Young Street West Narrative

The Around Town project continues with the west side of Young Street. This phase of the project covers the west side of Young Street from Main Street to the Proctor Park entrance in between #78 and #82 Young Street, at the George Street intersection. It includes the commercial spaces from Main to Sanford Street and then the residential properties up to No. 78 Young Street.

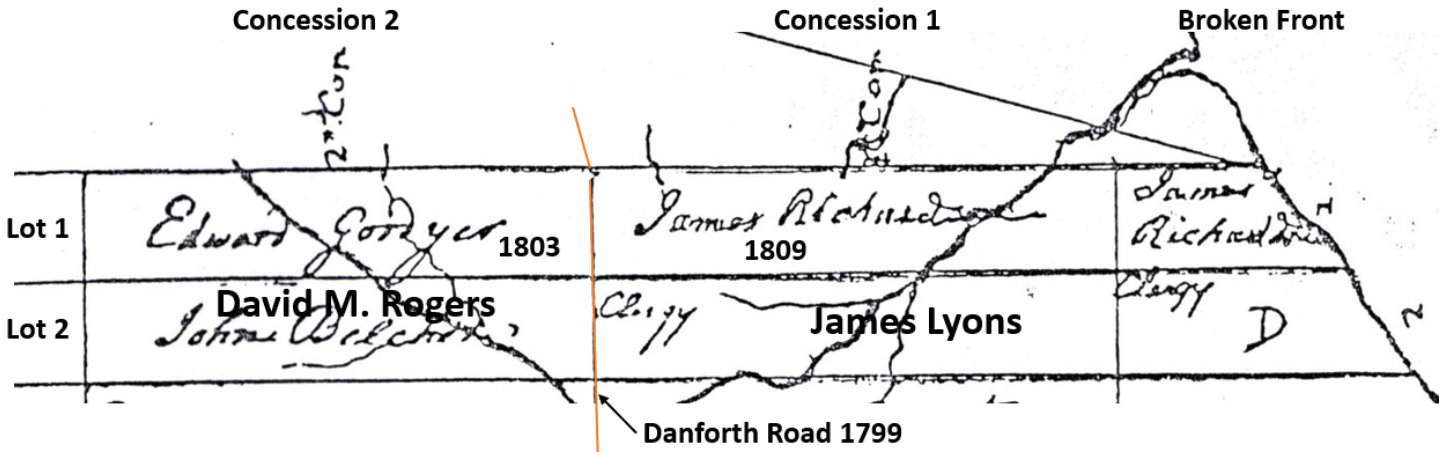
In the Beginning

After the War of Independence ended in 1783, many loyalists moved to the British colonies to the north. The Constitutional Act of 1791 divided the old province of Quebec into Upper and Lower Canada. This was done to provide a province for the French in Quebec to live under their own culture and laws and to provide a different province, to the west, for English settlers to make their new homes under their own culture and laws.

Surveys had been conducted in the previous years along the St. Lawrence and around the Bay of Quinte to identify townships that were divided into concessions and lots where settlers could establish farms. Early in the 1790s, Augustus Jones, a surveyor, was sent to survey the lots along the north shore of Lake Ontario between York and the Trent River. This survey included only the first few lots from the lakeshore in order to get the job done quickly and meet the growing demand for land. Over the next few decades, subsequent surveys would include all the concessions to the north in the townships.

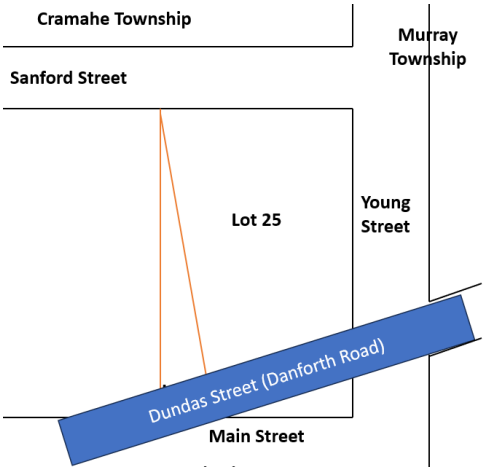
Murray and Cramahe Townships were initially surveyed at this time. The southern end of the boundary between Cramahe and Murray townships can be identified today as Young, Prince Edward and Cedar Streets to Presqu'ile Bay. The line extended north a little to the east of Number 30 Highway where small parts of the original township line can be identified today as Florence Road, west of Hilton and McCann Road north of Codrington.

This segment of a sketch of old Cramahe Township reflects the original Patent holders for the lots at the far south-east corner of Cramahe Township. James Richardson, the commercial ship captain and merchant in Kingston obtained both lot 1 in the Broken Front and lot 1 in concession 1. The next lot north, lot 1 of the second concession, shows Edward Goodyear as the original patent holder.



A major event happened in 1799 and 1800 when Asa Danforth built his road from York to Kingston, passing along the line between concessions 1 and 2 in this area. Edward Goodyear had a main road along the south border of his property.

The Danforth Road took a different route through here than our current No. 2 Highway. Danforth was ordered to build the road quickly which meant keeping to the high ground to avoid wetlands. This illustration shows that the Danforth Road came from the west along Main Street, then edged north-east to head up Dundas Street on the way to the fledgling community that would be Smithfield.



