or descriptions, to develop the sequential history of a particular property.

It is not for the faint of heart – or anyone who does not have lots of time and patience. Cue the History Guy.

**Prince Edward Street - West Side**

**Overview - Going South From Park Street**

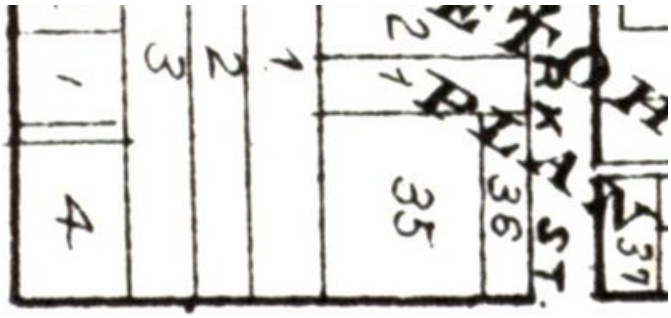
Starting from Park Street, the first property is 36 Prince Edward Street, now well known as *Vito's Pizza, Dining and Takeout*. The sign says it was established in 1977. We will get to that.

The next address is 38 Prince Edward Street which is the apartment building west of Vito's parking lot. This is a relatively recent development, but the space is part of history.

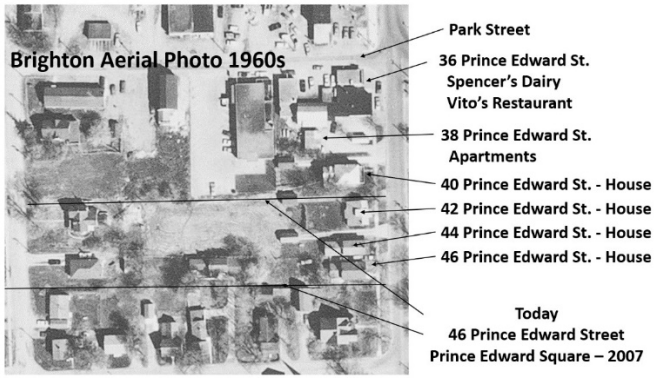
The third property is 40 Prince Edward Street, which is the old two-storied brick house, now enhanced with structures on the east and west sides. Lots of history here too.

The next property south on the west side is 46 Prince Edward Street, which is Prince Edward Square, the multi-unit plaza that goes west from Prince Edward Street.

In order to look at the history of these properties, the 1878 map is useful, since it shows us that most of 36 Prince Edward Street is in village lot 36, with some from lot 35. Both 38 and 40 Prince Edward Street are in the old village lot 35.




Prince Edward Square occupies the eastern ends of village lots 1, 2 and 3, which, on the bigger map, we can see go west to the back of the properties on Division Street, village lots 3 and 4.




Another way to look at this area is through a blow-up of a snip from the 1960s aerial photo of Brighton. Prince Edward Street is along the right side of this image, and I have indicated the properties along the street, pointing to the structures that were present at that time. We can clearly see here that the east end of the plaza had three houses along Prince Edward Street.

**36 Prince Edward Street West – Village Lot 36 & north part of 35**

Vito's occupies the south-west corner of Prince Edward and Park Streets, made up of village 36 right along Park Street and part of the north side of village lot 35.

If we go back to the beginning, the records show that James Richardson obtained the Patent from the Crown in 1809 for the whole of lot 1, concession 1, Cramahe Township. James Richardson was a commercial ship captain and an experienced trader who had come from England after the War of Independence and began business as a merchant at Kingston. It is said he sailed the first commercial ship, the Lady Dorchester, across Lake Ontario in 1785. His trading business grew in Kingston and he gained a reputation for fair trading and excellent sailing skills.

In 1787, he married Sarah Ashmore in Kingston and they had three children, Robert who carried on his father's business in Kingston, Sarah Ann who married James Lyons, a good trading friend of Captain Richardson, and his youngest, James Jr., who would become an excellent sailor like his father. In fact, Admiral Yeo asked the young sailor, James Richardson Jr., to hire on as a Ship Master during the battle at Oswego, an important event in the War of 1812. During the battle, Richardson was struck by a cannonball and lost an arm. Later, James Jr. became a minister and would be Bishop of York and a protégé of Bishop Strachan.

James Richardson, Sr. was well established on concession 1, lot 1, Cramahe Township as early as 1797 where he had a trading post on the north shore of Presqu'ile Bay. The Patent for this land was not registered until 1809 and, until his death in 1832, he would be active in this area, selling pieces of land to interested investors and settlers.

In 1829, he sold part of the north-east corner of lot 1 to Ebenezer Lindsley who sold part of it to John Nix in 1830. He then sold a small piece right on Main Street to Samuel Kellogg who built a hotel and lived on the north side of Main Street, west of Platt Street. In 1837, Kellogg sold 1 ¾ acres in lot 35 to Thaddeus Ketchum who would be instrumental in developing this immediate area. The name Ketchum's Plan is right there on the 1878 map.

The Ketchum family owned land that would become lot 36, and land that was taken over as Park Street, in the 1870s. As late as 1890, the children of Thaddeus Ketchum were taking out mortgages on "lot 36". In 1894, the Ketchum's sold lot 36 to Thomas Webb who was engage in building the Webb Block at the corner of Main and Prince Edward Street. He quickly sold a piece of land right on the corner of Park and Prince Edward Streets to Hugh A. Roney who would operate at blacksmith's shop.

Corby Monuments – circa 1900

As early as 1869, Thomas R. Corby operated a "Marble and Granite Works" at 30 Prince Edward Street, just south of Park Street. His son, Alfred Corby, continued the family business in Brighton. In 1897, Alfred Corby operated Brighton Monument Works, immediately south of Roney's blacksmith shop. In 1912, Corby moved to 36 Main Street.

In 1922, Roney sold the corner property to James McCracken who continued with the blacksmith shop until 1936 when it was sold to Thomas C. Cheer. The common transition from blacksmith shop to auto repair shop and gas station occurred at this corner in the later 1920s and 1930s. There was a City Service Station and refreshment business where Fred M. Stoneburgh sold oil, tires, ethyl and Tess gas. Sam Swain continued the City Service gas pumps until 1942 but others continued in this business here through the 1950s.

By 1938, Harold Spencer was looking for a better location to establish his dairy business. He had located on Elizabeth Street, at the corner of Oliphant Street, but the opportunity came up to obtain the small lot on the corner of Park Street, so he took it. The Cheer family would sell part of lot 36 to Harold G. Spencer in 1943, which allowed for expansion of the dairy business on Prince Edward Street. It was called Spencer's Quality Dairy, with a small store right on the corner that sold tasty ice cream treats. Later developments included a cold storage and even a car wash.

In November 1964: “The new office and sales building, erected by Spencer's Quality Dairy, was opened for business last weekend. The cement block building, located at the corner of Prince Edward and Park Streets adjacent to the dairy.”

Spencer Dairy – circa 1950

Spencer Dairy – circa 1970

In 1976, the property was sold by the Spencer’s and, by 1980, Frank Georgatos acquired it, and Vito’s Pizzeria began. In 2008, the business expanded into a larger restaurant to the south of the pizza store on the corner.

**38 Prince Edward Street – Village Lot 35, South and west part**

The apartment to the west of Vito’s parking lot was a development that accompanied the changes in 2008 when Vito’s built the restaurant.

**40 Prince Edward Street – Village Lot 35, South Part**

The buildings at 40 Prince Edward Street have a modern appearance but the modern parts are anchored to a traditional two-story brick house. Clear evidence of the age of this house is not available at this writing, but we can look at the stone and mortar foundation walls to establish that this building was probably built in the 1870s or 1880s, along with many around town of this same type that were being built during that period of growth.

The property we call 40 Prince Edward Street was part of the southern part of village lot 35. Initially, it followed the same historical path as lot 36, from James Richardson to Ebenezer Lindsley, to John Nix, then Simeon Kellogg.

By 1859, this property was in the hands of Abraham Good, a carpenter from Quebec. He conducted his business as a carpenter and joiner from this location until 1870. He and his wife, Sophia would live at this location until his death in 1903. They raised three daughters, Josephine, Louisa and Adeline. In 1877, Adeline Good married 19-year-old Theophile Lafleur, who was also from Quebec and worked as a barber. It appears as if the Good and Lafleur family lived on this property and we can expect that they built the brick house, probably in the later 1870s or early 1880s.

It would not be hard to picture a carpentry shop behind the house to support Abraham Good well before the brick house was built, and maybe for a time afterward. The Brighton Business book shows that Theophile Lafleur was a barber at 9 Main Street from 1877 to 1889.

Theophile Lafleur's three daughters moved to Rochester and married there, so there is no link between these two families and others in the area in terms of family connections. This means they are not in Treesbydan.com.

The property was owned by the Lafleur daughters who lived in New York State until 1921 when they sold it to Charles Herbert Greenfield. Mr. Greenfield had come to Brighton from Hallowell Township in the 1890s and was involved in the manufacture of cans for Sam Nesbitt's canning factory on Richardson Street. Later, he became a merchant on Division Street, then 57 Main Street.

The house at 40 Prince Edward Street was home for the Greenfield family until Herbert's daughters, Vera and Ola, sold it to Wade H. Morrow in 1959. He sold it to William and Elizabeth Gagne, although sold back in 1964. Wade Harcla Morrow was a son of James Harcla Morrow and Irene Wade, and would follow the family tradition of involvement with business enterprises in Brighton.

This aerial photo from the 1960s shows Prince Edward Street with Elizabeth and Park Streets at the top. The houses along the west side of Prince Edward Street are labelled with street numbers and lot numbers.

In 1971, Phylis Morrow, Wade Morrow's daughter, sold the property to Cecil & Gertrude Marshall, a couple from Nova Scotia. In 1977, they sold to Stanley and Susan Greetham, who were recent immigrants from England and had been operating a manufacturing business at Codrington. In the meantime, the offices had been added back and front of the old brick house and various services and businesses operated over time.

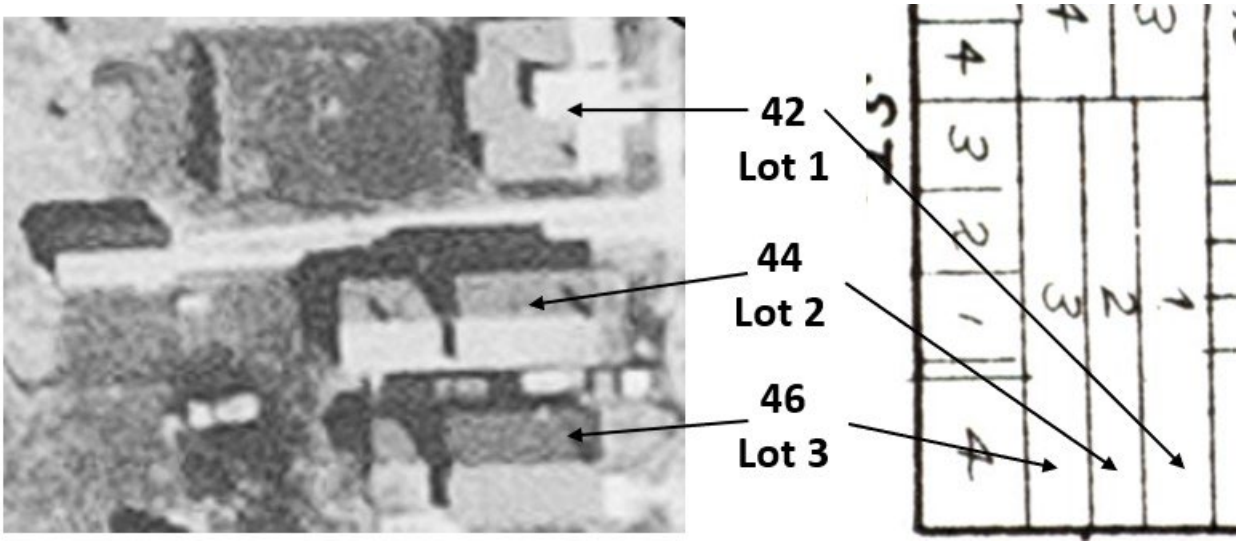
At the front, Stanley Greetham undertook a real estate business, as well as H. & R. Block. In 1988, the Greetham's sold to Jack & Tricia Mitchell. Mr. Mitchell was an insurance broker, a division of McDougall Insurance. In 1998, they sold to a numbered company. At the back, there were doctors Bartly Campbell, Malcolm Hill and A. P. Murtagh. At the front, Money Concepts, XGraph, Cashier Inc., Blossoms Flower Shop, Nectarines. Others operating in the middle of the building, such as Continental Sandblasting & Coating Ltd., Brighton Property Management and Popham Bay Computers. Many others have come and gone. In more recent times, a used book store operated in the front part of 40 Prince Edward Street, before moving to Main Street.

**42 Prince Edward Street – Village Lot 1**

The next property we see on the west side of Prince Edward Street today is Prince Edward Square at 46 Prince Edward Street. However, in this area along Prince Edward there were actually three properties for much of our history.

The right side of the illustration below shows the village lots in this area. They are lots 1, 2 and 3, all narrow with frontage on Prince Edward Street (bottom) and extending west to the rear of lots 3 and 4 on Division Street (top). It is largely these three lots that support Prince Edward Square today.

The left side of the illustration is flipped for easier labelling. Prince Edward Street is along the right side of this image.




The aerial photo on the left was taken in the 1960s and shows the three houses that were along Prince Edward Street at that time. The buildings more or less correspond with the three village lots. Number 42 Prince Edward Street was in village lot 1, number 44 in lot 2 and 46 in lot 3. Since the land registry records are organized by village lot numbers, we can identify the series of transactions for the properties that represent the three houses shown here.

All of these lots were part of the larger township lot 1, concession 1 which was granted to James Richardson in 1809. In 1827, James Richardson Sr. sold it to his son, James Richardson Jr. In 1833, Rev. Richardson sold village lot 1 to Matthew Mills, a Welshman who had immigrated to Upper Canada and married Elizabeth Kemp a few years before. Census records show that Matthew Mills was a “carpenter and joiner” which means he was engaged in the building trades. He would be a prominent tradesman in Brighton for four decades of growth and development in the village.

Matthew and Elizabeth Mills would have a family of six at this location on Prince Edward Street and would witness the major change on January 1, 1852 when Brighton Township was created. The road in front of their house had been the border between Cramahe Township to the west and Murray Township to the east, which meant that their homestead was in Cramahe Township but their neighbours across the road were in Murray. We can only imagine the confusion this caused.

Soon after Brighton Township became part of their address, Matthew Mills purchased village lot 2 and 3 from Rev. Richardson. These two lots were south of the original homestead and this gave the family a lot more space for a better carpentry shop and room for turning teams of horses around the house and barn. The oldest son, Matthew John Mills, was twenty by now and became a full partner in the carpentry business with his father.

Matthew Jr. married Alvira Irish in 1859 and the next generation began to grow. Alvira died in 1863 and the widower married Elizabeth Saylor. In the meantime, Matthew Jr.’s sister, Margaret had married Rev. Edward Cragg, a Wesleyan Methodist minister who immigrated to Canada from England in 1854 and came to the Brighton area in 1859.

In 1867, Matthew Sr. sold 1/3 acre of village lot 1 to Matthew Jr. and, around the same time, sold 1/3 acre in village lot 3 to Rev. Edward Cragg. Matthew Mills Sr. died in 1873 and his widow sold part of village lot 2 to Rev. Cragg. In 1875, Matthew Mills Jr. sold part of village lot 1 to Rev. Cragg.

These transactions are quite confusing but may illustrate the reality that ministers often had money in those days and sometimes ended up being involved in family finances when connected by marriage. In any case, Rev. Cragg was transferred to Percy Township in the late 1870s and then Hope Township by the early 1880s. In 1885 all three village lots were sold to Matthew Mills Jr., so they were back in the immediate family.

Matthew Mills Jr. married his third wife, Hester Carson, in 1900 and he transferred lot 1 to her in 1914. The estate of Hester Mills sold lot 1 in 1947 and, after a few quick transactions, it ended up in the hands of Harold and Edith Spencer, the folks who had started the dairy at 36 Prince Edward Street. This appears to have been a quick investment for the Spencer's, as they sold to John & Nellie Loomis in 1949.

In 1952, the Loomis family sold both lot 1 and 2, to Herbert Goodrich and his second wife, Clara Gregory. Herbert operated grocery stores at several different locations through the years, and would later run the gas station and grocery store at Spring Valley. He died in 1968 and Clara would keep lot 1 in the family until her estate sold it in 1981 to Robert Reid. In 1985, Robert Reid sold to Walter and Elsie Belnap and they sold two years later to Stanley and Susan Greetham. The next year, the Greetham's sold lot 1 to Jack and Tricia Mitchell. These last two operated various businesses out of the front of 40 Prince Edward Street.

In 1998, the Mitchell's sold lot 1 to a numbered company and in 2001, new Plans were established that would lead to the construction of Prince Edward Square which opened in 2008.

**44 Prince Edward Street – Village Lot 2**

Village Lot 2 shared history with its neighbours, lots 1 and 3, up until Matthew Mills Jr. sold the eastern part of lot 2 to Gertrude Simpson in 1905. In 1907, she sold the western part to Samuel Bennett. These three lots were long and narrow, so it made sense to have a home or business occupy each end of the lot. Since we are mostly interested in properties on Prince Edward Street, we can follow Mrs. Simpson. This was Alice Gertrude Owens, the wife of James Dyer Simpson. Their daughter, Dorothy, married Donald Theodore Vincent, a son of Clarence Vincent and Della Rowley who farmed east of Brighton.

Don Vincent was engaged in various businesses in Brighton Village. He was involved with the dairy at 36 Prince Edward Street, and ran a dry cleaning business at 44 Prince Edward Street for a time. Donald and his wife Dorothy are shown living at 44 Prince Edward Street in the 1968 Voters Lists.

In 1977, property in lot 2 went from Donald & Dorothy Vincent to their daughter, Lynda Reid and her husband Robert. The Reid's sold to Walter Belnap in 1985, to Stanley Greetham in 1987, then there was a quick sale to Jack Mitchell in 1988. We might recall that Greetham and Mitchell were engaged in business at 40 Prince Edward Street.

Jack Mitchell sold property in lot 2 to a numbered company in 1998 and this began the process, over the next decade, which led to removal of the three properties at 42, 44 and 46 Prince Edward Street, and the construction of Prince Edward Square.