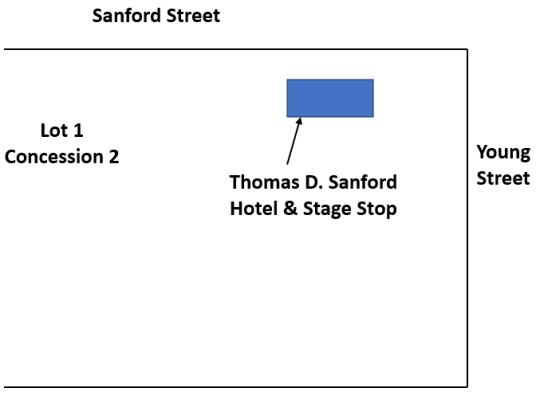
Edward Goodyear was born in Connecticut and was too young to serve in any more than guard duty during the War of Independence. After the war ended, he was married and had a family in Connecticut. However, in August 1792, he was a batteau man on the St. Lawrence River, one of the crew that escorted the Duke of Kent from Montreal to Newark, the capital of the new province of Upper Canada.

Edward Goodyear remained in Upper Canada after his batteaux days were over and obtained a Patent from the Crown for his service. His land grant was all 200 acres of lot 1, concession 2, Cramahe Township, Northumberland County. In fact, Edward Goodyear was the first owner of the land immediately north of Main Street and west of Young Street. He also had a main road occupying the south-east corner of his land. Edward Goodyear had a second family in his new home and would remain here until his death around 1837.

It is not clear from documentation exactly when the intersection changed, but it may have been rather soon after the War of 1812 was over. The government saw that the Danforth Road was in poor shape and that the route of the original road did not serve the current needs of travelers. Part of the upgrade of the road was to change the route in some places to better reflect recent settlement trends. One of those changes took place here at the border of Murray and Cramahe Townships. The new road, in its early days called the York Road, would not swing north to Dundas Street, but went straight to Prince Edward Street. It then jogged south and then east on Elizabeth Street to follow a more direct line all the way to Trent Port where a ferry took travelers over the Trent River.

Speculation might suggest that this change may not have happened right away or as a matter of deliberate road construction. People simply began to keep to the right when they came east on Main Street, and turned right to continue on the York Road. Eventually, the beaten track would define this place as we see it today, as a squared-off, three-way intersection. The change meant that Dundas Street east to Smithfield was no longer part of the main east-west road. It remained as an important local road, but this new and unusual three-way intersection dramatically reduced the traffic on Dundas Street. Travelers from outside the area were simply driving through and would not think twice about following the new route.

The Sanford Hotel



Little would happen in this area until after the upheavals of the War of 1812 ended, but after the war, major changes occurred. In 1816, Edward Goodyear sold four acres at the south-east corner of lot 1, concession 2 to Thomas Dorman Sanford, a member of a very early settler family that would have a major impact on this community over the years.

Very soon, Mr. Sanford built a large building a little west of the Murray/Cramahe border and far enough north of the York Road to allow for easy turning for teams of horses that were drawing teamster wagons or stage coaches. This building hosted a hotel and tavern and would become a popular stage stop on the York Road.

The Corner of Main and Young Steets

For many years, the corner where Sobey's is today was occupied by the Sanford Hotel and a large turning space near the road. There is little evidence of buildings near the road at this corner until the 1840s.

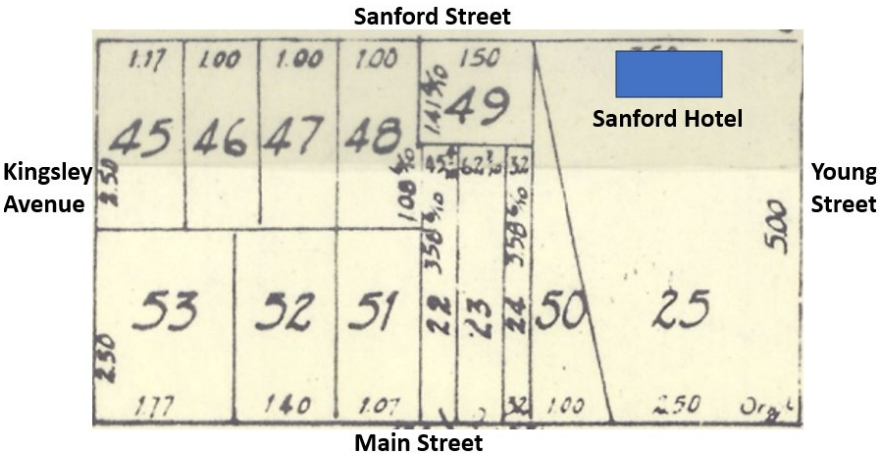
The most critical event in early Brighton history occurred on April 2 1831 when the movers-and-shakers from the community gathered at Simeon Kellogg's hotel/tavern on the south side of Main Street at Prince Edward Street. They held a meeting in the Union Hall in the hotel and decided that there should be one village in this place rather than the two straggling clusters of buildings at Singleton's Corners at the east end and Bettes Corners at the west end. Competition between these two places was not healthy and it led to a lot of inconvenience, so it needed to end.

Joseph Lockwood was appointed as the first Post Master of the new village and, as was customary, the post master had the responsibility of naming the post office, which would be the name of the village. He had grown up in Connecticut, but his family came originally from Brighton, England. He suggested the name and it was approved by the gathering. We might expect there was some aspirational thinking involved in taking on the name of a famous and popular summer resort on the sea in the old country, especially one frequented by royals. In any case, now there was just one village and one post office and the two earlier clusters would gradually grow together to form the village of Brighton.

After the village was created, the land along the main roads and streets in the village was sub-divided into smaller village lots. This step met the growing demand for small lots that could be used by tradesmen and merchants to establish a store or a home. Demand was highest on the main roads, especially for stores, in order to take advantage of growing traffic that would translate into sales and profits. Prosperous merchants, professionals and tradesmen in the area yearned for an impressive and comfortable home for themselves and their families.

At the main intersection, the north-west corner was divided into village lots as we can see on this segment of Brighton Plan of 1866. Most of the land from Main Street up to the next laneway, called Sanford Street, was labelled as Lot 25. There was also a Lot 50 which was a long, angular space on the south-west side of Lot 25. Don't even ask how that came to be!

By 1831, when the village of Brighton was created, Thomas Dorman Sanford owned this land at the corner of the main road. In 1835, he passed the land at the corner along with the hotel to his son, William Hawley Sanford who was only nineteen at the time. Very soon this young fellow would be married to Adeline Eliza Proctor, a daughter of Isaac C. Proctor and sister or John Edward Proctor.



William Hawley Sanford was now proprietor of the establishment that was a routine stage stop for the Royal Mail Line, operated by William Weller of Cobourg. This primary stage line carried the Royal Mail as well as passengers between York, later Toronto, and Kingston with connections on to Montreal. Sometimes, the driver of the stage that swung into the yard in front of the hotel was William Weller himself. He lived in Cobourg and was often busy looking after his steamboat on Rice Lake or his stage line to Hamilton, in which case he assigned his best drivers to take his place.

When he did take the time to drive himself, Mr. Weller was a popular fellow at these stage stops because he was always friendly and could spin tails with dramatic flair. On a more practical level, passengers on the stage coaches experienced the improvements Mr. Weller had implemented to make his stage lines run on time and provide good service to customers. It was not lost on the community that the mail arrived in good time as well. In response, William Weller became know widely in Upper Canada as "The Stagecoach King".

The hotel at the corner was very popular in the 1840s and into the 1850s. It was sometimes called the Brighton Hotel but more often the Sanford Hotel. In early 1853, management of the hotel was turned over to Mr. Lucius Lewis of Cannifton. He advertised aggressively using the local and regional newspapers. Here, the headline says "Central Stage House" and he is "Proprietor of the Brighton Hotel".

CENTRAL STAGE HOUSE.

FIVE STAGES DAILY!!

L. LEWIS

Proprietor of the Brighton Hotel.

BEGS leave to call the attention of the travelling Public to the many combined advantages to be found by calling at his establishment.

ITS LOCATION

makes it most convenient. Situate, midway between Kingston and Toronto, Belleville and Cobourg, Trenton and Colborne, as a stopping place for travellers it cannot be exceeded.

The Terminus of the Prince Edward Mail Line

is at Brighton Hotel, and the Stage stops over night. The Royal Mail Stages arrive and leave daily.

HIS TABLE

is furnished with the best that can be procured in this section of the Country.

THE BAR

is always supplied with the choisest Liquors that can be obtained.

THE STABLES

are comfortable and well supplied with the best hay and oats.

Steady, trusty Porter in attendance.

☞ Agent for the Prince Edward and Royal Mail Front Line.

L. LEWIS.

Brighton, February, 1853. tf.

This arrangement only lasted a few months, probably due to the fact that Mr. Lewis became ill and passed away in June 1856. William H. Sanford took over as proprietor later that same year, placing this ad in the newspaper saying "The subscriber begs to inform his friends, and the public generally, that he has resumed the management of the above well-known and long-established Hotel, which has recently undergone a thorough repair, and is well furnished in every particular. Having had long experience in carrying on such an establishment, he feels confident of being enabled to give universal satisfaction to his customers and the travelling community. The Royal Mail Stage leaves the "Brighton Hotel" for the east and west daily; also for Prince Edward County, Peterboro, &c. Good stabling, and careful Hostlers always in attendance. W. H. Sanford, Brighton, 22nd Nov. 1853."

BRIGHTON HOTEL,

And General Stage Office.

THE Subscriber begs to inform his friends, and the public generally, that he has resumed the management of the above well known and long established Hotel, which has recently undergone a thorough repair, and is well furnished in every particular. Having had long experience in carrying on such an Establishment, he feels confident of being enabled to to give universal satisfaction to his customers and the travelling community.

The Royal Mail Stage leaves the "Brighton Hotel" for the East and West, daily; also for Prince Edward County, Peterboro,' &c.

☞ Good Stabling, and careful Hostlers always in attendance.

W. H. SANFORD

Brighton, 22nd Nov, 1853. 42. in-tf.

Other business was being done at this corner later in the 1840s. Robert C. Weller (1803-1879) was a son of Asa Weller and Anne Marsh, born at the Carrying Place. He was married in 1832 to Mary Dorman Sanford, a daughter of Thomas Dorman Sanford and Anna Hawley. The land records show that in 1838, William Hawley Sanford sold ½ acre in the south-east corner of Lot 25 to Robert Weller. This would be near the corner and would be used for a store.

Soon afterward, Thomas H. Sanford sold another small piece of land in the south-east corner of lot 25 to Isaac C. Proctor. This was the first location for a store run by his son, John Edward Proctor. In 1848, Isaac sold this property to the firm of Proctor and Squier, meaning the partnership between John Edward Proctor and Abijah Squier. This pair would also have a store near Ontario Street on the south side of Main Street.

Creation of Brighton Township

A big change occurred along Young Street when Brighton Township was created on January 1, 1852. Legislation had been passed in Toronto in August 1851 which made many changes to counties and township across Canada West, but this one was unique. The legislation took the western lots of Murray Township and the eastern lots of Cramahe Township, along with Presqu'ile Point, and made a new township. No documents tell us exactly why this was done but we might speculate that several factors combined to motivate the change.