**46 Prince Edward Street – Village Lot 3**

Village Lot 3 diverged from the history of the other lots in 1889 when Matthew Mills Jr. sold the eastern part of the lot to Sarah J. Freeman. This was Sarah Jane Rogers (1846-1945), a daughter of Benjamin Rogers and Lydia Ann Bettes. She married James Wallace Freeman in 1883 and they had three children, James Roy, Myrtle Belle and Wallace Ray Freeman. Her husband died in 1899 and Sarah then married Dr. Daniel Wright Dulmage, a prosperous dentist on Main Street, who was also on his second marriage.

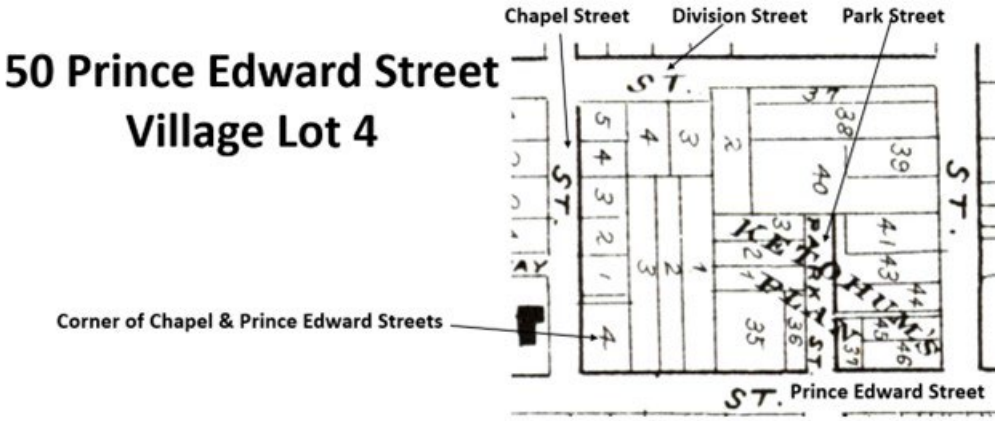
Sarah soon passed the east part of lot 3 to her daughter, Myrtle and, in 1898, Matthew Mills Jr. sold the west part of lot 3 to Sarah. This west part was sold by Sarah J. Dulmage, after her second marriage, to Samuel Bennett. The east part was then sold by Sarah Dulmage in 1918 to Mary C. Latimer who married Mr. Jessop and sold the property in 1924 to William W. Porte, the businessman we saw on Main Street. Mr. Porte's first wife, Adeliade Phillips, had died in 1910 and he married Hattie Maud Tait in 1912. They took out a mortgage on the property not long before he died in 1937 and the property passed to Hattie who passed it to her daughter Alice, now the widow of William Alexander Wright.

In 1947, the east part of lot 3 was sold by Alice Wright to Albert & Gretta Hennessey who sold to Alexander & Joyce Elliott in 1950. They sold to the businessman William H. Conn in 1951 and he sold to Lawrence & Edith Cook in 1963. These are the occupants of 46 Prince Edward Street according to the 1965 Voters Lists. They remained until 1998 when they sold to Roy and Audrey Harvey who sold to Lloyd and Judith Degrace in 2002. The next year, they sold to a numbered company and the process began that led to the development of Prince Edward Square which takes the street number of 46 Prince Edward Street.

**50 Prince Edward Street – Village Lot 4**

The next property south of Prince Edward Square is 50 Prince Edward Street, a lovely yellow frame house on the corner of Chapel Street, across from Trinity St. Andrew's United Church.

This house is on Village Lot 4, continuing from lots 1, 2 and 3 that are occupied by the plaza. For some time, this has been a multi-unit apartment house with an extension to the west. In any case, the charm of the front of the house on Prince Edward Street remains.




The history of this lot begins in the same way as the others west of Prince Edward Street, as part of the Patent from the Crown to James Richardson in 1809. This would be James Richardson Sr., who we have met before. He was near the end of his life in 1830 and was selling property to clean up his estate. He sold a collection of property that included Village Lot 4 in 1830, to James Lyons.

James Lyons was another active merchant in Brighton and in 1810 he had married Sarah Ann Richardson, a daughter of James Richardson Sr. He was looking for investment opportunities and waited until demand for Lot 4 improved in 1847 when he sold it to William Butler. This was the fellow who ran the mills on Butler Creek and was able to build a large two-storied brick house on the north side of what now is the very east end of Prince Edward Street, near where it meets Harbour Street.

William Butler held this property for a decade and sold in 1857 to James C. Fitzgerald who does not appear to have been a local resident. He seems to have developed mortgage problems and Village Lot 4 was acquired by Stiles Bulkley in a Sheriff's sale in 1866. This was a son of Hiram Bulkley who, like others in his family, was very active in business and real estate in Brighton.

It was not until 1884 that Stiles Bulkley sold lot 4 to Clarence K. Lockwood and William A. Bulkley. William was a brother of Stiles, another Bulkley name we see a lot in the land records. Clarence Kingsley Lockwood was a grandson of Joseph Lockwood who had been named the first post master of the village of Brighton, after its creation in 1831. He gave the village its name. The role of post master and also registrar carried down generations in the Lockwood family, meaning we see these names a lot in the records. Clarence Lockwood had married Mabel Huycke in 1882 and, when he died in 1895, the property went to Mabel.

The house we see at 50 Prince Edward Street was originally located farther south on Prince Edward Street, on the west side, just north of Richardson Street. In 1910 the Canadian Northern railway built a new set of tracks through Brighton and the route selected was along the north side of Richardson Street. The house was moved up to its current location at that time.

In 1910, Mabel Lockwood and the three younger children sold the property to Thomas Lockwood, Mabel's oldest child. Thomas Lockwood sold Lot 4, along with the house that had been moved there, to Wesley Montgomery in 1920 and a new family made it home. Wesley Montgomery grew up on a farm east of Hilton and had been elected as a member of the Ontario Legislature in the 1919 election. He was part of the surge in support for conservative policies in rural Ontario that saw prohibition become law.

As member for Northumberland East in Toronto, Wesley Montgomery worked hard to promote the development of Presqu'ile Point as a provincial park. He was an avid bird watcher and saw great potential for the park at a time when the general public was interested in wildlife and sand beaches. His project was successful to the delight of many avid Presqu'ile enthusiasts.

Wesley Montgomery married Agnes Gertrude Wade in 1891 and, between the two of them, significant land assets would be accumulated and utilized to generate revenue. Wesley inherited land from his parents at Conc 4, Lots 30 and 31 and his wife inherited several village lots in the community of Cankerville, along Number 30 Highway north of Brighton. These lots in Cankerville would be leased and rented for several decades and then passed on to their only living child, Hilda Amarilla Montgomery in 1932.

Hilda was a teacher at Brighton Public School and an enthusiastic horticulturalist. Legend has it that Hilda would walk around town with rake and shovel, looking for any piece of land that might grow some flowers. Over many years, Brighton was much enhanced by Hilda's efforts.

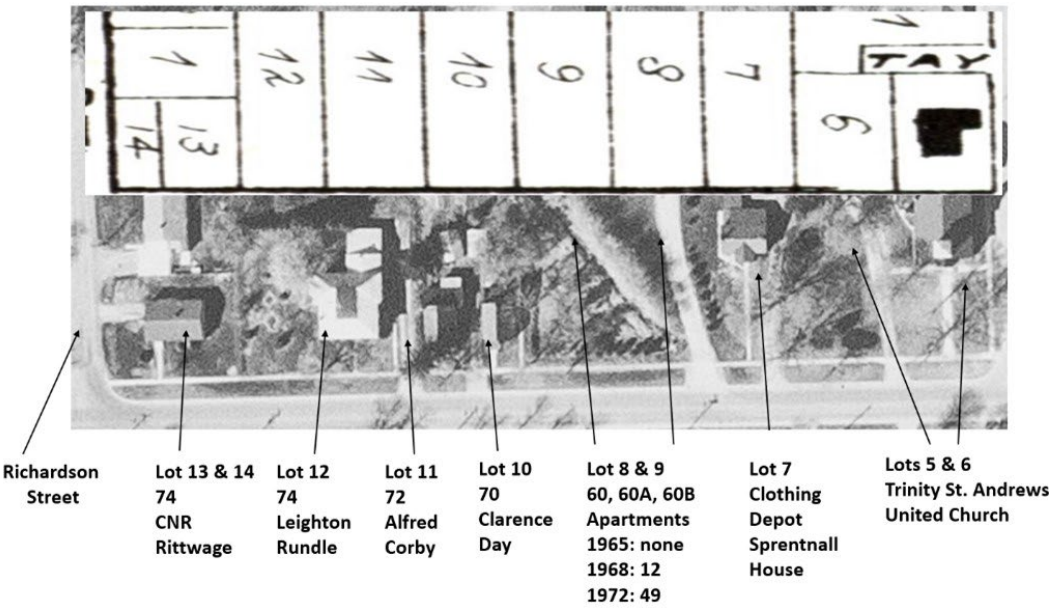
After her parents died, Hilda lived at 50 Prince Edward Street, even after she married Scott Hutcheson from Stoney Point in 1951. He died only two years later and Hilda continued her community service from her home, which at some point was turned into apartments for rent. Evidence of this is found in the Voters Lists for 1965, 1968 and 1972, where Mrs. Hilda Hutcheson is listed, with a few other folks, a book keeper, a salesman or a teacher.

Hilda passed away on October 24, 1985 and, only a few weeks earlier, her lawyer sold 50 Prince Edward Street to F. M. K. Farms Incorporated, a firm that held the property until selling to Adolf Rieser in 1996.

Hilda A. Montgomery is recognized as one of Brighton's most beloved teachers and a very active community service volunteer.

**54 Prince Edward Street West – Village Lot 05 – Wesleyan Methodist Church**

South of village lot 4 on Prince Edward Street is Chapel Street and the next two lots, 5 and 6, are occupied by Trinity St. Andrew's Unitech Church. The history of lots 5 and 6 are similar but not identical, as they document the development of the church.




The Patent for this land went to James Richardson in 1809 and he sold part of lot 1, concession 1, Cramahe Township to James Lyons, who was another active merchant in the area and was married to Richardson's daughter, Sarah Ann. The town of Brighton was established in 1831 and the village lot system was put in place soon afterward.

In 1847, James Lyons sold village lot 5 on the west side of Prince Edward Street to William Butler, the mill operator at the far east end of the street where his mills ran on Butler Creek. Plans for a Wesleyan Methodist church at this location began in the late 1840s and William Butler was in a position to donate village lot 5 to the project and to add $100 as well. Legend has it that a lady named Grandma Richardson also gave $100 to the cause, after selling some property. Very likely, this was Mary Louise McDonnell (1772-1862), second wife of James Richardson Sr.

The bricks to build the church were fired in the Butler kilns with clay from the nearby Quick property. Lumber was brought from the McConnell farm at Spring Valley. Construction was completed in 1849. The original church can be pictured today as the eastern front part of the church, up to the transept.

Chapel Street came into being as a result of the presence of the Methodist church, but we can imagine its growth from a functional laneway into a formal street during the 1850s.

By 1871, the town of Brighton had grown dramatically as had the congregation of the Methodist church. It was determined that the church must be expanded and improved to accommodate the needs of the congregation. The large western part of the church was built with funding from two mortgages taken out by trustees of the church. One was for $1,000 and the other for $1,500 and both were discharged within a few years.

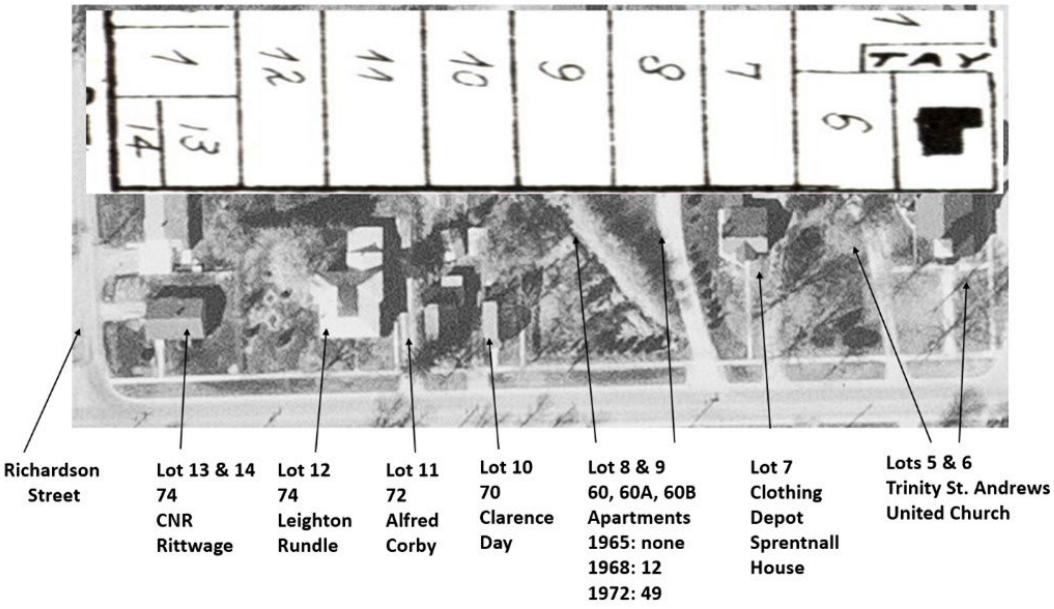
**56 Prince Edward Street – Village Lot 6 – Wesleyan Methodist Church**

The early history of village lot 6 is similar to lot 5, but diverge with William Butler in the 1840s. While he sold lot 5 to the trustees of the church, lot 6 remained in his hands until he sold part of it to trustees of the church in April of 1872. This was after the church was built so does not appear to be in preparation for the expansion of the church.

Lot 6 became part of the church property and allowed for the recent project to replace the old hall on the west end with a much larger and more modern office and kitchen facility.

**58 Prince Edward Street West - Village Lot 7**

Village lot 7 on the west side of Prince Edward Street is the third lot south of Chapel Street. Lots 5 and 6 are occupied by Trinity St. Andrew's United Church. Today, the very east end of Lot 7 holds the Christian Service Centre.




As we can see in the map of this immediate area, lots 5 and 6 were of limited length to the west, but the lots south of there, lots 7 to 12, went all the way to the back of the same-numbered lots on Division St. This is why there are other land transactions related to lot 7 which deal with parts of it to the west and not the property on Prince Edward Street.

All of these lots have similar transactions in their early years, when the land was identified as lot 1, concession 1 of Cramahe Township. The Patent from the Crown went to James Richardson Sr. in 1809 and then some part of that land was sold to James Lyons Sr. in 1830. It was the next year that Brighton village was named and the village lots began to be established.

James Lyons Jr. sold lot 7 to William Butler in 1847, and we can put this in the context of January 1, 1852 when Brighton township was created. In this area that was important because Prince Edward Street was no longer the border between Murray and Cramahe Townships. It was now in the middle of Brighton Township.

In 1850, William Butler sold lot 7 to Isaiah Thayer, the family that ran a nursery on the east side of Prince Edward Street, just across the street. It went from Isaiah Thayer to his nephew Isaiah B. Thayer and wife in 1866 and then, in 1888, they passed it to Robert Sprentnall. Here was a wagon maker who had come to Brighton from Cramahe Township as early as 1874. By 1887 Robert Sprentnall was working at 16 Young Street and would be shown as a carpenter in Brighton until his death in 1917.

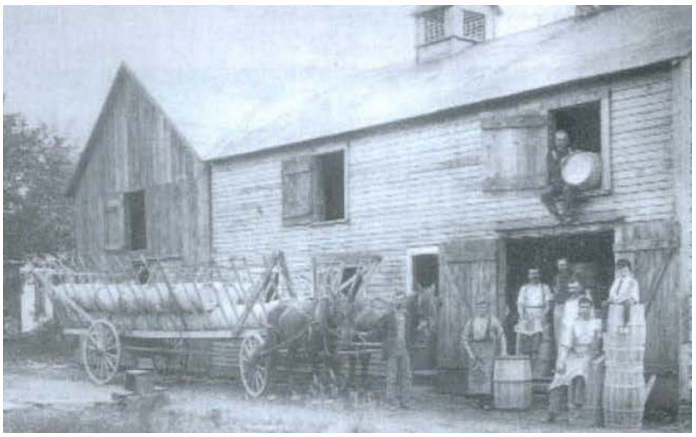
It is likely that the Sprentnall family built the frame house that was on lot 7. This picture shows a neat two-story frame house facing Prince Edward Street, south of the church.

In 1921 the property passed from the estate of Eleanor Jane Sprentnall, Robert's widow, to her son Joseph C. Sprentall. Unfortunately, he died within a year, and it would not be until 1928 that the property was sold by Joseph Sprentnall's estate to William John Mallett in 1928.

George Mallett (1832-1925) was an Englishman from Devonshire who came to Canada in 1841 and initially settled in Mariposa Township, Victoria County where he

married Mary Ann Coombs. Their first child was William John Mallett, born in Mariposa Twp. in 1863. The family moved to Brighton Township in the 1870s where George found work initially as a farmer, and then as a “portable engineer”. William John Mallett died tragically in a car accident in 1933, and his daughter, Ada L. (Mallett) Brown eventually sold lot 7 in 1950 to Frank and Amelia Edwards.

Francis Busson “Frank” Edwards (1885-1954) was born in Carlow Twp., near Paudash Lake, in Hastings County. In 1911 he married Amelia Musclow in Bancroft and they would live in Trenton for a time but then came to Brighton in the 1920s.



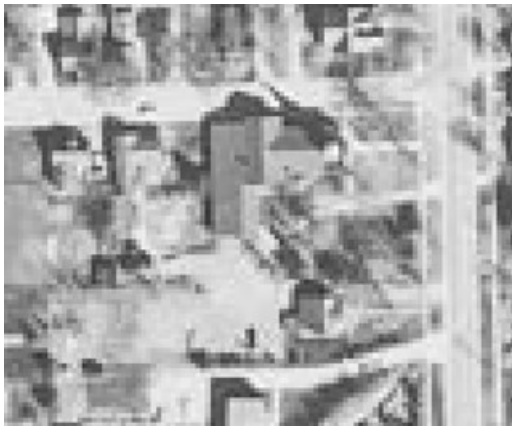
Frank Edwards was a cooper, which means he engaged in making and repairing barrels which were critical in the export of apples. He is shown in a picture of the Snelgrove cooperage on Oliphant Street sometime in the 1920s. Of the folks standing on the ground, Frank Edwards is standing beside a barrel wearing his cooper’s apron.

It appears as if the Edwards couple sold small pieces in the west end of lot 7 to Earl and Lizzie Bedal in 1954 and 1960. Then, in 1964, Frank and Amelia Edwards sold the east end of lot 7 to the United Church.

The aerial picture here is a small snip of a much larger image showing the whole town of Brighton sometime in the early 1960s. Prince Edward Street is along the right side and Chapel Street is at the top, along the north side of the church.

While the image is fuzzy, since it has been blown up to show the street level, we can see clearly that there was a significant house on Lot 7, just south of the church. This is the house and property that was sold to the church in 1964.

The building here was a clothing depot for some time and more recently it is the Christian Service Centre where used items can be dropped off.



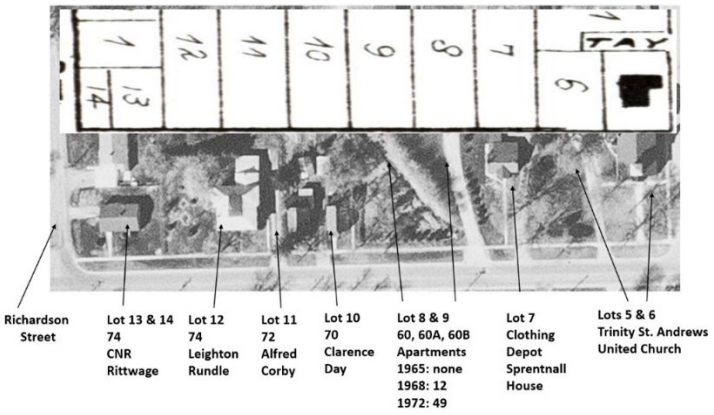
**60 Prince Edward Street West – Village Lot 8 & 9**

Village Lot 8 and 9 are identical and we can see today that they support the apartment complex south of the clothing depot and church. The buildings are designated 60 Prince Edward Street, as well as 60 A and 60 B. The complex is called Brookside Apartments.

The land records for lot 8 & 9 are identical to lot 7 up until 1954 when Frank and Amelia Edwards sold the lots 8 & 9 to Earl and Lizzie Bedal. In 1964, when the Edwards family sold lot 7 to the church, Earl Bedal sold lot 8 to Bryce and Ona Hazelwood and Ian and Lulu Heales. Byrce Hazelwood was a real estate agent and this group had development in mind.

Canada Voters Lists for this complex show that there were no people living there in 1965, but 12 people at 60 Prince Edward Street in 1968. In 1972, there were 49 people across three buildings, 60, 60A and 60B.

In 1975, the property was sold to William & Eileen Leslie, and in 1995 to Yvette Leslie and Dennis Largrois. In 2004 it was sold to 2046832 Ontario Inc.



**70 Prince Edward Street West – Village Lot 10**

The house at 70 Prince Edward Street is in Village Lot 10, and possibly part of 9. Its history follows the same path as others in the area, James Richardson, Sr., James Lyons Sr., then William Butler. In 1873 William Butler sold it to William Coyle, an unfamiliar name in this area, and the land records don't help because there is a blank period for this lot until 1910 when Robert Sprentnall sold it to John Vincent. He handled the investment by turning it around in 1912, selling to Mareilis Bell, who quickly sold to Robert Dixon. He sold in 1915 to Margaret E. Potter, wife of William Harris Potter who was a "carpenter and joiner" in Brighton. Their son, Lionel Potter sold 70 Prince Edward St. to William W. Porte in 1933.

Mr. Porte was the jeweler who lived on Main Street and was actively engaged in real estate in town. He died in 1937 and his estate sold this property to Clarence and Pearl Day in 1951.

Clarence Roy Day (1889-1967) had been born in Brighton Township and he married Alice Pearl Rowley in 1916 in Brighton after his family had established a homestead in Manitoba. This would be his retirement home back in Brighton.

In 1974, widow Pearl Day sold the property to David Haight, who sold to William & Barbara Ryckman in 1980. It went on to Barbara Anne Ryckman in 1995.

**72 Prince Edward Street West – Village Lot 10**

The next property at 72 Prince Edward Street is fully inside Village Lot 10. The early history is similar to Number 70, but separates at least by the early 1900s. Frankly, the records for lot 10 are confusing. Back into the late 1800s it is hard to determine if there were two properties here. Maybe not.

The records show that William W. Porte obtained this part of lot 10 in 1933 and he quickly sold it to Alfred Corby, the fellow who operated the monument business. Alfred Charles Corby (1874-1965) married Sadie Russell in 1896 and would continue to operate Corby Monument Works at 36 Main Street until it closed and he retired in 1948.

Alfred Corby had inherited the monument business from his father, Thomas Richard Corby (1841-1917) who had come to Brighton in the 1860s with his father, Thomas Corby (1812-1900) to established the trade in Brighton. Thomas Corby was a brother of the more famous Henry Corby Sr. (1806-1881) who created Corby's distillery in Belleville.

In 1912, Alfred Corby married his second wife, Edith May Morden and this couple lived at 72 Prince Edward Street until he died in 1965. Edith Corby, widow, is shown at this same address until her death in 1978. They were both buried in Salem Cemetery.

**74 Prince Edward Street West – Village Lot 11**

The large, handsome yellow frame house at 74 Prince Edward Street has a sign on the lawn saying “The Yellow House, Guest Rooms” and is a popular accommodation for visitors to the area.

The early days of this property include the same owners as other lots in the area, James Richardson Sr., James Lyons Sr. and William Butler. Butler sold it in 1854 and then there are several transactions displaying unfamiliar names until Ambrose Coleman sold it to John and Mary Fulford in 1873. They sold it to Henry Auston in 1877, and Fred & Henry Auston sold it to Eliza E. Robinson in 1883. This was Eliza Elvira Stone (1843-1909), born in Percy Twp., a daughter of Joseph Benjamin Giles Stone and Jane Ann Blair. She married James Giles Robinson in 1880. They lived in Brighton in the early 1880s when two sons were born, James and John.

James Giles Robinson died in Toronto in 1900 and Eliza sold lot 11 to Blanche E. Keeler in 1898. Blanche Elizabeth Boyer (1853-1913) was born in Detroit, Michigan and was married to Thomas Philips Keeler in Cobourg in 1873. He was a son of Joseph Keeler (1822-1881), often called “Little Joe” because he was the younger generation of the original Keeler family that founded Colborne.

Thomas Phillips Keeler (1852-c1901) was appointed as the first Superintendent of the new Murray Canal in 1889 and he moved his family to Brighton to be near his work. Unfortunately, he ran into legal problems and had to resign in 1900, which was accompanied by Blanche selling Village Lot 11 in Brighton to Albert W. Stinson. She took her children to California to get away from the scandal.

Dr. Albert Washington Stinson was a physician in Brighton for about a decade. He was a member of the large early settler family in Prince Edward County and had married Minnie Maud Orser, herself part of a large loyalist clan. In 1908, Albert Stinson sold lot 11 and moved to Cobourg.

The new owner was Howard C. Rundle, another doctor. He was from Darlington Township and came to Brighton to set up a medical practice. His wife was Lulu Bongard and they would have three children, Mona, Howard and John Leighton, the last born in 1913. This family would become a solid part of Brighton over the next decades, as the doctor served the public and became beloved for his good nature and medical skills.

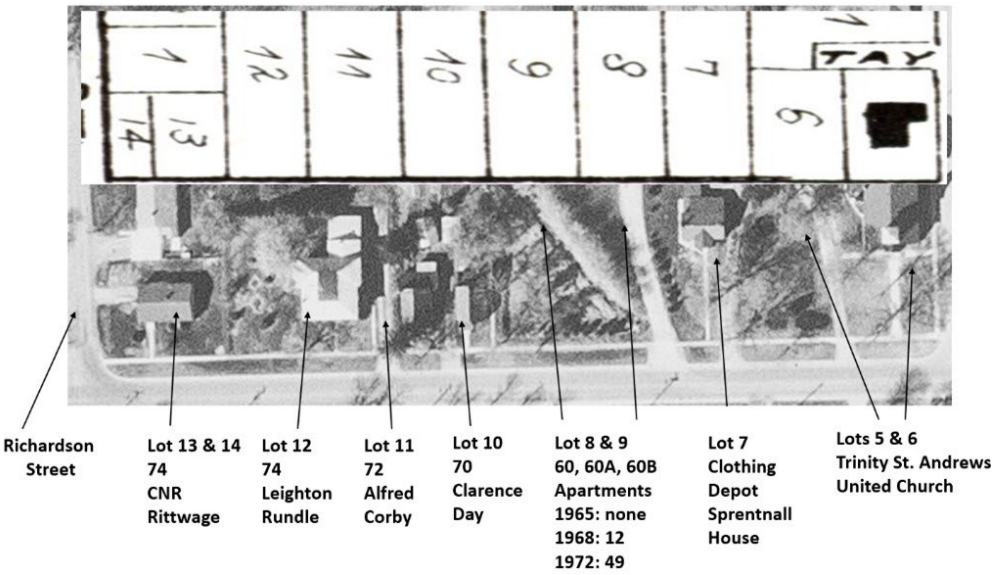
Howard C. Rundle passed away in 1957 and the estate of his wife, Lulu, passed the property at 74 Prince Edward Street to their youngest son, John Leighton Rundle in 1975. Leighton Rundle was active in business in Brighton as were his sons Cameron and Ian.

**74 Prince Edward Street West – Village Lot 12**

Village Lot 12 is now the yard on the south side of the yellow house, over to the next property at 78 Prince Edward Street. This lot has the same history as lot 11, although the Rundles handled it separately in passing the land down to Leighton Rundle in 1952.

**78 Prince Edward Street West - Village Lot 13 & 14**

The modern brick house at 78 Prince Edward Street demonstrates the most recent use of this property. The house faces east onto Prince Edward Street but it is a corner lot with the south side of Village Lot 13 running down the north side of Richardson Street.



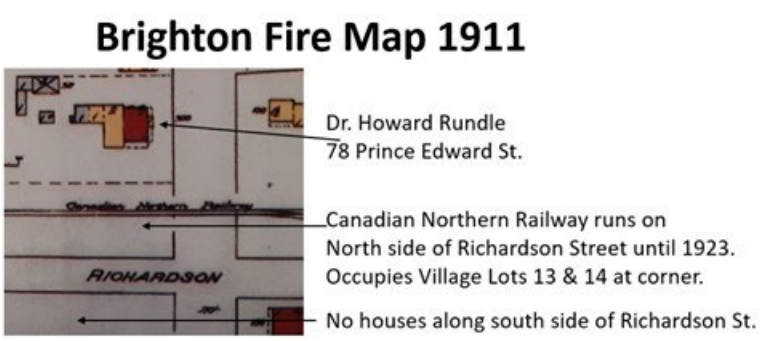

The early years of this property match neighboring lots, James Richardson Sr., James Lyons Sr. and William Butler. Unlike many other lots in this area, William Butler maintained ownership of lot 13 until 1866 when he sold to James M. Gould of Salem. James Monroe Gould (1830-1904) was part of a large loyalist family that had settled very early along the shore of Lake Ontario west of Brighton, where the village of Salem would develop. He married Adelaide Brown in 1849 and Priscilla Bellamy in 1888, both from early settler families in the Salem area. James Gould held Village Lot 13 in Brighton from 1866 to 1875 when he sold it to James Scougale, a marriage maker in Colborne, who turned it around quick with a sale to Alice M. Thayer of Brighton.

Alice Maud Potter (1852-1880) was born in Trenton to James Potter and Mary Ann Hendricks. She married Ira Blanchard Thayer in 1874 and became part of the growing Thayer clan in Brighton. Ira Blanchard Thayer (1843-1926) was a son of Nathaniel Thayer and Fanny Drewry. Nathaniel Thayer had roots in Massachusetts, having moved to Upper Canada with his brother, Isaiah, in the early 1820s. Nathaniel acquired a half-acre lot in Concession B, Lot 35, on the east side of Prince Edward Street, across from the spot where the Methodist church would be built. Isaiah Thayer also acquired land in the same area and would develop a thriving nursery business in association with his brother's farm.

Village Lot 13 was passed on to Ira Blanchard Thayer from his wife's estate in 1885. Lot 14 had been in the hands of William Butler and his estate sold it to Alice M. Thayer in 1875, so lots 13 and 14 were now under the same ownership. Both lots were passed on to Ira's sister, Fanny, in 1878. She married James Ewing Solomon in 1863. In 1901, Ira Thayer sold both lots to Ira Solomon. They were quickly sold to Nellie M. Wade, the wife of Robert Wade, and she sold to Thomas E. Pelkey in 1906.

Thomas Edward (or Edgar) Pelkey (1862-1939) grew up in Murray Township, in the Carrying Place area. His parents were Joseph Thomas Pelkey and Catharine Stoneburgh and he married Effie Blandie Mutton in Brighton in 1892. It could be that the purchase of Village Lots 13 and 14 in 1906 was a matter of speculation in the midst of rumours of another railway coming through Brighton. As it happened, Mr. Pelkey was in the right place at the right time. He purchased the lots from the Wade's for $2,200 and sold to the Canadian Northern Railway for $3,500. Not a bad profit for holding the property for four years.

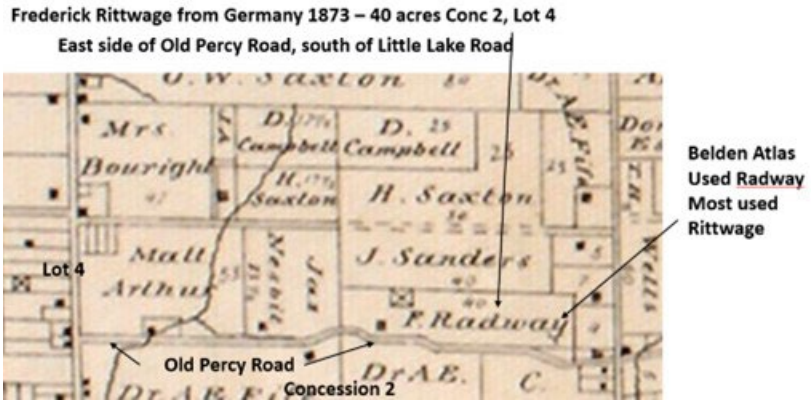
Competition for transcontinental railway traffic led to the creation of the Canadian Northern Railway. It originated in Manitoba in the 1890s and the part of its system from Ottawa to Toronto began construction in January 1910. It began in the Don Valley and headed toward Trenton where a large bridge was erected. In Brighton, this third railway line would pass north of the existing Grand Trunk railway which was just south of Richardson Street. Land was purchased along the north side of Richardson Street for the new railway, including Thomas Pelkey's Village Lots 13 and 14 on the west side of Prince Edward Street. Our third set of railway tracks presented even more danger and inconvenience for the travelling public, but railway fever was still turning minds toward more tracks and bigger, faster locomotives.




The Canadian Northern Railway only operated for a decade before the economics of so many railways came home to roost. It ceased operations in 1923 and the tracks were torn up soon after. Village Lots 13 and 14 on the west side of Prince Edward Street were not sold by the railway until 1949, to William and Sarah Daniels. William Henry Daniels (1900-1985) was born near Coe Hill, in Hastings County but would be in Brighton to marry Sarah Bird, also from Coe Hill. They made Brighton their home but only owned the property for four years, selling to Clarence Rittwage in 1953.

Clarence Harold Rittwage (1902-1974) was born in Brighton Township, a son of Frank Rittwage and Adeline Wicks. In 1924 he married Theresa Helena McMaster, also born nearby. The Rittwage family came to Brighton in 1873, directly from Germany. Clarence's grandparents, Frederick John Rittwage and Louisa Martin, would Anglicize their names to fit their new home and they acquired land quickly at concession 2, lot 4, Brighton Township. That was part of the Simpson farm, on the west side of Percy Street (The Old Percy Road) and in the north part of lot 4, a bit south from the next concession road, what we call Little Lake Road.

The name Rittwage was not totally consistent in this family as records in the later 1800s show Radway as the name in more than a few places. Frederick John Radway (1884-1948) was a son of Arthur Robert Rittwage and he used the Radway name all his life, as demonstrated on his memorial. Most of the others used Rittwage.



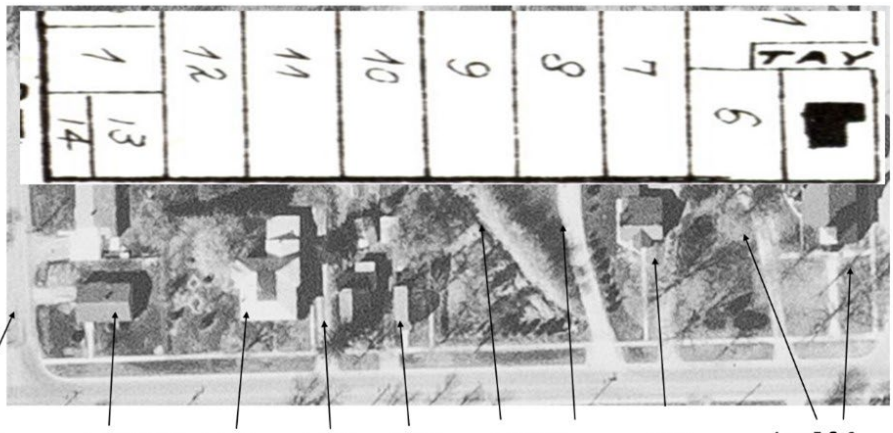

Clarence's father, Francis Lewis "Frank" Rittwage farmed on the land at lot 4, concessions 2 all of his life except for a few years spent in Saskatchewan. Bert Rittwage, a brother of Clarence, married in Brighton in 1912 and a child was born in Saskatchewan the next year.

Bert's parents, Frank and Adeline, brought the whole family to Saskatchewan but were back in Brighton by the early 1920s. Bert would stay and ranch in the Mankota area.

If we look at the map segment below, we can see that Lot 13 fronts on Prince Edward Street, and is only half the depth as the other lots to the north. Lot 14 is right on the corner of Prince Edward and Richardson Streets, of the same depth to the west as lot 13. When we then look at the house at 78 Prince Edward Street, we can see that the house sits across lots 13 and 14, facing east, onto Prince Edward Street. It takes up the eastern part of lots 13 and 14. The land records are confusing for lots 13 and 14 because they include transactions related to the properties to the west, down Richardson Street from number 78 Prince Edward.

Soon after acquiring lots 13 and 14, Clarence and Tressa Rittwage sold part of the west side, along Richardson Street, to their son, Clarence Harold Rittwage, Jr. This property became 6 Richardson Street and was sold to Harold Phillips in 1964 and Clarence Rittwage Jr. moved to Kingston.