Murray and Cramahe Townships were now fully settled and the populations of the two townships were greater than the normally recommended size conducive to effective delivery of services. Also, Brighton Village had evolved over time to become a major local service center, especially for farmers up the concessions to the north. However, the border between Cramahe and Murray Townships ran down the middle of the town, on Young and Prince Edward Streets. This creating a lot of confusion regarding access to municipal services.

Local residents also complained that there was no court or police service in the village of Brighton. The port was active with lots of unsavory fellows were coming into the community, but there were no constables there to protect the inhabitants. This issue alone generated petitions to the government.

There may be another reason. It was thought ideal to have a rural area of farmers serviced by a centrally located town where commercial, governmental, police and social services could be made available. The change that took effect on January 1, 1852 created a very effective structure with Brighton Township serviced by Brighton Village. The new road north through the township a few years later solidified this structure and made it work efficiently. If this was the objective of the change, it succeeded magnificently.

The Dr. King Episode

The whole community of Brighton was shocked in the fall of 1858 when Dr. William Henry King poisoned his wife just up Sanford Street at the corner of Kingsley. William Henry King had just recently returned to Brighton, having grown up on a farm at Codrington, ten miles to the north. He and his wife, Sarah Lawson, had been separated a few years before, but family pressures motivated them to reconcile. Dr. King, now with a medical degree, returned to Brighton in the spring of 1858 so he could begin his medical practice. A large frame house had been built up from the corner of Sanford and Kingsley so the young couple rented this house and Dr. King began his medical practice out of the front room. In the 1960s, this was called the Murdoff house after the couple who lived there. The house was demolished in the 1980s to make room for the parking lot for the Anglican church.

After a dalliance with a young friend of his wife's and his brutal poisoning of Sarah, Dr. King fled, was caught and would be the defendant in a murder trial that was held in Cobourg in April 1859. He would be found guilty and hanged in Cobourg on July 9th, 1859. One might imagine the curiosity and gossip that would have engulfed the Sanford Hotel, located just a few dozen yards from the scene of the crime.

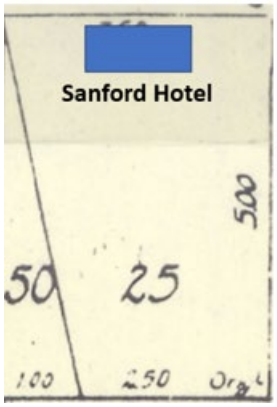
The Sanford Hotel was still under the management of William Hawley Sanford at the time of the Dr. King debacle, although Mr. Sanford was showing more interest in his farm south-east of Brighton than the operations of a hotel. The Sanford Hotel would operate until a disastrous fire destroyed the building in May of 1881. By that time, it was under the management of Josiah Herman Sanford, a son of William Hawley Sanford. Not long after this, Josiah and his wife, Elizabeth Victoria Lawson, moved to Seattle, Washington where they would live out their lives. An interesting connection is that Dr. King's wife, Sarah Ann Lawson and Elizabth Victoria Lawson were sisters.

John Edward Proctor

The land at the corner of Main and Young had come into the hands of John Edward Proctor, some of it due to a sheriff's sale in 1867. Mr. Proctor was always available to take advantage of delinquent properties. This was a small part of the wheeling-and-dealing that would make the Proctor family the wealthiest in town. While operating several stores from the 1840s through the 1850s, he had engaged heavily in the trade of lumber and grain and any product that would generate a profit.

He also provided mortgages to people in the community. In this time before the banks developed as reliable public lenders, local people with money acted as lenders and often grew prosperous as a result. J.E. Proctor was known to be a tough operator, not hesitating to foreclose and take possession of land. Most of the Proctor farm, called Millbank, was acquired in this manner. As we might expect, this did not endear Mr. Proctor to the local population.

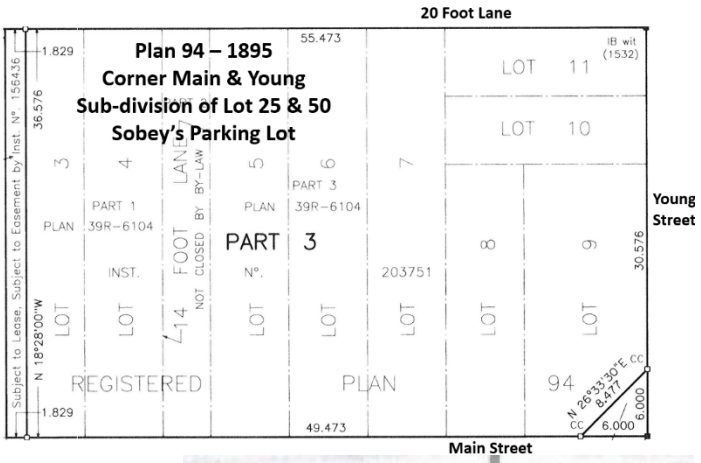
We have a report about the Main and Young corner from the history of the Webb Block, which was built on the corner of Main and Prince Edward Streets in 1869. "Across from the Webb Block (1 Main) was a large open square flanked by Sandford's hotel and a few small stores. In 1881 the corner of Main was a marshy mud hole and the town drew tons of stone to fill in Main Street. The north side of Main where the new Proctor Block stands (2 - 12 Main) was a large pond (with frogs or ducks, depending on who is telling the story)." Here was a temporary situation that was about to change dramatically.