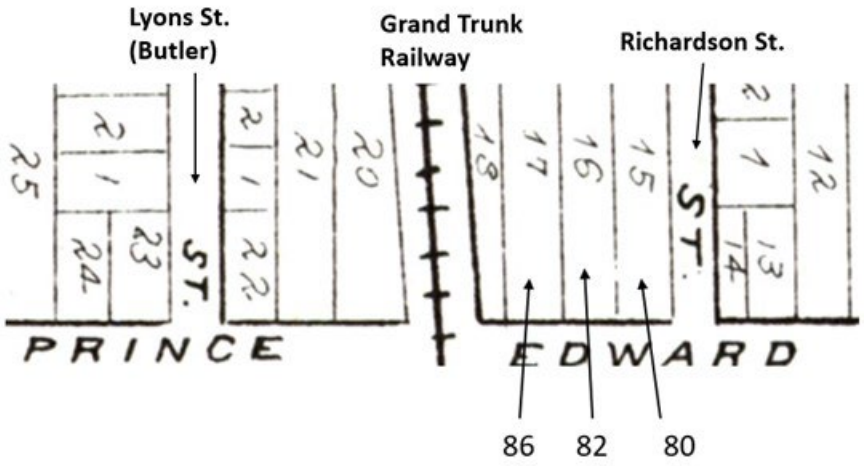
Clarence and Tressa Rittwage lived at 78 Prince Edward Street and raised a large family which included youngest son Roy Ronald Rittwage (1943-2006) who was instrumental in the Proctor Simpson Barn project. Clarence and Teresa Rittwage are shown at 78 Prince Edward Street in the 1972 Voters Lists, along with Miss Doris Rittwage, a daughter. Clarence died in 1974 and in 1977, Tressa sold to son Roy and his wife Anna and they sold in 1983 to Scott and Donna Binnie.



**80 Prince Edward Street West – Village Lot 15**

South of Richardson Street, the lots fronting on Prince Edward Street are long and narrow, numbering lots 15, 16 and 17. Village Lot 18 is shown on the map as being a sliver north of the railway tracks. This suggests that, before the Grand Trunk Railway was built in the 1850s, the lots continued normally with lot 18, 19 and 20. The track sliced through here, removing lot 19 altogether and leaving lots 18 and 20 only partially available. Then, in the 1880s, when the Canadian Pacific Railway built tracks along the south side of the Grand Trunk, lot 20 would disappear.

**West Prince Edward St. Between Richardson St. and Tracks**
**After Grand Trunk Railway (1856) – Before CP in 1885**




Today, there are three properties between Richardson Street and the tracks on the west side of Prince Edward, numbers 80, 82 and 86. Numbers 80 and 82 are small houses and 86 is a larger building that houses a home and business.

**West Side of Prince Edward St. – South of Richardson St. to Tracks**

Village Lot 15, on the corner south of Richardson Street, holds 80 Prince Edward Street. The early history of this property runs along the same lines as other lots in the area, beginning with James Richardson, then James Lyons and to William Butler in 1847. At this point, Village Lot 15 follows its own path. In 1850, William Butler sold ½ acre of the lot to Martha Devlin. This was Martha Wilson (1799-1894), daughter of James Wilson from Ireland and Sarah Wessels from Bergen County, New York. This was Sarah's second marriage, the first was to John Roblin.

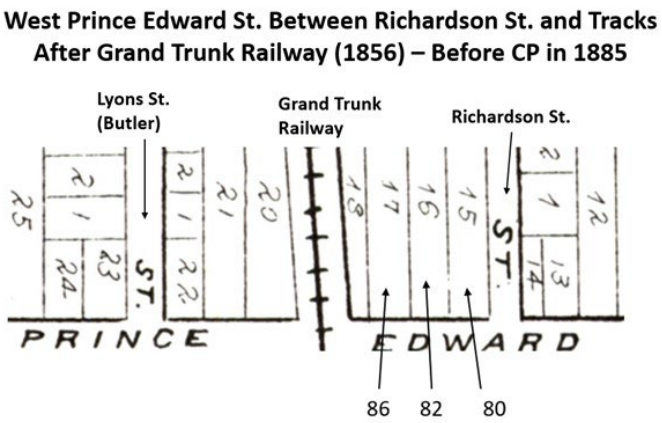
Martha Wilson had married Mark Devlin in 1822 and they raised a family of eleven children, initially in Prince Edward County, but moving up to the Brighton and Murray Township area in the 1840s. These folks appear to have been merchants and tradesmen rather than farmers, and by the 1851 Census we see Mark Devlin in Brighton Township living with several of the younger children, and his wife, Martha, living with son John in Sidney Township. In 1861, Mark was a clerk in a store in Campbellford where his son, Luke, was a cabinet maker.

Another son, Joseph Edward Devlin, became a millwright and worked at various mills around the province as well as in Michigan for a time. He married Camilla Kemp in 1876, she a widow of Stephen B. Newcomb of Newcomb's Mills, later to be called Orland. Martha Devlin sold Village Lot 15 on Prince Edward Street to sons John and Joseph, and the parts evolved to Joseph. In 1875, he sold to Moses Boardman, a farmer from Quebec who had married Joseph's sister Frannie.

Sadly, there is a large gap in the land records at this point and we have nothing until the Reeve and Treasurer sold Lot 15 to Oscar P. McConnell in 1935. The next year it was sold to Agnes Gillette who was Agnes Cameron, wife of Samuel James Gillette., a plumber in Brighton. This family owned 80 Prince Edward Street for two decades, then it went to Robert and Muriel Hodgson who had it until 1972. There have been numerous owners since then.

**82 Prince Edward Street West – Village Lot 16**

The next long, narrow lot to the south is Village Lot 16. William Butler sold this lot in 1853 to Joseph Abraham, a young fellow from Hallowell Township who had just seen the birth of his first child and was looking to make an investment that might provide quick profit. In fact, he purchased both lots 16 and 17 at the same time, then took mortgages on both. He held them only three years, selling both lots to John Dingman in 1856.




There are literally dozens of people named John Dingman in www.treesbydan.com and selecting the right one for this land transaction is tricky. However, it was probably John Dingman (1792-1868) who was married to Susannah Dusenbury and lived in Marysburgh Township, Prince Edward Co. He was in his early 60s, had been engaged in various land speculation, and these two properties, lots 16 and 17, seemed a sensible investment because they were near the Grand Trunk Railway tracks. Railway fever was rampant in the 1850s and investments were made in anticipation of the railway bringing prosperity to the town.

In 1861, John Dingman sold the two lots to George Huyck, who was family. John's daughter Hannah, had married William Henry Huyck and their son, George Huyck (1839-1908) bought the lots. He married Sarah Amelia Pope a few months later and that family would live in Brighton. The land would pass on to their daughter, Hannah May Huyck in 1899 and she sold both lots in 1907 to her sister Melissa A. Anderson.

Melissa found an opportunity to sell both lots in 1912 to Emma L. Loomis, formerly Emma Loretta Weeks (1863-1928) who was married to Alexander Bettes Loomis, a farmer in the area of Orland and Codrington. The next year, both lots 16 and 17 went to Sylvanus and Corintha Freeman. Sylvanus Freeman Jr. (1847-1915) was married to Corintha A. Allard (1849-1927). His father, Sylvanus Freeman Sr. (1800-1884) was born in Vermont and came to the south end of Murray Township in the 1820s where he married Sophia Amelia Smith, who had been the first wife of William Thomas Hutchinson.

Sylvanus Freeman Jr. and his family lived and worked on Prince Edward Street in Brighton. He had a barber shop at 20 Prince Edward Street which burned in 1874 and later he would become a successful grocer with a store at 24 Prince Edward Street. In 1913, he acquired all three lots on the west side of Prince Edward Street, 16, 17 and 18. The first two he purchased from Emma Loomis and the third from Isaac Oscar Proctor, a brother of John Edward Proctor. The records make it clear that both Proctor brothers were heavily engaged in constant investment and speculation in real estate.

Sylvanus Freeman Jr. died in 1915 and the properties passed to his wife, Corintha. She married William Henry Brooks two years later. The next transaction related to Village Lot 16 is a mortgage in 1924 which Corintha Brooks took from Henry M. Ireland. Henry Musgrove Ireland (1846-1933) was a prosperous farmer west of Orland and five years later, he passed the land and the mortgage on to Joseph T. Harnden, a farmer in the Salem and Colborne area. He passed away in 1929, leaving his estate to sell the lots to John Vincent.

John Robert Vincent (1864-1944) was born in Brighton Township and had married Rosa Roblin in 1893. His parents were Stephen Vincent (1819-1890) and Mary Matilda Scott (1834-1917). They were originally from Hallowell Township, Prince Edward County, but moved to Brighton Township in the 1850s, where Stephen worked as a carpenter. Records show they lived at lot 1, concession 3, Brighton Township, north of Spring Valley. John Vincent was very active in the village of Brighton as a merchant and fruit dealer. In 1932, Don Vincent married Dorothy Simpson, a daughter of James Dyer Simpson and Alice Owens.

In 1945, the estate of John Vincent sold Village Lots 16 and 17 to his nephew, Don Vincent. Donald Theodore Vincent (1909-1983) was a son of Clarence Theodore Vincent and Della Permelia Rowley who farmed at concession A, lot 32, Brighton Township, east of Brighton. Donald Vincent acquired a small piece of land in Village Lot 2, Prince Edward St.,

West side, in 1943, which he would sell to his daughters, Lynda and Wanda in 1976. This was part of the land soon to be taken up by Prince Edward Plaza.

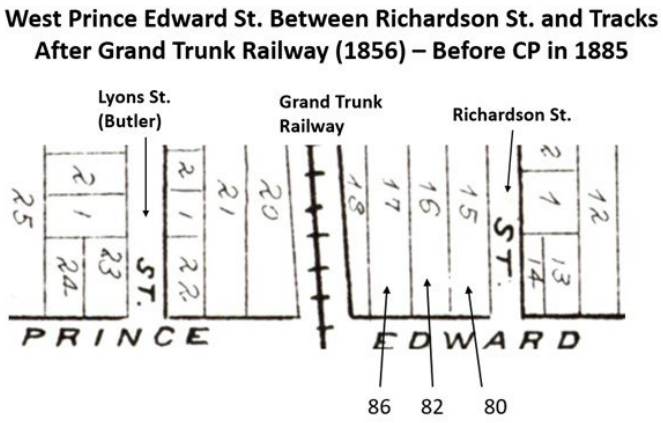
Village Lot 16 and the house on it was sold by Don Vincent in 1951, going to Esther Remouche. Then, in 1964, the property was acquired by William and Sandra Dunk, a well-known family in Brighton, and they lived at 82 Prince Edward Street into the early 2000s.

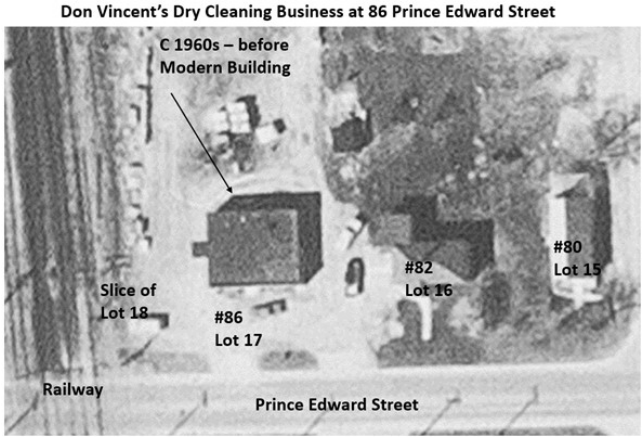
**West Side of Prince Edward St. – South of Richardson St. to Tracks**

**86 Prince Edward Street West – Village Lots 17 & 18**

As of this writing in 2024, Village Lots 17 and 18 are occupied by a modern building that hosts D. Koets Plumbing and Heating, Pure Hair Salon and a private home. This is the full width of lot 17 and the slice of 18 that was left after the railway was built in the 1850s.

The history of village lot 17 is lock-step with that of 16 until 1951 when Don Vincent sold lot 16, as mentioned above. In the remaining property, lots 17 and 18, he established a dry-cleaning business that operated until 1973. This snip of the aerial photo of Brighton in the 1960s shows the older building at 86 Prince Edward Street, as it was when Don Vincent operated the dry-cleaning business there.

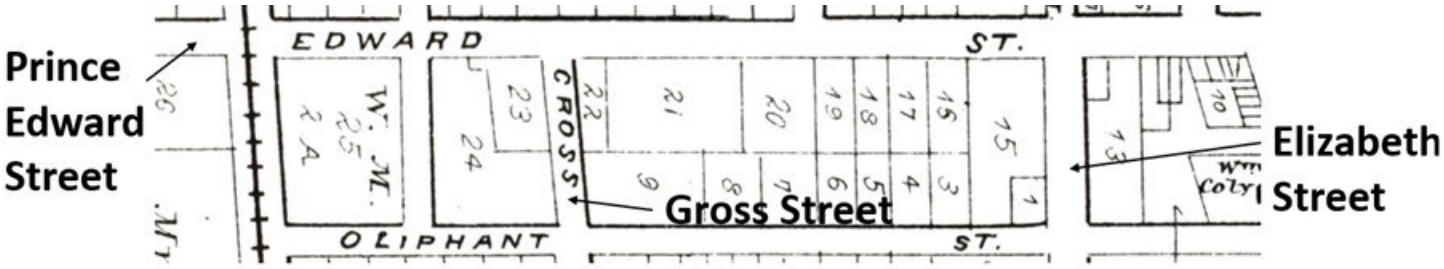


# Prince Edward Street - East Side

### Elizabeth Street to the Railway Tracks

In this section, Around Town will address the properties on the east side of Prince Edward Street, between Elizabeth Street and the railway tracks. At a later date, another section will address Prince Edward Street south of the railway as well as its further extension to the east to meet Harbour Street.




Today, Elizabeth Street is the primary street out of Brighton to the east and it is Number 2 Highway. However, it is useful to step back in time and understand how the roads were established in very early settlement days. The first and most important road through this area was the Danforth Highway which was built in 1799 along the line between concessions 1 and 2. There were no more than a few scattered log cabins at that time, with the bulk of settlement well in the future.

However, when the Danforth Road touched the border between Cramahe and Murray Townships, it swung a bit north and headed up what we call Dundas Street, following the high ground to Smithfield. Mr. Danforth's orders were to build this road quickly and one way to do that was to keep to the ridges north of the shoreline of Lake Ontario. Besides, John Drummond Smith was already settled on the creek that would take his name, founding the village of Smithfield. It made sense to take the road directly to the place where people were already established.

This situation changed after the War of 1812 was over, in the later 18-teens, when the government was intent on providing a better road along the north shore of Lake Ontario. This was partly to facilitate military operations but also to support settlers coming into the area. In many places, the old Danforth Road was in very poor shape, so it was refurbished and upgraded for easier travel. In other places, a new route was selected. Since 1800, many settlements had been established at the shore of Lake Ontario and it made sense for this important road to pass through the populated communities. For example, we can see the road dropping down to the lakeshore at the new settlements of both Cobourg and Port Hope.

At the border of Murray and Cramahe Townships, a similar change happened. The new route of the road to the east from here would dip south of the ridge and run directly east toward the growing settlement at the mouth of the Trent River. The Danforth Road had gone south from Smithfield to Asa Weller's trading post at the Carrying Place, but the new road went straight east to Trent Port, which we now call Trenton. A ferry operated there, carrying travelers across the Trent River and into Hastings County. The covered bridge in 1834 would make this route even more convenient for travelers.

In this context, the three-way intersection in the middle of today's town of Brighton developed because of the change in the roads. Main Street came up to a duck pond and travelers jogged south and then east onto the new York Road, later called the Kingston Road, what we call Elizabeth Street. In the future, the businesses along Main Street would be primarily merchants and the businesses at the intersection of Elizabeth Street would support transportation. We can recall the many gas stations at this corner.

**3 Elizabeth Street South – Village Lot 15 Prince Edward Street East**

Today, the gas station and Presqu'ile Café and Burger on the south-east corner of Elizabeth and Prince Edward Streets has the address of 3 Elizabeth Street. The Belden County Atlas of 1878 shows that Village Lot 15 occupied this corner, all the way east to Oliphant Street. It is a larger lot than most in this area and we need to be aware that more than one property was located on its western edge, along Prince Edward Street.

We also must be aware that this is the far north-west corner of the larger township lot 35, concession B, Murray Township.

The land records for Village Lot 15 begin with three transactions that are similar to others in this larger township lot. The first item is dated May 22, 1798, and it is the Patent from the Crown for all 200 acres of lot 35, concession B, Murray Township which was obtained by Mathias Marsh (1761-1829). He was born in Amenia, Dutchess County, New York, a son of the famous loyalist, Col. William Marsh. His family fled their home in New York before the war began and the younger siblings of Mathias were born in Manchester, Bennington County, Vermont.

After the war ended, Col. William Marsh travelled to Upper Canada with his older sons to look for land where the next generation of the family could be established. The oldest son, Mathias, obtained land grants in lot 5, concession 1, Sidney township and lot 35, concession B, Murray Township. His brother, Jeremiah, drew land in Murray Township but died in 1816. Brothers Benjamin and Samuel drew land in Hope Township, in the area where Port Hope is today. William Samuel Marsh inherited the family lands in Vermont and remained there. The youngest of the family, John Johnson Marsh was in Vermont as late as 1830, but then obtained land in Hope township. During the 1840s he moved to Vincent Township, Grey County, in the Collingwood area.

A sister of Mathias Marsh was Hannah who married Asa Weller in Manchester Vermont. This family would become one of the leading settlers in the south-east corner of Northumberland County. Asa Weller took advantage of the need for travelers to have their boats and baggage carried across the narrow isthmus of land called the Carrying Place, between Wellers Bay and the Bay of Quinte. His trading post and batteaux portage service proved to be very lucrative at this very strategic location.

Once his children were established in their new homes, old Col. Marsh went back to Vermont and died there in 1816, in his 78th year.

Mathias Marsh lived on a farm along the north shore of the Bay of Quinte near the location of Trenton today. He used the land he obtained in Murray Township to generate revenue. This was exactly the intent of the land grant system, to provide wealth for the loyalists and to build a privileged class that would run the new colony, just as if it was a county in England. In the initial stages, this system worked as intended.

In 1803, Mathias Marsh sold all 200 acres of lot 35, concession B to William Lounsbury. This is not a familiar name in the area because they did not stay, and it is very difficult to find information as to exactly who they were. William Lounsbury

was probably back in the United States in 1815 when a land transaction was completed, showing 100 acres in the north part of lot 35 acquired by John Singleton.

The mother, of John Singleton, Ann McArthur, sometimes called Nancy, had been married to Captain George Singleton in 1788, soon after the war was over and settlers began to come to Upper Canada. George Singleton had been a soldier with the Royal Yorkers and was seriously wounded at the battle of Oriskany, near Fort Stanwix, New York State in 1777. He had come to the north shore of the Bay of Quinte along with his brother-in-law, Israel Ferguson and an army buddy, Alexander Chisholm, with the intent of trading with the Indigenous people to the north. Unfortunately, George Singleton died suddenly of fever on the annual trip to take furs to Montreal in 1789, leaving a widow with a newborn baby and a trading post in question.

Alexander Chisholm would marry the widow Singleton in 1791 and, after many unsuccessful attempts to persuade the authorities to grant him land at the mouth of the Moira River, he moved to Murray Township and squatted on land north of Presqu'ile Bay. He was ambitious, establishing saw and grist mills as early as 1796 on what would later be called Butler Creek. Alexander Chisholm died in 1808 and his wife would take over management of the massive land grants obtained by these two loyalists.

Ann Chisholm then married Cyrus Marsh around 1810. Cyrus and Ann Marsh lived on conc B, Lot 34, Murray Township until his passing around 1828 and she continued to be a primary force in real estate activity until she died in 1862, at the age of 90. We can truly call this lady the Matriarch of Brighton.

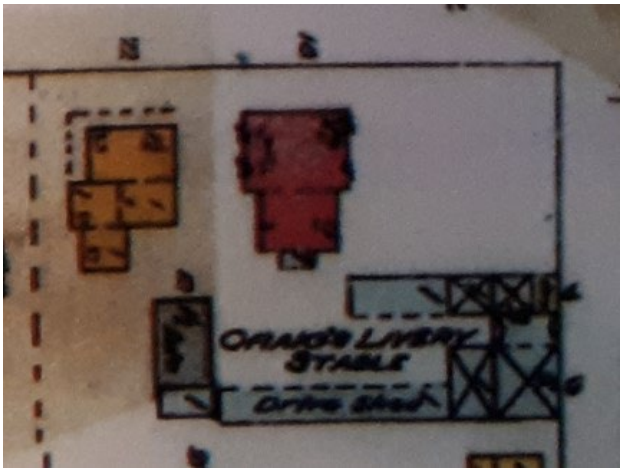
Her son, John Singleton, married Margaret Canniff in 1811, a daughter of James Canniff and a member of the well-known family who founded Cannifton, on the Moira River north of Belleville. He carried on his mother's habits of dividing the township lot properties they acquired and selling small village lots to folks who wanted a home in Brighton. In 1826, he sold a small half-acre piece of land to Richard Spencer. This was the far north-west corner of the 100 acres he had acquired in lot 35. This was Village Lot 15.

Richard Spencer (1797-1863) had been born in Kingston, a son of Hazelton Spencer and Margaret Richards. His father had been the commandant of the garrison at Kingston from 1797 to 1803, later combining the roles of sheriff and county crown attorney. It was said that he died in 1813 from over-exertion in carrying out his duties. His eldest son, Richard, had served in the war of 1812 and became the family leader on the death of his father.

Richard Spencer is often called a farmer in the records, but we know that, by the 1850s, he was the editor and publisher of the Brighton Flag, the only newspaper printed in Brighton. His name was on the front page of the booklet that was published in the summer of 1859 to provide all the salacious details of the infamous murder story of Sarah Ann King by her husband, Dr. William Henry King. A copy of this document was provided by Rose Ellery during research that resulted in the book "Murder in the Family: The Dr. King Story" published in 2015.

Richard Spencer held the ½ acre property on Prince Edward Street until 1835 when he sold it to Isaac C. Proctor. We have seen in Around Town, Main Street that Isaac Chamberlain Proctor (1790-1866) was deeply involved in land speculation all around Brighton. His father, Josiah Proctor (1757-1850) had established a sound basis of wealth for his family by the early acquisition of land that would later become part of the village of Brighton. Like the Singleton's, the Proctors made a business out of selling small village lots out of their larger township lots. The source of their assets was not land grants since they were not loyalists. However, shrewd selection of land along with some good luck worked just as well.

Village Lot 15 would be in the hands of the Proctor family for a long time. Isaac granted it to his wife, Elizabeth in 1841 and it would be inherited at her passing in 1872 by her son, William Chamberlain Proctor. Records suggest that William C. Proctor died at his Prince Edward Street home in 1913. The Brighton Fire Map of 1911 shows one large brick house facing onto Prince Edward Street in the south part of Village Lot 15. It appears that this house was built by the Proctor family, probably in the 1860s, and specifically as the home of William C. Proctor.




This property was in the hands of the Proctor family until 1919, when the estate of John Edward Proctor, a son of Issac C. Proctor, sold it to George H. Craig. Born on Presqu'ile Point, George Henry Craig (1883-1923), normally called Harry, was a son of George Craig and Charlotte Lee. His grandfather was William Cragg (spelling evolved to Craig) (1814-1891), an Englishman who had come to Presqu'ile Point in the 1840s, and established his family on several sections of land on the point where they farmed as best they could. By the time of the 1869 survey of Presqu'ile Point, at least five different pieces of land they controlled totaled almost 44 acres. This was very small for a family farm, even in those days, and it would not be a surprise to see the family leave the point, dispersing to more productive land to the north.

George Craig had married Charlotte Lee in 1869 and they had two sons, Fred and Harry who were more interested in doing business in town than farming. In 1911 the two brothers set up a livery business at 3 Elizabeth Street. The Brighton Fire Map of 1926 clearly shows "Craig's Livery Stable" fronting on Elizabeth Street and running well behind the big house.

In this context, it made sense to purchase the big house near the livery barns. Harry provided a life lease for his second wife, Edith Plumton, so she had a place to live after he died in 1923.

A big change happened on this corner in 1933 when the estate of George Henry "Harry" Craig sold land close to the corner to Supertest Petroleum Corp. Ltd. so they could establish a gas station. Then, in 1939, the south part of lot 15 was granted to Edith, the widow of Harry Craig. This is the part where the big house was located.

The widow Edith Craig married Frederick Slade in 1944 so it was Edith Viola Slade who, in 1945, provided a 10-year lease for the corner property to Supertest for a gas station, and later sold it outright. The next year, in 1946, she sold a piece of land down Elizabeth Street, at the east end of lot 15, to the Lehigh Coal Company. In 1948, the LeHigh Coal Company sold part of this land to Frank Pearsall and he established a gas station. This was the time when everyone had cars and there was a huge demand for gas and oil products as well as maintenance and repair for the family car as well as the buses and trucks that were on the road now. On 1958, Frank Pearsall sold to B.P.

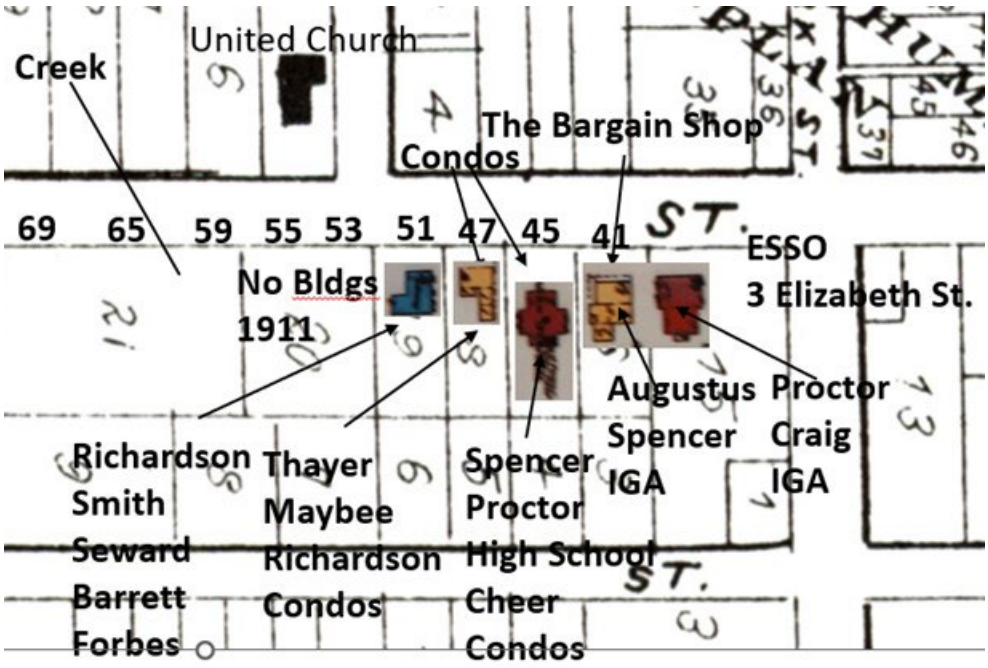
As to the big house on Prince Edward Street in lot 15, Edith Slade sold this part of the lot to Ross and Mae Sherman in 1963. This was obviously a speculative step, because they sold the property to Howard R. Sharp in 1964, for a hefty profit. This made way for the construction of an IGA store. A newspaper article in October 1964 said “Construction is under way on the new supermarket. Last week the last debris from the razing of two houses on the east side of Prince Edward, one being the old Craig block, was cleaned up and foundations are being laid for the new structure which is estimated to cost $40,000. There will also be a good-sized parking lot in connection with the new supermarket. Howard Sharp, proprietor of the Brighton IGA Store on Main, is constructing the new supermarket and will be moving his business to the new site when the new building is completed late this fall. (41 Prince Edward Street)" Source: History of Brighton Businesses by Susan Brose, page 371.

The IGA would later become the *Bargain! Shop* we see today at 41 Prince Edward Street just south of the gas station and Presqu’ile Café and Burgers. This property covers the south side of lot 15 and lot 16.

**41 Prince Edward Street East – Village Lot 16**

Village Lot 16 had a very different history, although ended up sharing lot 15 with the IGA store and parking lot.

This image is a visual summary of the east side of Prince Edward Street south of Elizabeth. It shows the buildings that were on the street at one time, along with their modern street numbers and the succession of owners. The underlying map of the village lots is from the 1878 Belden County Atlas and the images of individual buildings are taken from the 1911 Brighton Fire Map which was created for fire insurance purposes.




The first three land transactions are the same for lots 15 and 16, with Mathias Marsh obtaining the Patent for the whole 200 acres in 1798, them selling to William Lounsbury, then the sale of the north 100 acres to John Singleton. The next transaction in 1832 shows that Isaac S. Platt sold lot 16 to Augustus Spencer, a younger brother of Richard Spencer.

Augustus Daniel Barnabus Spencer (1806-1872) had just been married to Ann Hurde and he would join his older brother in Brighton where he raised a family and worked as a carpenter. The house that was in lot 16 (today's 41 Prince Edward Street) was probably build in the 1860s by the Spencer family.

In 1859, lot 16 went to Margaret Ann Spencer, the oldest child of Augustus and Ann Spencer. She had recently married Corey Sherman Spencer, who was from a different branch of the huge Spencer family tree that comes out of Rhode Island. Corey and Margaret Spencer farmed near Hilton and, in 1868, they sold lot 16 to Margaret's mother, Ann (Hurde) Spencer.

Ann Spencer died in 1889 in South Fredericksburgh Township while living with her daughter Adelaid Victoria who had married Thomas Sloan. The property on lot 16 changed hands numerous times including in 1920 to Isaac Marshall Snider (1857-1940) who was a tinsmith in Brighton. He passed it to his two daughters, Mary Louise Snider who married Paul Sundberg and Ruth Berry Snider who married Clarence Harold Atkins. Isaac Snider died in 1940. His daughter, Ruth Berry (Snider) Atkins, would sell to Harold George Spencer, the fellow who was operating a dairy business at the corner of Elizabeth and Oliphant Streets. He quickly turned the property around to William H. Conn, who was very active in real estate speculation in the town.

The land records for lots 15 and 16 come together in 1964 when Howard Sharp acquired both lots and built his IGA store on the south part of lot 15 and the west end of lot 16. The newspaper article shown above re lot 15 mentions two houses that were razed in the process. The two houses would be the large brick house on the south side of lot 15, the old Proctor and Craig home, and the smaller, frame house at 41 Prince Edward Street, in lot 16, which had been the home of Augustus Spencer.

This picture can be found on page 12 of "Pictorial Brighton". It shows Ralph Cheer with a team and buggy, in front of the house in village lot 16, the old Augustus Spencer home. The large brick

house to the right side of the picture is the old high school which became the Cheer home, at 45 Prince Edward Street. The frame house with the veranda would be one of the two houses that were demolished to build Howard Sharp's IGA in 1964.

**45 Prince Edward Street East – Village Lot 17**

The next address on Prince Edward Street is number 45, which is a small condo complex immediately south of the *Bargain! Shop*. Actually, the condos take up both lots 17 and 18.

The first three land transaction for lot 17 are similar to those we see for the other lots in this area. Mathias Marsh obtained the Patent from the Crown in 1798 for all 200 acres of lot 35, concession B, Murray Township. He sold to William Lounsbury in 1803 and then 100 acres in the north half of lot 35 went to John Singleton.

In 1831 there is a record showing that John and Margaret Singleton sold ½ acre in lot 35 to Richard Spencer. Another record, this one in 1832, shows that Isaac S. Platt sold land that is supposed to be in Village Lot 17 to Richard's brother, Augustus Spencer. The next record is dated June 15, 1865 and presents a sheriff's sale of land in lot 17 to John Edward Proctor. There is language here that may refer to "interest of A. Spencer". It is hard say exactly what all this means. In any case, the next transaction is not until 1884 and it has John Edward Proctor and Ann Spencer, the widow of Augustus Spencer, granting lot 17 to the Board of Education of the Village of Brighton for $425.

A quote from a Brighton history book says "In 1884 a new High School was built on Prince Edward Street on the property where the condominiums are located." (Source: *That's Just The Way We Were; Brighton Memories*, page 96).

The best picture we have of this school is shown here. It was obviously purpose-built as a high-school building in 1884, as we can see the symmetry of identical doors on either side and the typical high-ceilinged, two-storied structure with a bell tower on top.

This building would function as the high school until 1916 when a new and larger school was built on Elizabeth Street to house both public and high schools.

The Brighton Board of Education sold the old high-school building to Samuel C. Cheer in 1916 for $1,005 and the school was transformed into a family home. Samuel Charles Cheer (1863-1944) was a son of Henry Cheer and Lucinda Victoria Davidson. Their farm was north of Sanford Street, off Kingsley Avenue, an area which later became housing on the north side of Brighton Village.

Sam Cheer was a handsome fellow, able to wear fine clothes with ease. As a teenager, he followed his dream of being a stage actor by hiring onto a travelling dramatic troop that originated in Hamilton but toured around Ontario and New York State. They staged dramatic performances at town halls and opera houses and were a big hit at the Opera House upstairs in the Brighton Town Hall on numerous occasions.

As a bonus, Sam became enamored of the daughter of the troop leader and would marry Alice Towersey in Hamilton in 1890. Once the pair were married, they endeavored to settle down to raise a family, which they did in Brighton. Maurice was born in 1891, Ralph in 1893 and Ruby in 1904. The musical and dramatic talents of the parents were shared by the children, and enjoyed by appreciative Brighton audiences for many years.

When Ruby was married to Wilmer Rudd in 1926, it was a major event at the Cheer home. A report said "It was the wedding of the year with a grand array of potted plants adorning the sweeping verandah and great steps."

In 1944, the estate of Alice Cheer sold lot 17 to James and Annis Dillman who sold it in 1950 to William H. Conn. Mr. Conn sold the lot in 1960 to George and Myrtle Seaman. George Seaman was an Englishman who had immigrated to

Canada as a young man, working as a laborer in Cramahe and Percy Townships. He married Myrtle Agnes Ketchum in 1937 and by 1949 this childless couple were in Brighton where George found it easier to find work.

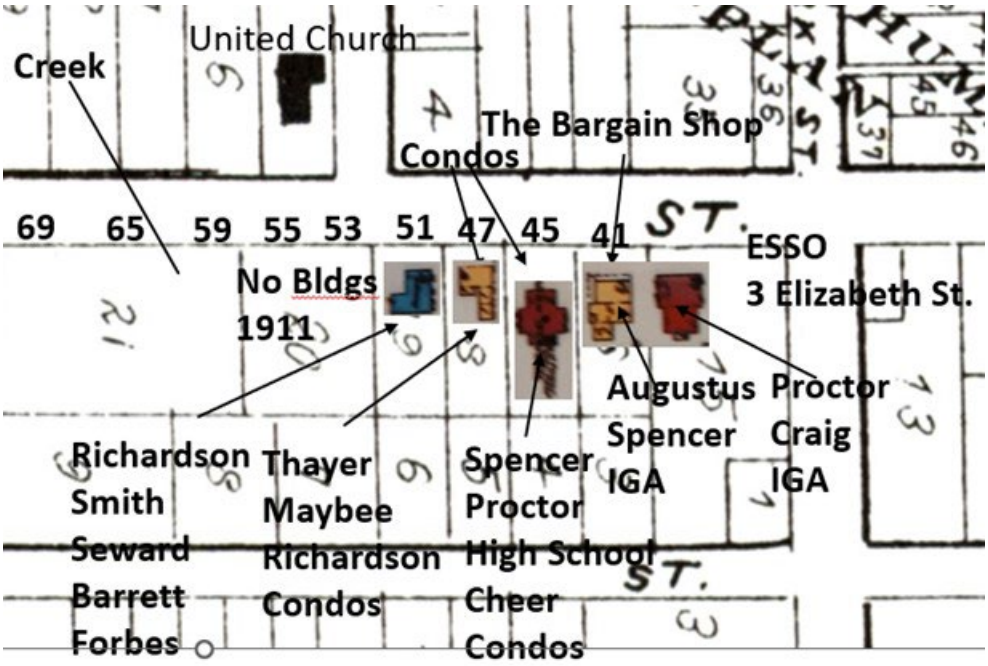
George and Myrtle Seaman sold lot 17 in 1968 to Hannah J. Rae who appears to have been living in the house as the owner and renting apartments as well. The 1972 Canada Voters Lists show two couples as tenants at 45 Prince Edward Street, along with one retired gentleman.

This property would change hands several times the next few years, but the situation changed dramatically in 1983 when Don Henderson Properties Ltd. acquired the property and by the early 1990s, the old school building was gone and Brighton had a condo complex.

**47 Prince Edward Street East – Village Lot 18**

Next on Prince Edward Street was number 47, which does not exist any more, as it became part of the condo complex immediately south of the *Bargain! Shop*. The condos take up both lots 17 and 18.

The first three land transaction for lot 18 are similar to those we see for the other lots in this area. Mathias Marsh obtained the Patent from the Crown in 1798 for all 200 acres of lot 35, concession B, Murray Township. He sold to William Lounsbury in 1803 and then 100 acres in the north half of lot 35 went to John Singleton.