As a reminder, this map snip from the Brighton Plan of 1866 shows that the corner of Main and Young Streets was designated as Village Lot 25, with a small angled sliver to the west called lot 50. For the purposes of this project about Young Street, we will be mostly concerned with the properties of lot 25 on Young Street.

Plan 94 - 1895

The corner of Main and Young underwent a major change in 1895 when a new plan for sub-dividing Lots 25 and 50 was implemented. Plan 94 was documented by surveyor Henry Wickstead and registered July 23, 1895. Most of the land involve from both Lot 50 and Lot 25 was owned at that time by John Edward Proctor.



The sketch at right shows the sub-division of lots in the south-east section of the area covered by Plan 94. We are concerned with Lots 8 and 9 at the corner, but also to some degree with Lots 10 and 11 north up Young Street to the 20-foot lane. Lots 7, 6 and 5 going west on Main Street up to the 14-foot lane, will be less interesting in the context of this project. Today, we can think of these lots making up the parking lot for the Sobey's grocery store.

During the 1880s, business activity developed to the west from the corner of Main Street with two business blocks built in the area of 28 and 30 Main Street. At the corner, evidence is scarce, but we do know that by the late 1890s, there was a brick building on the corner which supported butchers David Brooks and David Covell. In modern terms, we would call this 2 Main Street. In this context, Plan 94 came into effect.

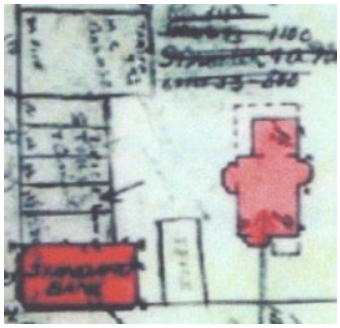
Then, in January 1904, the brick building on the corner was destroyed by fire. John Edward Proctor was now over 70 and was disposing of his extensive real estate holdings. The 1890s had been brutal for the Proctor fortune due to the loss of all of their commercial ships in a terrible hurricane in the fall of 1893. This disaster knocked the wind out of the old man and his son Charles began to take over much of the business.

The property at Main and Young would go to Charles Russell Weller Proctor (1871-1930) who was only in his twenties, but was proving to have a head for business, like his father. He righted the ship of the family business and ensured a comfortable future for the family.

One of the deals he made was with the Standard Bank of Canada which had been located across the intersection on Prince Edward Street since 1883. A new building was constructed at the corner of Main and Young and the bank moved into their fancy new digs on February 24, 1905. A series of leases for this property were provided to the Standard Bank of Canada by Charles Proctor. This substantial building with the elegant entrance would become a fixture in Brighton and the place many residents did their banking, down through generations. In fact, this historian was taken there in the early 1960s to open my first bank account.

The picture to the left was taken inside the Standard Bank about 1910. The gentleman at the far left was Charles R. W. Proctor, the manager of the bank. To his left was Francis Marshall, then W. B. Purtelle. To his left, the three young fellows were bank clerks Mr. Haviland, Art Jones and D.B. Blacklock. The fellow on the right was Burton Becker, the owner of the popular store called Becker's Bazaar, just across the street.

Charles Proctor was the manager of the Standard Bank for several years and had a very easy commute. He and his family lived in a large brick house on Young Street just north of the bank. There are few pictures of this house but the Brighton Fire Map of 1911 shows the house as a large brick structure north of the bank. In the 1920s, Charles Proctor moved his family to Edmonton where he also worked as a bank manager. Illness caused him to come back home and he passed away at Milbank in 1930.



The bank building underwent a major expansion in 1922 when it was doubled in size (see picture at left). Bank staff were relocated to the east side of the building to take advantage of the windows along Young Street, which made for a brighter and much more pleasant workplace.

Another major change happened in 1928 when the Standard Bank merged with the Canadian Bank of Commerce, with the former giving way to the latter. That is how the name on the building became the Canadian Bank of Commerce.

The corner of Main and Young underwent another dramatic change in 2003 when the land between Main and Sanford Streets and east of the laneway was brought together to form a large grocery store. Today, we see the Sobey's store set well back from the corner, with the parking lot between the building and Main Street.

Out at the street, on the corner, part of the entrance to the old bank building is displayed in a brick structure. The date 1905 shows very clearly on the display, referring to the arrival of the Standard Bank of Canada at this corner. It seems a fitting tribute.

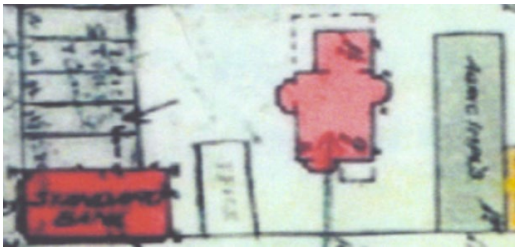
Seen from a historical standpoint, it is interesting to note that the Sobey's building is located more or less where the original business here, the Sanford Hotel, stood for several decades in the 1800s, backing onto Sanford Street. Mr. Sanford was intent on leaving lots of space out front of his hotel for stage coach drivers to swing their teams around as they came and went. In the modern day, we must accommodate all those cars and provide the utmost convenience for shoppers.

As a result, we have a parking lot along large sections of both Young and Main Streets. As a user of the facility, this historian can only say that shopping here is very convenient.

Plan 94 Sub-division Lot 10 & 11

Plan 94 shows that lot 10 and 11 are immediately north of lots 8 and 9, where the bank was at the corner. They front onto Young Street with the 20-foot lane north of lot 11 and lot 19 north of the lane.