The next transaction for lot 18 sees John Singleton sell ¼ acre to Isaiah Thayer, one of two brothers who had come to Upper Canada from Waymouth, Norfolk Co., Massachusetts about five years before. His brother, Nathaniel Thayer, was 7 years older and had come to Murray Township around 1822, according the census records. In 1826, he married Fanny Drewry, a daughter of George Drewry and Elizabeth Pepper. This was an English family that had come to Prince Edward County in 1817 and would soon gravitate to the south end of Murray Township.

Isaiah and Nathaniel Thayer both acquired land in lot 35, concession B, Murray Township, on the east side of Prince Edward Street, more or less across from the Methodist church, later Trinity St. Andrew's United Church. Nathaniel raised a family and was engaged in farming and Isaiah remained single, often described in records as a harness maker. However, the Thayer family also developed a thriving nursey business here, which would support the beginnings of the apple industry in Brighton and area.

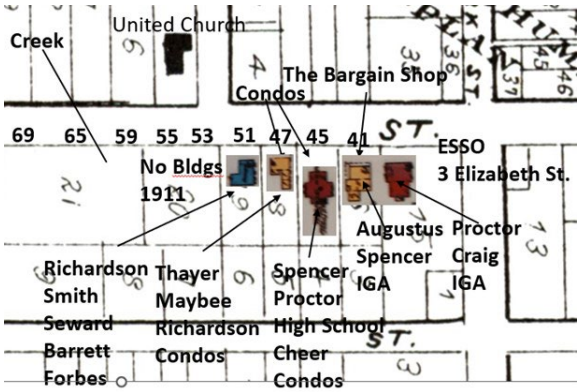
Isaiah Thayer died in 1876 and his will granted Village Lot 18 to "Eliza Cornwall after the death of Eliza Thayer." Eliza B. Cornwall was a daughter of Nathaniel Thayer, married to Isaac Bell Cornwall. Eliza Thayer was Isaiah's unmarried sister.

In 1878, lot 18 was sold by Isaac and Eliza Cornwall to Samuel Bennett (1835-1919) who sold it in 1882 to Mary Catherine Rose, a daughter of Samuel E. Rose and Margaret Catherine Maybee. This lady would be married twice, first to William Latimer and later to James Jessop. The Jessop's moved to Belleville and in 1932, Mary Catherine Jessop sold lot 18 to Benjamin Forester Maybee, a nephew who in turn provided his aunt Jessop with a life lease on the property.

Benjamin F. Maybee and his wife, Blanche Luella Rogers, lived at 47 Prince Edward Street until his death in 1956 and Blanche's in 1961. In 1962, Benjamin's unmarried sister, Margaret E. Maybee sold lot 18 to Ernest and Ellen Lord. The property was sold again in 1971, this time to Frank and Margaret Richardson. The 1972 Canada Voters List shows that this couple was living at 47 Prince Edward Street and he was an "airman".

Then, in 1988, Frank and Margaret Richardson sold Village Lot 18 to Don Henderson Property Ltd. and, the same as with lot 17, the condo facility was created.

**51 Prince Edward Street – Village Lot 19**




Immediately south of the condos there is a lovely frame house which is 51 Prince Edward Street. This occupies village lot 19. The first three transactions are the same as the previous lots, then, in 1826, John Singleton sold ¼ acre in lot 19 to Sarah Nix. This was Sarah (Compton) Nix (1781-1828) who was the wife of Hermanus Nix, a brother of John Nix Sr. who built the first wharf at the east end of Price Street in Gosport.

The next record is in 1833, but seems unrelated to the previous one. This shows Archibald Marsh and Sarah Marsh granting ¼ acre of lot 19 to Mary L. Richardson. Archibald and Sarah are probably siblings, children of Mathias Marsh who obtained the Patent from the Crown for lot 35, concession B, Murray Township.

Mary L. Richardson acquired the property and she would be Mary Louisa McDonnell, the second wife of Captain James Richardson, the famous sailor who obtained the Patent from the Crown for lot 1, concession 1, Cramahe Township, across on the west side of Prince Edward Street. Mary owned this property until 1859 when her estate sold it to Julia A. Smith. This was Julia Ann Wright (1829-1897), a daughter of James Wright and Mary Perry. She married Edward Henry Smith in 1847 and then Rev. Lewis Warner in 1860.

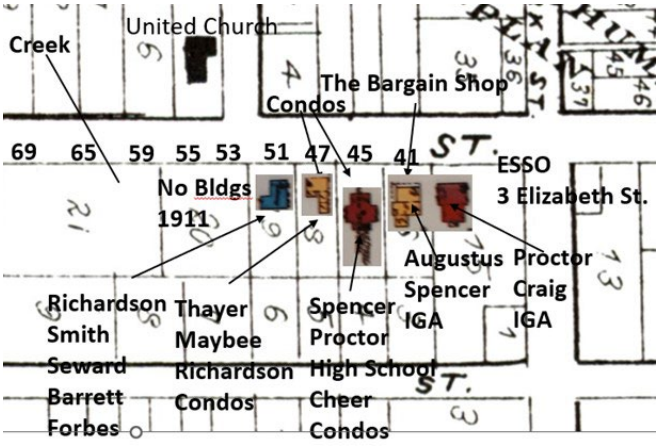
Rev. Warner was sent to various locations around Ontario and the couple would grant lot 19 to their daughter, Julia L. Smith who sold it in 1878 to Mary Garrison. No information is forthcoming about Mary Garrison although she owned lot 19 until 1907 when she sold to Jay R. Chapin. The Chapin family is well known in Brighton Township, hailing from Cramahe Township. Jay Raglin Chapin (1867-1944) grew up on his parent's farm east of Brighton, along the north shore of Presqu'ile Bay. He married Annie Mabel Peterson in 1894.

The next owner, in 1911, was Thomas H. Seward who was a farmer at Stoney Point. He married Mary Ann Budway in 1880. The estate of Thomas H. Seward sold what was now called 51 Prince Edward Street in 1935 to Rev. Charles W. Barrett and after he died in 1948, his estate would sell lot 19 in 1962 to William & Gladys Forbes. The Canada Voters Lists for 1965 and 1968 show William Forbes was with the R.C.A.F. and his wife Gladys worked as a cashier in Brighton.

In 1972, lot 19 was sold to Albert Plumb who is listed as a manager in 1972 voters lists. They had a son, Victor who was a student at that time. The next record is two decades later when the estate of Albert Plumb passed the property to Reta Leona Plumb. The last transaction available for Village Lot 19 was the estate of Rete Leona Plumb selling to Mary Jane Milburn Lawrie in 2006.

**53 & 55 Prince Edward Street – Village Lot 20**

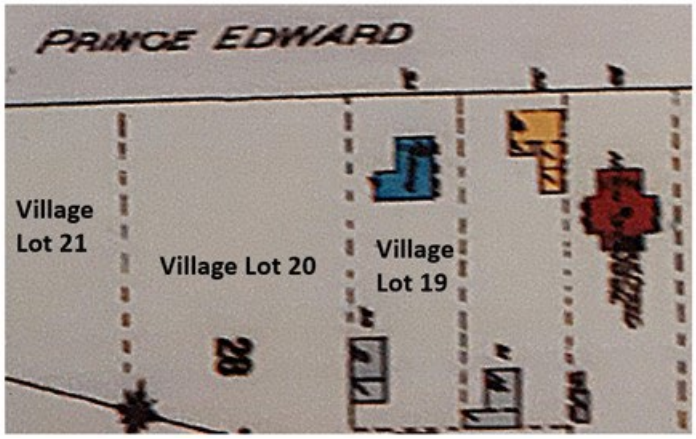
Village Lot 20 is a double-wide lot which is directly across the street from the United Church. Today it contains two houses, #53 on the north side and #55 on the south. The first three transactions for lot 20 are the same as the others we have seen, but then in 1826 John Singleton sold part of lot 20 to Nathaniel Thayer for $20. Then there is a large gap in the records, as the next one is not until 1873 when the Will of Isaiah Thayer granted lot 20 to Nathaniel Thayer.



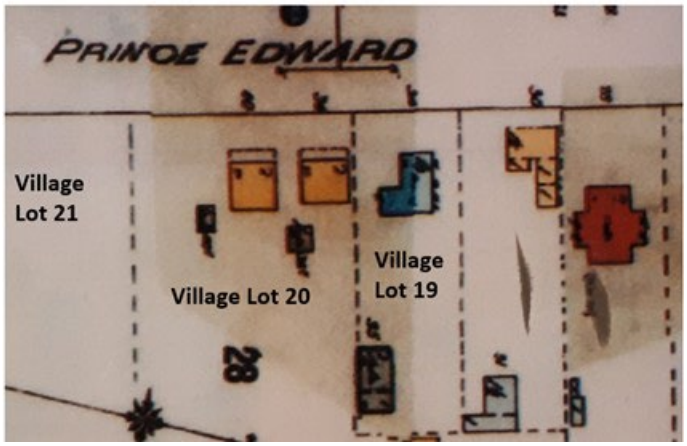

Soon after that, Nathaniel Thayer sold lot 20 to his son, Ira B. Thayer for $500. Ira Blanchard Thayer (1843-1926) married Alice Maud Potter in 1874 and would be engaged in many different business enterprises around Brighton. Early on he was involved with his father in harness making and saddlery, then he was involved in the trade in grain and the management of the Brighton Harbor. He would also be a long-serving insurance agent. In addition, the nursery business was operated by several generations of the Thayer family.

It is interesting to note that the Brighton Fire Map for 1911 shows no buildings on Village Lot 20 on the east side of Prince Edward Street. Then, in the 1926 Fire Map, there are two houses facing Prince Edward Street in lot 20. This means that any buildings that the Thayer family had in lot 20 were removed before 1911.

**Brighton Fire Map 1911**




**Brighton Fire Map 1926**




**53 Prince Edward Street - East Side**

In 1920, Village Lot 20 was sold to Agnes E. Stoneburg for $500. She was the daughter of Samuel Breeze and Elizabeth Huycke, married to Herbert Stoneburg. In 1921, Agnes Stoneburg sold the north part of lot 20 to Wesley Bellamy. This would be 53 Prince Edward Street. Wesley Bellamy (1859-1939) was born in Cramahe Township, a son of Chauncey Bellamy and Almira Silver. He married Estella F. Purdy in Colborne in 1893. Mr. Bellamy was a very much appreciated high school teacher in Colborne. In 1921 he became principal of the high school in Brighton and acquired the property at 53 Prince Edward Street. Of course, the high school was over on Elizabeth Street at this time.

Wesley Bellamy married his second wife, Margaret Jane Hinds, in 1932, while he was teaching school in Port Rowan. He sold the property on Prince Edward Street in 1933 to Eva Tougas and retired. He was living in Whitby when he died in 1939.

Evangeline Abigail “Eva” Morrow (1896-1945) had grown up at Hilton, a daughter of Robert Orloff Morrow and Alice Evangeline Burton. In 1920, she married Frank Tougas who came from Peterborough and was involved in “Brighton

White Wear Company". He worked with Harry Frise, and his Frise Millinery Shop, to manufacture high quality apparel upstairs at 47 Main Street in Brighton. For about two decades, this company supplied product to wholesalers and merchants in the region and around Ontario, with a reputation for good quality.

Sadly, both Eva and Frank Tougas died at relatively young ages, Eva in 1945 and Frank in 1947. In 1948 their estate sold 53 Prince Edward Street to George and Ruth Coling and they sold the next year to Albert F. Taylor. Albert Francis Taylor (1905-1955) lived on a farm near Hilton and married Bessie Carr in 1928. He died in 1955 and the property passed to Bessie. The Canada Voters Lists for 1965, 1968 and 1972 show Bessie Taylor living at 53 Prince Edward Street. Her estate would sell it to Thomas C. Towers in 1978. The last transaction in the land records for this property shows that Thomas Clifford Towers sold 53 Prince Edward Street in 2002 to Stephen Kelly and Tania Margaret O'Reilly.

**55 Prince Edward Street - East Side**

In 1924, Agnes Stoneburg sold the south part of lot 20 to Arthur G. Thompson. In a few months, he sold the south part to Andrew P. German. This was 55 Prince Edward Street. Andrew Palmerston German (1862-1931) was a son of Jonathan S. German and Sarah Eliza MacDonald. He married Alice W. Fiddick in 1889 and farmed near Hilton. Alice died in 1895 and Andrew married Victoria Caroline Maybee who died in 1914. Andrew German's third wife was Etta Maud Evans, who he married in 1916. It was her second marriage.

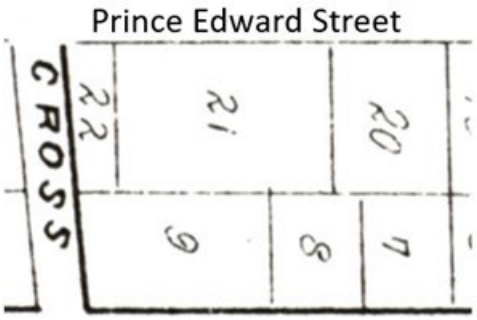
Andrew German died in 1931 and his wife, Etta Maud German, would obtain 55 Prince Edward Street from the estate. Etta died in 1945 and the estate sold the property to Hubert M. and Marie Webster. This would be Hubert "Morely" Webster (1907-1989) who married Marie Kathleen McKinnon in Picton in 1927. Morely Webster was born in Wellington, a son of Hubert M. Webster and Orra Ada Hawkins. In his early 20s, he came to Brighton to work in the Agricultural Office. Many records describe him as an "agriculturalist". By 1945, he was the manager of the office. For many years, Morley Webster dispensed knowledge to the farmers in the area, in particular regarding apples. He was well respected and appreciated in the community.

In 1953, Morley and Marie Webster sold 55 Prince Edward Street to Hedley and Hettie Ireland. The Websters would build a new house at 10 Dorman Street and lived in Brighton until Morley's death in 1989. Hedley Vicars Ireland (1899-1974) was a well-known farmer in the Hilton area, a son of Walter Ireland and Estella Lowe. He married Hettie Marie German in 1924 and by 1953 they were ready to retire in town. Number 55 Prince Edward Street was the perfect place for that.

Hedley and Hettie Ireland are shown living at 55 Prince Edward Street in the Canada Voters Lists for 1965, 1968 and 1972. He died in 1974 and the property went to Hettie. In 1976, she sold it to Sonya J. Tafford who sold it in 1981 to Donald and June Kennedy. In 1984, it went to Andrew and Patricia Leeder, in 1986 to Donald and Jennifer Kovanen, then in 2004 to Mary Angela Young.

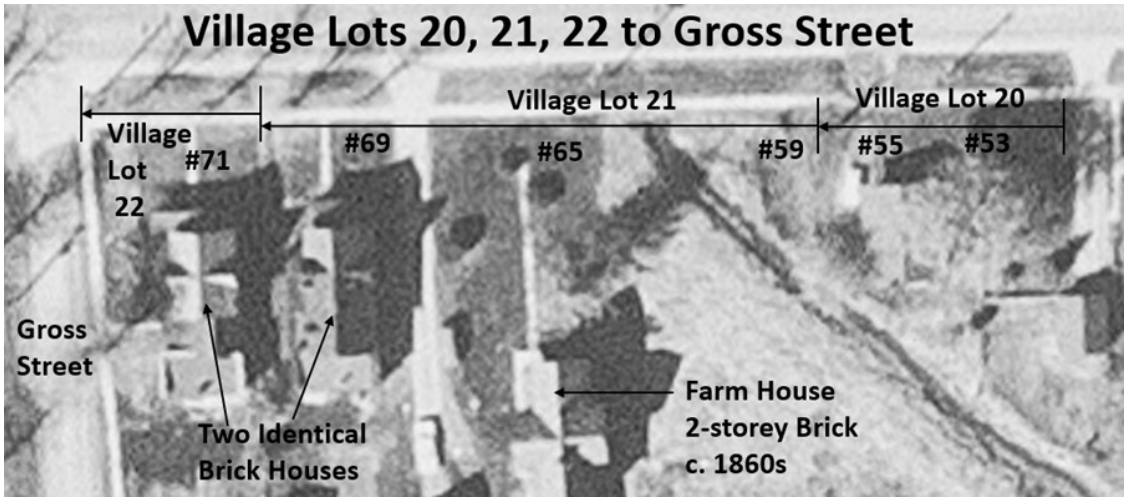
**59 Prince Edward Street – Village Lot 21**

The next lot to the south on the east side of Prince Edward Street is Village Lot 21. It is a larger lot that goes south to lot 22, which is a narrow lot along Gross Street. The snip to the right shows the lots and their orientation with each other and the streets.




Below is an image with the background of the aerial photograph of Brighton in the late 1960s. It shows the buildings related to the street addresses and the boundaries of the lots along Prince Edward Street. Here we can see how important the creek is in the landscape of this area. The creek went under the road and came out south of the United Church.

Village Lot 21 would eventually host three separate properties, indicated here as #59 at the north side of the lot, #65, the larger brick house well back from the road, and #69, one of two identical brick houses (along with #71 which is in lot 22).




The first three land records for lot 21 are the same as the other lots in this area, but then, in 1828, John Singleton sold three quarters of an acre in lot 21 to Samuel Hallet. There is no information available about this fellow and no subsequent land records mention his name. However, the next transaction for lot 21, in 1858, shows that Isaac C. Proctor registered a Quit Claim to Margaret Singleton on land described as “Hallet lot, north half, would appear to cover lot 21”. This probably means that Samuel Hallet did not live here and had not met his responsibilities of ownership, so Isaac C. Proctor was there to claim the land in what amounts to a sheriff’s sale. Documents are missing to support this fully, but at times we have to make an educated guess.

In any case, the outcome was that Margaret Singleton took possession of lot 21. Margaret Canniff (1794-1886) was born in Poughkeepsie, Dutchess County, New York, but here parents, James Canniff and Elizabeth McBride headed to Upper Canada with the whole family a few weeks later, with baby Margaret in the wagon. The family first stopped in Adolphustown Township, and later moved to Marysburgh Township, Prince Edward County. James Canniff’s brother, John, would move into Thurlow Township and found the village of Cannifton.

In 1811, Margaret Canniff married John Singleton, who had been born in Thurlow Township in 1789, although the place was called Singleton’s Creek at that time, after his father, George Singleton. Tragically, George Singleton died in 1789, leaving the baby John and his mother, Ann McCarthur, without support. An army buddy of George’s, Alexander Chisholm, married the widow and, in the late 1790s, moved the family west to the north shore of Presqu’ile Bay where he built a grist and saw mill at the mouth of what would later be called Butler Creek.