Land transactions for these two lots are identical. J.E. Proctor sold lots 10 and 11 to his son Charles Proctor in 1899. In 1904, when the Standard Bank was built at the corner, Charles became the manager of the bank.



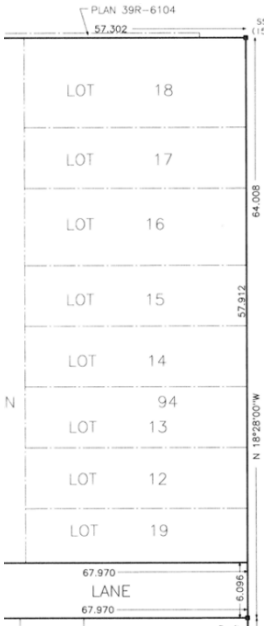
The 1911 Fire Map shows that there was a large house on lots 10 and 11, a bit back from Young Street. This was the home of Charles Proctor when he was manager of the Standard Bank.

In 1920, Charles Proctor obtained a bank manager position in Edmonton and moved there. He sold lots 10 and 11 to the Standard Bank. A few months later, the Standard Bank sold lots 10 and 11 to Edward O. Butler. Edward Osborne Butler (1876-1939) was a son of William Charles Butler who had built the grain elevator and apple storage building at Monck and Railway Streets in 1893. Edward remained single and was very active in business with his father and brothers.

The Butlers established a boat-building facility immediately west of the house that fronts onto Young Street. Access may have been through the lane north of the house to Young Street or north to Sanford St. They also established a gas station on Main Street, south of the boat business.

After Edward died in 1939, the property passed to his brother Malcolm Lyon Butler (1878-1961) who lived on Main St. South and was very active in business. Malcolm passed it to his wife Lillian N. Dailey in 1958 and she sold it to the Bank of Commerce in 1963. They sold to John D. Henderson in 1973, then it went to Don Henderson Properties in 1978. Henderson's redeveloped the whole corner for a new IGA store 1992 and the Sobey's grocery store opened in 2003.

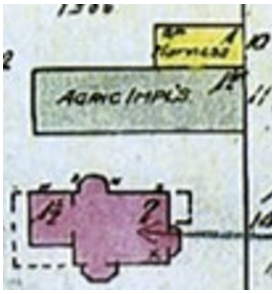
Plan 94 Sub-division Lots 19, 12 – Cheer Block



Lot 19 of Plan 94 is shown at lower right of this map of the north-eastern part of Plan 94. It is the first lot north of the "20 Foot Lane" fronting on Young Street. Lot 12 has the same transactions as lot 19. Oddly, the lots north of the "20 Foot Lane", are numbered from the lane as 19, then 12 to 18. These lots (12 to 19), are labeled as "West of Young St." in the documents.

In 1901, Charles Proctor sold lots 19 and 12 to Thomas H. Cheer. Thomas Henry Cheer (1861-1943) was a son of Henry Cheer and Lucinda Victoria Davidson, married to Mary Ellen Haynes in 1890. He is described in records as an agent, a merchant of coal and wood, etc. Thomas Charles Cheer (1916-1964) and Norman Maurice Cheer (1922-2012) were brothers, sons of Maurice Cheer and Myrtle Chatterson. Maurice was a son of Sam Cheer and Alice Towersey and a brother of Thomas Henry Cheer. Thomas Charles Cheer was married to Eva Darling McCamon and Norman to Laurie Flindall.

The transactions tell us that Tom Cheer sold lots 19 and 12 to David J. Nesbitt in 1903 and Mr. Nesbitt sold to Mary E. Cheer, Tom's wife, in 1905. In 1915, the property went from his wife to Tom Cheer.

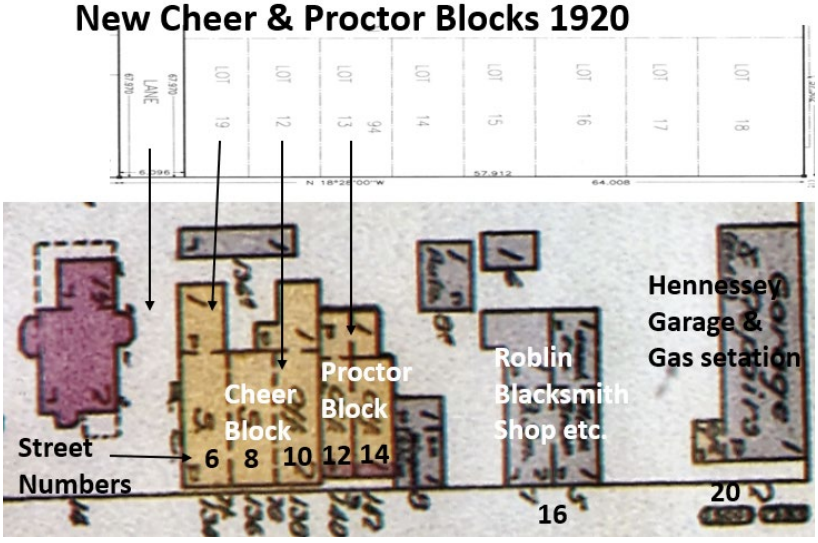


The Fire Map of 1911 shows that there was a long building fronting on Young and going back to the Butler property. It was immediately north of the house where Charles Proctor lived. The label on this building is "Agric. Impl's" which means that Tom Cheer sold farm implements at this location along with his coal supply business.

The same map shows that there was a smaller building on the north side of the big one, here labelled "Harness" which means it was a harness shop, a place where one could buy harnesses for your horses or have them repaired.

There was a bad fire in 1920 which destroyed the buildings along Young West from Butler's garage up to Roblin's blacksmith shop. As a result, two buildings were built immediately north of the laneway that ran west off Young Street beside the house where Charles Proctor had lived. See picture below.

The 1926 Fire Map shows a very different set of structures north of the house compared with the 1911 map. The two new buildings were multi-unit commercial blocks which would have many different tenants over time.



The first building was the Cheer Block, built by Thomas Cheer. It contained three commercial spaces which are labelled Unit #1, #2 and #3 in Susan Brose's book "History of Brighton Businesses". On the north side of this structure was the Proctor Block, a similar but smaller structure that contained two spaces, labelled as Unit #4 and #5. This map shows the corresponding street numbers of the units. These were two-story buildings with apartments in the upper floors and businesses often rented spaces at the rear of these blocks as well.

The details below show the many different businesses and services that were located in these units up to the 1980s before redevelopment.

Unit #1 – 6 Young Street

Thomas Cheer purchased the Butler coal business which was just west of this unit, and it would operate here until about 1943. Unit 1 also contained several offices, one for Cheer himself. In the 1970s, the coal business was gone and William F. Houston had a real estate office here. From 1977 to 1985 George's Radio and TV Service was here, coming from 16 Young.

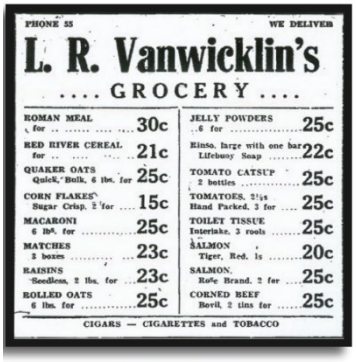
The apartments in the second floor were popular. The 1965 Canada Voters List shows tenants "Mrs. Keitha Dickson, retired, 6 Young St." and "Mrs. Gladys Latham, machine operator, 6 Young St." In 1968, a tenant was "Mrs. Edith Way, widow, 6 Young St.". The 1972 list shows tenants "Mrs. Sybil Cassan, widow, 6 Young St." and "Mrs. L. Keitha Dixon, widow, 6 Young St."

Unit #2 – 8 Young St.

Cheer Block – circa 1970

Unit #2 initially hosted carriage and farm implement shops by D. R. Davidson and Wade & Davidson. In 1923, the Chinese Café was here, then Frisco Café to 1927. The Royal Bank was here in 1928 and 1929, then a ladies clothing store, run by Gertie Chatterson, was here 1929 to 1932. For a year after this, Mrs. W. Davidson had a dress and hat store. From 1933 to 1946, Joe Boffrey had his barber shop here. From 1946 to 1952, Orval Harvey had an electronics sales and service store in Unit 2. From 1951 to 1955, Fred H. Wehrley had his accounting officer here. From 1958 to 1960, Rosa Van Shaik, a dressmaker, had a ladies and teens wear store. Van-Neta Candy Kitchen was here from 1961 to 1967. For the next two years, it was a beauty salon run by Elaine Mills and Judy Kerr. The beauty salon theme changed in 1972 when it became a pizzeria.

Unit #3 – 10 Young Street



PHONE 55 WE DELIVER

L. R. Vanwicklin's

.... GROCERY ....

ROMAN MEAL for	30c	JELLY POWDERS 6 for	25c
RED RIVER CEREAL for	21c	Rinso, large with one bar Lifebuoy Soap	22c
QUAKER OATS Quick, Bulk, 6 lbs. for	25c	TOMATO CATSUP 2 bottles	25c
CORN FLAKES Sugar Crisp, 2 for	15c	TOMATOES, 2½s Hand Packed, 3 for	25c
MACARONI 6 lbs. for	25c	TOILET TISSUE Interlake, 3 rools	25c
MATCHES 2 boxes	23c	SALMON Tiger, Red, ½s	20c
RAISINS Seedless, 2 lbs. for	23c	SALMON Rose Brand, 2 for	25c
ROLLED OATS 6 lbs. for	25c	CORNED BEEF Bovil, 2 tins for	25c

CIGARS — CIGARETTES and TOBACCO

Advertisement 1940

From 1929 to 1931, the Division Court Office was located at unit 3 of the Cheer Block. From 1831 to 1934, The Economical Store was here. L.R. Vanwicklin had a grocery store here from 1934 to 1947. The grocery business continued for two years with Mr. and Mr. H. B. Goodrich as proprietors. In 1949 Mr. & Mrs. Ernest Sharp had a meat and groceries store, continued by Bonisteel and Alexander.