By 1811, when John Singleton and Margaret Canniff were married, John’s mother had married a third time, to Cyrus Marsh, so she would be known as Ann Marsh until her death in 1862. John and his mother enjoyed the enviable situation

of having many land grants to manage. The primary Singleton home would be in lot 35, concession A, Murray Township, but they would engage in constant real estate speculation, using their larger township land grants to acquire more tactically important land which could be sold to settlers at a good price sometime in the future. As time went by and Brighton Village was created in 1831, demand began to grow for small lots in the village. Tradesmen and merchants and various professionals wanted good homes near their place of work where they could raise a family. The Singletons were on the positive side of the demand/supply curve which resulted in a wealth-generating process, just as the authors of the land grant system had intended.

John and Margaret Singleton were deeply involved in real estate transactions all their lives. Their names are repeated many times in the land registry records. The transaction regarding lot 21 in 1858 with Isaac C. Proctor was just one example. Five years later, in 1862, Margaret sold what was described as “7/8 acre” of Village Lot 21 to Leonora Singleton, her unmarried daughter. This investment would simmer until 1874 when Leonora sold the land in lot 21 to Alexander Martin.

Alexander Martin (1811-1874) was a very interesting fellow. He had been born in the USA, had married Eliza Ann Brown in 1831 and four children were born before they decided to move to Upper Canada around 1840. Seven more children were born in the Brighton area.

There are several items in The Tobey Book related to Alexander Martin which show that he was a very active participant in the local community. On page 154 we see this: “Mrs. Duncan, born in 1844, who lived with her grandmother, Mrs. John Singleton, said: "a paper, the Montreal Witness, came once a week to Brighton, just two men being subscribers - A.C. Singleton and Alex. Martin - and when the paper arrived by the Stage, you can hardly imagine how everybody was anxious to know of what was going on in the world. In the evening after the paper arrived, the men assembled in A.C. Singleton's store, where the counter served as a platform. Mr. Alex. Martin perched upon the counter with a man on either side of him holding a candle that he might see to read. The war was talked over and there were great discussions before they parted for the night.”

Records show that Alexander Martin was first a lumber dealer, then a merchant and, in the 1870s, a “sheriff’s officer”. He and Eliza raised a family of eleven children in Brighton before he was able to afford to purchase property on the east side of Prince Edward Street, just north of the railway tracks. In 1857 he purchased a bit more than one acre of land in Village Lot 25 which was on the east side of Prince Edward Street. It was also immediately north of the brand new Grand Trunk Railway tracks, south of Richardson Street. This is the location of Tri-County Plastics today.

This would have been a great place to have a store, but a terrible place to have the family home. In any case, Alexander Martin was getting older and he had done well. In 1873, he sold lot 25 to his son William Martin, and then, on March 25, 1874, he purchased almost an acre in lot 21 from Leonora Singleton. The next day, he purchased a smaller bit of land in lot 22 from James and Lydia Van Horn. This would give the Martin family a significant frontage on Prince Edward Street, near the railway tracks.

Alexander Martin was nearing the end of his life, so he established a Will which passed the land to his children. The north half of lot 21 was passed to his daughter, Clarinda, who was married to Grimmon McDonald in 1869 and then to William Thomas Fitzgerald in 1900. Clarinda Fitzgerald sold the north part of lot 21 in 1921 to William W. Porte, a gentleman we have seen active in real estate in other parts of Brighton. The records suggest that this purchase may have been an investment undertaken with the intent of building a small house north of the creek which would become 59 Prince Edward Street. He owned the property for eight years, selling to Smith Hendricks in 1929. Mr. Porte had purchased the north side of lot 21 for $800 in 1921 and sold it for $2,600 in 1929, which strongly supports the idea that a house was added to the property.

Smith Albert Hendricks (1862-1955) was a member of a large loyalist family that settled early in the south end of Murray Township. He married Sarah Wiggins in 1889 and they had a family of eight on the farm. He purchased 59 Prince Edward Street in 1929, when he was 66, likely as a retirement home. He sold it in 1944 and purchased 165 Main Street, where he lived until his death in 1955.

The property at 59 Prince Edward Street changed hands several times in the next years. Smith Hendricks sold it to Herbert Allard in 1944, then Mr. Allard sold to Elizabeth B. Chisholm in 1945. She sold to Nathan Martyn in 1947 who sold to Herbert Goodrich in 1947. Herbert Bales Goodrich (1886-1968) was a farmer in Percy Township but, in the late 1940s, he came to Brighton and operated a very popular grocery store called “The Sunshine Store” at 10 Young Street. He also became involved in businesses on the west side of Prince Edward Street, where Northumberland Plaza is today. In 1963 he purchased the gas station at Spring Valley and operated it for a few years.

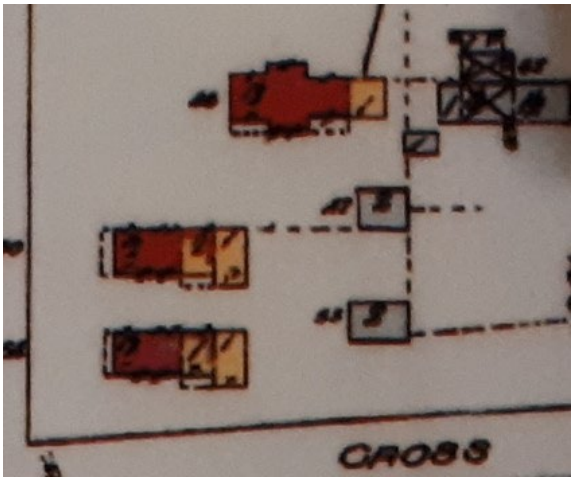
No. 59 was sold ten years later, in 1957, to John and Carlee Summers. They sold in 1960 to Kenneth Edwards who only held it until 1964. Ken had lived in this area because his father, Frank Edwards, was the cooper who worked at the Snelgrove cooperage on Oliphant Street and had purchased the property south of the United Church on the west side of Prince Edward Street.

In 1964, the property at 59 Prince Edward Street was purchased by George and Agnes Tilling. Their land holdings were largely north of Brighton in the Cankerville area, but they were active in town as well. The house was rented to couples or individuals which we see clearly in the 1965, 1968 and 1972 Canada Voters Lists. Stan Broniek, a mechanic, along with his wife Ann, were there in both 1968 and 1972. George and Agnes Tilling sold #59 in 1981 to Wallace and Lorraine Brooks., then they sold it in 1988 to Rita Sweet.

**65 Prince Edward Street East – Village Lot 21**

The next property is 65 Prince Edward Street which is the largest part of lot 21, and hosts a traditional two-story brick farm house set well back from the street. The house is a few yards south of the creek that runs at an angle through village lot 21. It goes under the street where we see the railing by the sidewalk, coming out south of Brookside Apartments on the west side of the street.

Number 65 displays a style of house that was typical in rural communities in the 1860s and 1870s. There are many of them up and down the streets of Brighton, many built by Cornelius Valleau, who built one of them for himself at 120 Main Street. These large brick structures also reflected the prosperity of the owner and the community at large.




The 1911 Fire Map shows very clearly that the three brick houses on Prince Edward north of Gross Street were long-established at that time. Alexander Martin has already been introduced in the previous item for 59 Prince Edward Street. He had acquired lot 21 in 1874 and his Will later that year passed the south part to his daughter Clarinda. His son William received the main part of lot 21, including the house that would be #65.

William Martin (1848-1915) had married Olive Crandell in 1871 and they raised a family of six. Records show that William took on the position of Deputy Sheriff, after his father died and was a Bailiff in 1891. Then, in 1896, William Martin moved to Rochester. He found work at the Kodak plant and is described as a “film maker” and later a “book keeper at Kodak Works”.

Rochester was a very popular place for folks around Brighton to find work in the last few decades of the 1800s and early 1900s. The industrial complex in and around Rochester was expanding out from Kodak and jobs were plentiful. Even better, the jobs were good-paying jobs in industry which resulted in families being able to educate their kids so the next generation did better. For example, one of William Martin’s children, Frederick Alexander, became a solicitor and died in Belleville in 1948, retired from the job of manager of an insurance company.

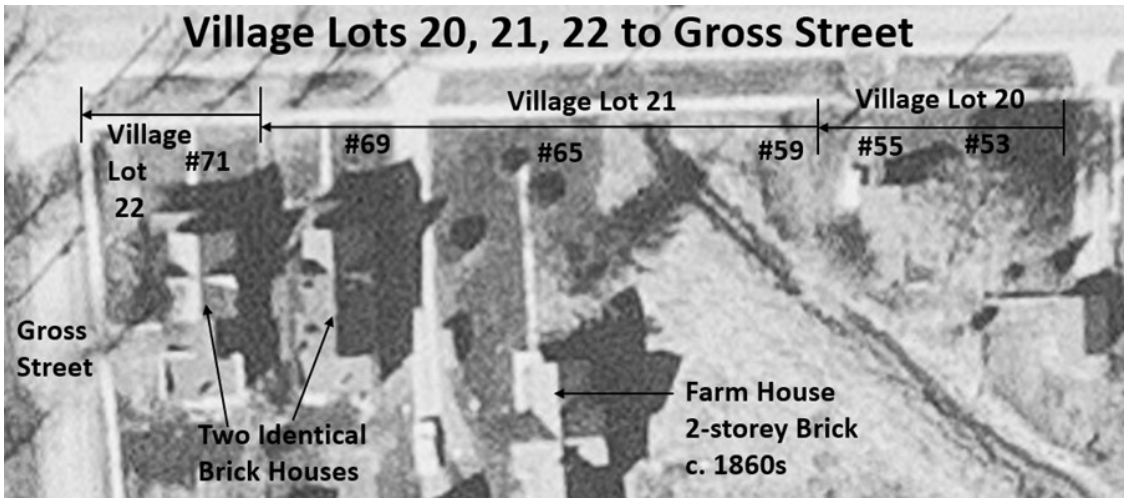
Unfortunately, the land records are not clear on what happened to #65 after William left. There is no specific record that shows William Martin selling that part of lot 21. We might speculate that it remained in the Martin family, a home for one or more of his brothers and their families. His sister, Clarinda was married to Grimmon McDonald and they lived in Brighton, so ownership could have reverted to her after William left. Clarinda was married a second time in 1900, to William Thomas Fitzgerald of Cobourg.

The land record that may apply to #65 is in 1921 when Clarinda Fitzgerald sold the “north part” of lot 21 to William W. Porte. This has been applied to the small wedge north of the creek because the price was $800. One would think the larger house would garner a higher price than that.

In any case we can work backward from several Canada Voters Lists in the 1960s to document the stream of owners for 65 Prince Edward Street. From William W. Porte, it goes to Smith A. Hendricks in 1929, then Bertha McQuoid in 1931 who takes a mortgage from Smith Hendricks and a decade later Smith Hendrick sells to Herbert and Phyllis Allard.

Herbert and Phillys Allard sold in 1945 to Elizabeth B. Chisholm. She turned it around quickly, selling in 1947 to Nathan and Dorothy Martyn. Herbert and Clara Goodrich purchased #65 from Nathan Martyn later in 1947 with the idea that they would live in the smaller house on the north side of the creek, #59, and rent apartments in the larger house. The 1965 Canada Voters List shows that Florence Ruddy was living at #65, along the Andrew and Valeria Carr as well as Ron and Mildred Plue. Ron Plue was a well-known mechanic north of Brighton for many years.

In 1966, Herbert and Clara Goodrich sold #65 to Norman and Hazel Switzer and we can see that they are the occupants of 65 Prince Edward Street according to the 1968 Canada Voters List.



**69 Prince Edward Street East – Village Lot 21**

The brick house at 69 Prince Edward Street is in the south part of village lot 21. The house is the northern-most of two identical buildings, #69 and #71. The early records are the same for #69 and #71. Mathias Marsh had the Patent in 1798 for the entire lot 35, and he sold the whole 200 acres to William Lounsbury in 1803. He sold the north 100 acres to John Singleton in 1815, who sold what may more closely resemble Village Lot 21 to Samuel Hallet in 1828. This went nowhere and Isaac C. Proctor sold it in 1838 to Margaret Singleton, the wife of John Singleton. She passed it to her daughter, Leonora in 1862.

Alexander Martin purchased lots 21 and 22 in 1874 and his Will passed the land to his children. It specifically mentions that Clarinda J. McDonald would get the south part of lot 21 and her brother William would get "all the residue of his real estate and personal estate etc."

The practical outcome of this appears to be that William Martin sold the south part of lot 21 to Frederick W. Auston in 1877. Clarinda is not mentioned again. Frederick W. Auston was one of the proprietors of the laces factory at the west side of Brighton and was extremely active in real estate at this time. The next transaction shows that he sold the south part of lot 21 to William H. and John J. Thompson in 1891. He bought it for $400 and sold it for $3,000. In those days that can mean that he built a house on the property.

When we compare the houses at 69 and 71 Prince Edward Street, several things are apparent. First, these houses are identical in their original design. The front porches are different but the basic structures are the same. Second, they are newer than the larger brick house at #65, which has the look of an 1860 farm house. These two at 69 and 71 appear to be intended as urban homes, a relatively modern brick home but fitting into the streetscape as well as the budgets of regular working folks. Nothing fancy here.

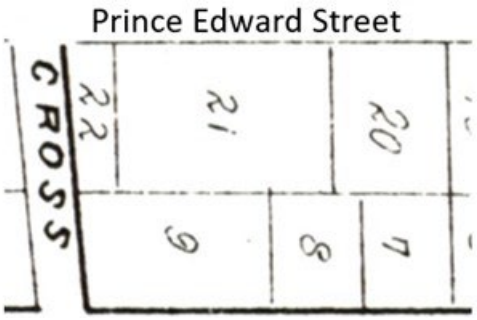
Another piece of evidence that suggests Frederick W. Auston had these two houses build during the 1880s is that the land transactions for both lot 22 and the south side of lot 21 are identical. Auston purchased both properties from William Martin in 1877 and sold them in 1891 to William H. and John J. Thompson. In each case, the dollar value reflects the same kind of increase. It is likely that this was a deliberate real estate development project and that the people mentioned in these transactions did not live in these houses.

The next transactions for both properties, in 1892, show that William H. and John J. Thompson sold #69 and #71 to William Henry Stapleton and his wife Lola Lavella Chapman. He was from Hillier Township and came to Brighton as a young man to find work. The couple remained childless and they did well enough to invest in #69, and probably lived there until selling in 1904 to Jason S. Tice who quickly sold to Margaret Tice, the wife of his brother, George.

In 1907, Margaret J. Tice sold #69 to Esther Thorne. This was Esther Smith (1825-1919), daughter of Robert McDowell Smith and Clarissa White, married to George Charles Thorne in 1859. George Thorne died in 1908 and, in 1921, the estate of Esther Thorne sold #69 to Lewis R. Vanwicklin. He died in 1964 and his estate granted #69 to Berneda Sturmey. The occupant of #69 is shown to be Lewis Van Wicklin in 1965 and Miss B. Sturmey in 1968.

The estate of Berneda Sturmey sold #69 in 1970 to Russell and Florence Baker who sold it the next year to Murray Fulton who is shown to be a mechanic in the 1972 voters list at 69 Prince Edward Street. It went to Gregory Bull in 1985, to Andrew Leeder in 1986, to Daphne Lyn Simms in 1989, to Gary Stephen Miller in 1991, then to Ron and Sarah Ford in 1992. The last transaction is a transfer back to Gary Stephen Miller.

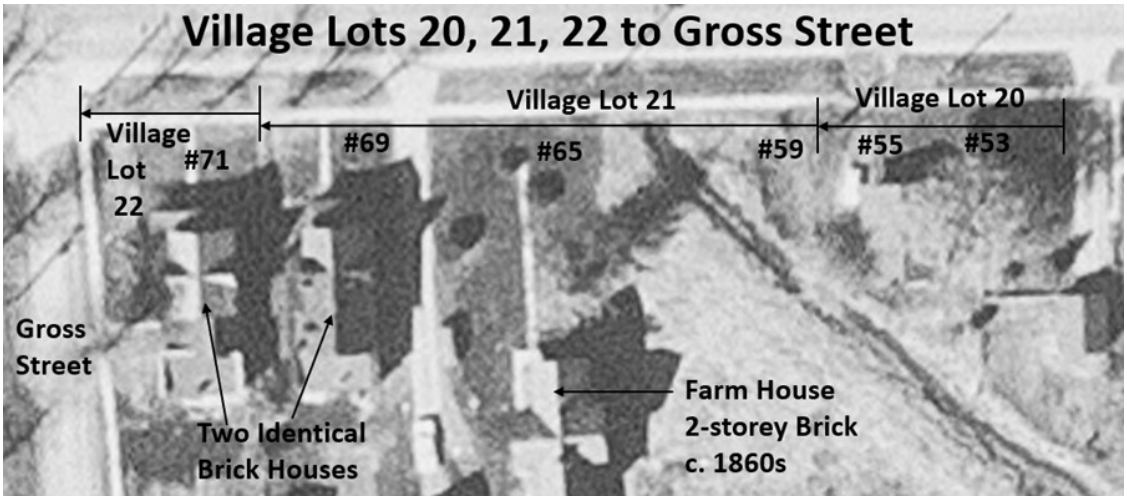
**71 Prince Edward Street East – Village Lot 22**




The house at the corner of Prince Edward and Gross Streets is No. 71. It is in village lot 22, a narrow lot fronting on Prince Edward Street but going down Gross Street for parking and the garage to the east end of the house. As mentioned above, this house is identical to #69, so likely built at the same time by the same people.

The early records are the same for #69 and #71. Mathias Marsh had the Patent in 1798 for the entire lot 35, and he sold the whole 200 acres to William Lounsbury in 1803. He sold the north 100 acres to John Singleton in 1815, who sold what may more closely resemble Village Lot 22 to Samuel Hallet in 1828. This went nowhere and Isaac C. Proctor sold it in 1838 to Margaret Singleton, the wife of John Singleton. She passed it to her daughter, Leonora in 1862.

Oddly, Leonora Singleton is not mentioned again, but instead we see that Isaac C. Proctor issued a Quit Claim in 1865 regarding ¼ acre in lot 22 to Paul C. Van Horn. Paul Clapp Van Horn (1830-1899) was a farmer in Hillier Township who made investments in real estate in Brighton. He was also involved in Village Lot 18 on the west side of Prince Edward Street. In 1873 he was ready to realize his investment in lot 22 and Alexander Martin was ready too.




We have seen that Alexander Martin acquired lot 21 and lot 22 in March 1874, and by November he was preparing his Will which passed most of his assets to his son, William Martin. Lot 22 was then sold to Frederick W. Auston in 1877 and records show that he held it until 1891. Here is where we might speculate on the building of these two houses, #69 and #71. Frederick W. Auston may not have done the building himself but he had assets to invest in such an enterprise. His name is all over the land records in Brighton, often taking land that needed to be upgraded or modernize and generating a profit when it was sold. This is to a large degree how the town grew.

Auston acquired both lot 22 and the south part of lot 21 at the same time and sold them to William H. Thompson and John J. Thompson in 1891. These names are not identified in Brighton and this transaction looks like a business deal. These Thompson men then sold both properties the next year to William Henry Stapleton who had come to Brighton as a young man and was engaged in livery stable operation. His investment was short-lived as he sold both properties in 1904 for Jason S. Tice.

This is where ownership of lot 22 and the house at 71 Prince Edward Street branches off from lot 21. In 1907, Jason S. Tice sold only the property in lot 22 to Walter E. Lear. Walter Edwin Lear (1879-1944) was born in Illinois when his father went there for a few years before coming back to Brighton. A relative of Walter's, John Lear, was living at 144 Main Street around this time.

Walter Lear turned the property around quickly when he sold to Harry W. Snelgrove in 1908. This fellow was a son of Abel Snelgrove and Eliza Vincent who were very active with Village Lot 23, Prince Edward Street East, as we shall see. Harry was on his way to Saskatchewan and sold the property quickly to Margaret H. Snelgrove, the second wife of his father. She sold in 1913 to Frank R. Whitton who was a son of Robert Whitton, a butcher and cattle buyer who operated the slaughter house on the west side of Cedar Street.

It appears as if Frank Whitton and his wife Mabel Ann Vanalstine lived in #71 from 1913 to 1938 when they sold to Ronald McKenzie who turned it around the next year to John Usher. This would be John B. Usher (1864-1943) from Haldimand Township, in the Grafton area. He married Jessie Almira Wait in 1893 and may have been looking for a retirement home in Brighton when he acquired #71 in 1939. John Usher died in 1943 and his estate sold the property to Harold and Gladys Eales who sold it on to Charles and Alice Rogers in 1948.

Charles and Alice Rogers remained at 71 Prince Edward Street until 1972, one of the longest periods for this property. We see Charles Rogers listed as a “Gentleman” in the 1965 voters lists and as “retired” in 1968. There is no occupant of #71 in the 1972 voter lists but we see that Charles and Alice sold the property on May 5, 1972 to Robert L. Lockwood.

This transaction is one of very few that include a detailed description. It says “Part commencing on east side of Prince Edward St., 50 feet northly from south west angle, easterly 165 feet, southerly 44 feet 6 in., westerly 165 feet, northerly 50 feet to place of commencement”. This shows that the property in lot 22 was 50 feet along Prince Edward Street, north from Gross Street, and 165 feet long, to the east.

Robert Lockwood sold #71 within a few months to Constantine Ponomaroff who sold in two years to Bert and Else Thomson. This couple had it until 1985 when they sold to Kevin Papineau, who sold in 1988 to Robert and Elain Gurney.

**73 Prince Edward Street East – Village Lot 23**

Continuing south on the east side of Prince Edward Street, we find Gross Street and then village lots 23 and 24. There has been confusion about this street name. Notice that the snip from the 1878 Belden County Atlas Map at right has it as "Cross" but Google maps, below, shows "Gross". The Fire Maps of 1911 and 1926 appear to use "Cross" although when the print is foggy, it can be hard to tell the difference. Several references in the Tobey Book always use Gross.

A list of street names with their likely sources in the Tobey Book suggests that this street might be named after Samuel Pitkin Gross who was a very active merchant in Brighton in the 1860s to the 1880s.

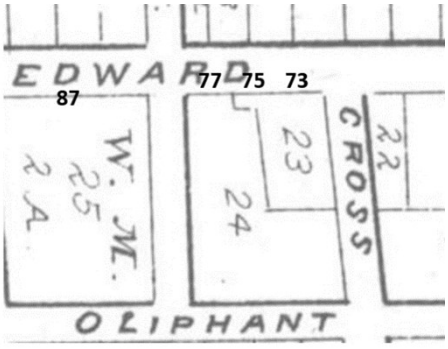
However, a more likely person to be commemorated with a street name was Samuel's father, Dr. Pitkin Gross, who was thought to be the first physician in Brighton. He was born in Vermont, obtained a medical degree at age 19 and served as a regimental surgeon for the army in New York State. After the war he moved to the south end of Murray Township where he operated an extensive medical practice until moving to Brighton about 1845. He acquired 82 Main Street and built a substantial home for his family.

But Dr. Gross was also active in other areas. The Tobey Book tells us that, in 1854, he entered into an agreement whereby he would build sidewalks in the town. He was to supply material, workmen and tools and the village would pay him "9s 6d for every rod". This was before Brighton village had a budget for this kind of improvement, so a citizen had to step up.

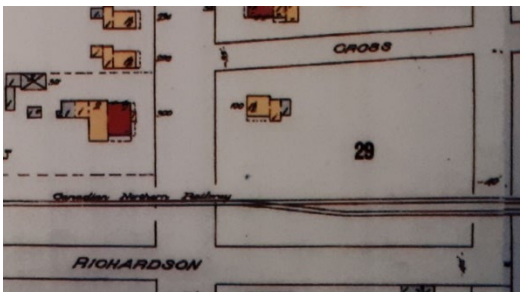
It may be interesting to note that Dr. Pitkin Gross was the old, established physician who became the enemy of Dr. William Henry King when he set up practice in Brighton in the spring of 1858. It was Dr. Gross who Sarah's parents asked to provide a second opinion on her condition, but Dr. King ranted that he would not have that man in his house. There must have been professional disagreements between these very different generations of medical practitioners.

In any case, it is clear that Gross Street was probably named for Dr. Pitkin Gross. Or should be.

We are dealing with the land bounded on the west by Prince Edward Street, on the east by Oliphant Street, on the north by Gross Street and on the south by what was an extension of Richardson Street from the west, but is now a continuation of Oliphant Street from the north. This area hosts village lots 23 and 24.




Today, there are three separate properties along Prince Edward Street in lots 23 and 24, addresses #73, #75 and #77. If we look closely at the houses, it is not hard to see that the house at #73 is older than the houses at #75 and #77. The most important thing to remember about this area is that the Canadian Northern Railway tracks ran along the north side of Richardson Street, right across most of lot 24. This is why the two houses at #75 and #77 are relatively new. The Canadian Northern only existed for a little over a decade, from 1911 to 1922, and after the tracks were removed, the property could be sold for housing, resulting in newer houses. The land transaction records reflect this process.




Another view of the situation is available on the Brighton Fire Map of 1911. A snip from that map at left shows that there is only one building on the entire space of lots 23 and 24 in 1911, after the Canadian Northern Railway tracks had been built along the north side of Richardson Street. The one house at #73 remained throughout the railway changes.

The first few land transactions for lot 23 are the same as the others in this area. Mathias Marsh obtained the Patent in 1798 for the full 200 acres of lot 35, concession B, Murray Township. In 1803, he sold the same land to William Lounsbury who, in 1815, sold 100 acres of the north part of lot 35 to John Singleton. In 1828 John Singleton sold part of the lot to Samuel Hallet. Then ….. nothing … until 1881. What?

Yes, the land records for lot 23 have a huge gap from 1828 to 1896. Remember that the Grand Trunk Railway was built south of Brighton in the 1850s, with the Canadian Pacific built on the south side of those tracks in the 1880s. All that time, this area north of the tracks and east of Prince Edward Street was not legally owned by anyone. Might we assume nobody bought or sold lot 23 in that time period? It is hard to imagine, but maybe so. Obviously, Mr. Hallet was out of the picture, and the land was in legal limbo.

Then, at a much later time than the other pieces of land impacted by this situation, in 1896, we see a transaction where the Warden and Treasurer granted the lot to Isaac Oscar Proctor for $550. Isaac Oscar Proctor (1836-1916) was a son of Isaac Chamberlain Proctor and a brother of John Edward Proctor. He remained single and participated with his brothers, father and uncles in land speculation and development around Brighton.

In 1899, Isaac O. Proctor sold village lot 23 to Cynthia D. Freeman, the wife of Sylvanus Freeman who we have seen involved with land issues in the area. There are a significant number of mortgages and discharges in subsequent lines of the records, but in 1907, the Freemans sold lot 23 to Abel Snelgrove for $1,200.

Abel Snelgrove (1854-1925) married Eliza Vincent in 1875 and they raised a family of six at 35 Perry Avenue in Brighton. Eliza died in 1902 and soon after, Abel and his sons succumbed to the call of the west, obtaining homestead grants in Saskatchewan. Abel's second wife, Margaret, appears to have stayed behind in Brighton to handle the land transactions. Through 1907, 1908 and into 1909, there were several mortgages that came and went, and lots of buying and selling.

In 1907, one transaction has Abel selling part of lot 23 to Margaret, his second wife. Another transaction has Abel and Margaret selling part of the lot to Margaret McKenzie, probably the wife of John McKenzie, a farmer in the Codrington area. The records are not clear on this, but the two Margaret's may be related. In April 1909, part of lot 23 was sold to Birdie Snelgrove, the wife of Finley Snelgrove, a son of Abel.

This dismembering of lot 23 may represent homes along Gross Street which were very temporary. We can see today that one house remained on the corner which is 73 Prince Edward Street. As well, some of these transactions seem to indicate people exchanging small bits of land for investment purposes. There is only so much we can glean from the land records, and then we must speculate to some degree.

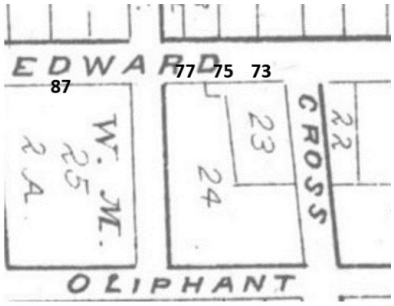
Then, in 1910, Birdie B. Snelgrove and Finley F. Snelgrove sold part of lot 23 to the Canadian Northern Railway. A month later, Margaret McKenzie did a very similar transaction. This means that the south part of lot 23 was needed for the railway, along with the whole south side of lot 24.

Early in 1914, Plan 107 was registered to support the development of the land contained in village lots 23, 24 and 25. This was the area north of the railway tracks, south of Gross Street and over to Oliphant.

With the demise of the Canadian Northern Railway, the tracks through lot 24 and all the way through the south side of Brighton were torn up, leaving more space for residential growth. In 1923, The Canadian Northern Railway sold part of lot 23 to Guy Taylor for $600. Ernest "Guy" Taylor was born in North Gwillimbury Township, York County and married Eliza Sommerville in Toronto in 1904. He came to Brighton to work as a "section man" on the new railway, then, after taking the opportunity to purchase lot 23 in 1923, he worked as a garage mechanic until his death in 1957.

Unfortunately, this marks the end of the land records for lot 23. They are not to be found in the OnLand.ca system. This is very curious and quite annoying, but it is a limitation we will have to accept and live with. The Canada Voters Lists tell us that John and Florence Martin lived at 73 Prince Edward Street according to the 1965 Canada Voters Lists. He is shown to be an O.P.P. Officer, but it does not say if they were owners or tenants. There are no entries for #73 in the 1968 lists, but the 1972 record shows Frederick Phelan, an insurance agent, and his wife Gloria at 73 Prince Edward Street.

**75 & 77 Prince Edward Street East – Village Lot 24**




Now we come to village lot 24, or at least the area where 75 and 77 Prince Edward Street are located, across parts of both lots 23 and 24, but mostly in 24.

Lot 24 was included in the strange situation with John Singleton and Samuel Hallet in 1828, but a resolution was quickly at hand when John Singleton sold "supposed to be part of this lot", referring to lot 24, to Simeon Kellogg. Lot 25 to the south was also included in this. Remember, there was no railway at the south end of lot 25 at that time.

Here we see another example of the activities of Simeon Kellogg (1800-1867) who had come to the area a year or so before Brighton Village was created in 1831. He immediately built a hotel at the south side of Main Street, west side of the Prince Edward and Young Street intersection. It was in the meeting room of the Kellogg Inn that town folks gathered to establish the village and give it the name Brighton.

Simeon Kellogg lived on the north side of Main Street, just west of Platt Street, and we can see that he invested in other properties around town during the 1830s. He left Brighton in the late 1840s and would sell off all his properties, making a good profit in the process. In the case of lot 24 and 25, Kellogg sold to Isaac C. Proctor in 1836. In 1837, Josiah H. Proctor, Isaac's son, sold the property in lot 24 to John Purdy.

John Purdy (1803-1863) had been born in Ernestown Township and was a son of David Purdy and Abigail Ostrum. While he was a farmer in Sidney Township most of his life, he invested in property in the village of Brighton. His sons, David and Samuel Purdy, benefited from this investment when they sold the property in lot 24 to Charles Firman in 1864.

Charles Firman (1828-1904) was born in England and came to Brighton with his family in the 1840s, becoming a long-time carpenter with a wood turning and carpentry shop on Division Street. He was also the grantee for a Bond registered by David and Samuel Purdy on part of lot 24 in 1871. He married Phoebe Freeman and a family of 5 children followed. It appears as if lot 24 was their home.

This land was passed to Charles Firman's son, William, who had married Annie Jackson and worked as a farmer, also called an "orchardist" which means apples. He had a farm at concession 1, lot 34. The land in lot 24 was sold by William Firman in 1905, to Mary Letitia Wallace for $300.

This was Mary Letitia "Lettie" McCullough (1837-1919) from Hillier Township who was married to John George Augustus Wallace, a very active businessman in Brighton. From 1871 when he is first recorded in Brighton, until his death in 1916, he is said to have been a fish dealer, a trader, a cage oil dealer and a grocery dealer. For a time, he had a store at 5 Main Street.

John and Mary Letitia Wallace would take out a mortgage at the time of purchase and it was discharged just before they sold in July 1910 to the Canadian Northern Railway Company for $400. In April 1910, Birde B. Snelgrove and Finley F. Snelgrove sold "all except part owned by Letitia Wallace" to the Canadian Northern Railway Company.

Unfortunately, the situation regarding land records is worse for lot 24. There are no land transaction records available after the item in 1914 showing Plan 107. We are left to cobble together what we can.

It is obvious that both #75 and #77 are relatively new houses that were built after the railway tracks were removed in the 1920s. However, there is no information available from the regular land registry records about who built them or lived in them. The exceptions are the 1965 voters list which shows G.J. Rondeau, of the R.C.A.F. and his wife living there, and then, in the 1972 list, two retired ladies are there, Eva McKitterick and Bertha Rickey. There is no mention of any occupants of #77 in any of the three voters lists for 1965, 1968 and 1972.

A plan document ordered from OnLand.ca shows that the land was transferred to Barbara Ann Voigt in 1997.

**87 Prince Edward Street East – Village Lot 25**

Village Lot 25 must be considered in the context of the Grant Trunk Railway. Before 1853, when they surveyed and acquired the land for the tracks, lot 25 went all the way south to the north edge of lot 26. In the snip from the 1878 Belden County Atlas at right, lot 26 is immediately south of the tracks. But remember, this is before the Canadian Pacific Railway tracks were run south of the Grand Trunk tracks in the 1880s, taking away the north side of lot 26.

More importantly, how people thought of land that ended up along the tracks would change with the railway running there every day. It would be less desirable for homes because of the noise and smoke from those early belching wood-burning engines. Business was another matter. Any business that located along the tracks could expect people traffic, if the train might be expected to stop in that area.

The Grand Trunk Railway station was built in 1857, farther to the west, just a little east of what we now call Ontario Street. This was quite a distance from Prince Edward Street, but a store or harness shop or some such enterprise would benefit from being at the train tracks. We can only imagine, but it is not hard to see the logic of this in the situation of the day.

We have seen the early transactions that included both lot 24 and 25, going to Isaac C. Proctor and his son Josiah H. Proctor. However, the transactions are different at this point for lot 25. Josiah H. Proctor sold village lot 25 to Alexander Martin in 1857. This is where the Martin family established a home and probably some kind of business enterprise. Alexander Martin was said to be a lumber dealer, so maybe that is the business that was located in lot 25 in the 1860s and 1870s.

The situation changed in 1868 when Alexander sold the east part of lot 25 to his son, William. There would be a second transaction in 1873 to grant the rest of lot 25 to William Martin. Alexander died in 1874, but, just before that, he had acquired land in lot 23, to the north. William Martin would make his home in lot 23, and he is probably the one who built the brick home, back away from the street, that we see today as 73 Prince Edward Street.

In 1884 a couple of transactions granted the land in lot 25 first to his mother Eliza Ann Martin, and then to both Eliza Ann and William's wife, Olive. A mortgage for $1,500 was taken out in 1890 with William W. Webb, an active speculator in town. By 1895, William Martin and his family were preparing to move to Rochester when William and Olive Martin granted all their interest in lot 25 Albert E. Webb, a son of William W. Webb. The last mortgage was discharged in 1899 and the Martin family was finished with lot 25.

At the same time, Albert E. Webb granted part of lot 25 "In Trust" for his sister Carrie, to Jerome B. Chapin. Carrie married Arthur Simeon Chapin in 1911 in New Jersey, and they would live in Toronto. Jerome Bainbridge Chapin (1841-1909) was an uncle of Arthur Chapin and he lived in Brighton his entire life. Just a few days before he died in June of 1909, he granted part of lot 25 to his son, Jay Raglan Chapin who quickly provided a life lease for his parents on the property. We can expect that these folks either lived in the original Martin home or had a house built for themselves along Prince Edward Street, north of the tracks.

Then the railway came along and Jay R. Chapin, along with his mother, Colista Chapin, sold the property in lot 25 to the Canadian Northern Railway. Any buildings existing on the lot would have been quickly removed in preparation for running the tracks through Brighton.

Sadly, there are no records in the OnLand.ca system for village lot 25 past Plan 107, dated October 24, 1914. From other sources we can determine that, in 1951, Dysons Limited acquired lot 25 and established the Dyson's Limited Pickle Processing Plant. This was to be "A single story factory of concrete block with 15,000 square feet of floor space lies north of the railroad tracks and east." The address was 87 Prince Edward Street.

In May of 1960, this was in the local paper: ""The Catelli Foods of Montreal will take over the Dyson Plant operations. The local company located in Brighton in 1951. The first sod for the new factory on Prince Edward immediately north of

the rail tracks was turned on May 14, 1951. The single-story $200,000 plant of concrete blocks with 15,000 square feet of floor space was opened for product in the late summer of that year.

From 1961 to 1981, Brighton Valve Company Ltd. operated at 87 Prince Edward Street. For the next five years it was ITT Grinnell Brighton Valve and then for 2 years, ITT Brighton Valve. From 1989 to 1990 it was Dorcan Valve.

Tri-County Plastics was established here in 1994 and is still operating, with receiving down Oliphant Street. For a few years in the 1990s, Hair & Body Concepts operated out of the front door on Prince Edward Street.

Brighton Valve – circa 1980