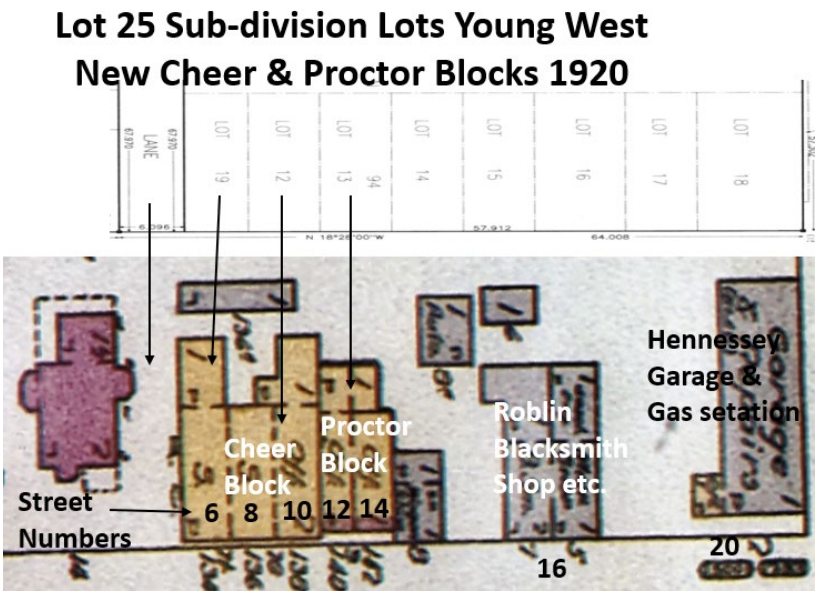
Tenants in the upstairs apartments are listed in the Canada Voters Lists. In both 1968 and 1972, Gerald Hetherington, a carpenter, and his wife Dawn, a secretary, are living at 10 Young Street. In 1975, Unit 3 became the Village Shoppe, then the Hair Salon. Then, from 1982 to 1985, Ray's Hair Stylist.

Fire at the Cheer Block Young Street

In February 1946 a disastrous fire destroyed both the Cheer and Proctor Blocks and they were rebuilt. In 1953, the Cheer Block passed to Tom Cheer's two sons, Norman and Thomas C. Cheer. In 1965, it passed to Norman Cheer and he sold to Jocelyne Pim in 1971 who sold to Don Henderson Properties in 1978, thus beginning the wider development of the area which would eventually result in the Sobey's establishment we see today.

Plan 94 Sub-division Lot 13 – Proctor Block

Lot 13 was passed from John Edward Proctor to his son Charles Proctor in 1899 and Charles shared it with his siblings in 1920. It remained in the Proctor family for a long time, until 1968, when John Wright Proctor, a son of Charles, sold it to John and Doreen Thomson who sold to Arthur Taube in 1973. In 1980 it went to Vince Cammaleri and then, in 1992, to Don Henderson Properties for redevelopment.



Sub-lot 13 held the Proctor Block, a 2-unit commercial building constructed up against the north side of the Cheer Block. These buildings provided multiple commercial units on Young Street. The Proctor Block was divided into two units, which Susan Brose identifies as Unit #4 and Unit #5.

Unit #4 – 12 Young Street

Until 1929, Unit 4 hosted the Collector of Customs and Excise office. Then it was a barber shop, and for a few years the McIntosh Jewelry store was here. Orval Harvey was here from 1940 to 1946 with his electronics store. From 1946 to 1948, McQuade Flower Shop was here. For almost a decade, Milton Schneider had a shoe repair shop. Keith McKay had his TV shop here from 1955 to 1959. After a pause, George's Radio & TV Service was here 1966 to 1969. Until 1976 there were beauty salons here. Deline's had a variety store and taxi service here briefly in 1979. Then, from 1982 to 1985, Len Taft and Don Henderson had a sports shop in unit 4. Mrs. Lola LacKaye was a lawyer in the unit briefly as well.

Unit #5 – 14 Young Street

From well before the new building called the Proctor Block, the National Ticket Office was at this location, and would be in unit 5 until 1946. There would be a second commercial space at the back, so the addresses were 14A for the front and 14 B for the back.

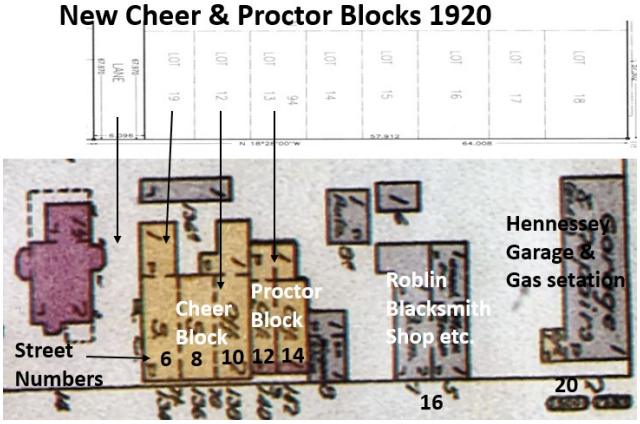
The front of the unit initially had dry cleaning shops by R.H. Neal and then Royal Quick Jr. From 1952 to 1957, The Northumberland and Durham Health Unit was here. Then the Trentonian and Brighton Ensign newspapers had their office here briefly. For three years, Unit 5 hosted a photo studio by David Karfosh and George Hodges. Herb's Taxi occupied Unit 5 from 1964 to 1968, then Brighton Ambulance for two years. Colborne Foods Incorp where here for the next three years.

The rear unit, 14B, had Deluxe Cleaners from 1940 to 1944, then Harold Thomas had his coal office here for a year. From 1946 to 1952, the Department of Public Health Office was at the back of Unit 5. In the 1970s George's Radio and TV used Unit 5, then a real estate broker and Quinte Health Food and the Farm Labour Bureau. Trent Stereo TRV was there in 1975. The 1965 Canada Voters List shows two tenants in upstairs apartments, "Mrs. Dorothy Dunbar, Grader, 14B Young St." and "Mrs. Mary Phoenix, homemaker, 14B Young St."

Plan 94 Sub-division Lot 14 & 15 & 16 – 16 Young Street

Sub-lots 14, and 15 have identical land transactions and we know that this location was Fred Roblin's blacksmith shop from as early as 1899 when he purchased the lots from Charles Proctor. The address here would be 16 Young Street when they started to use postal addresses in the 1930s.

Lot 25 Sub-division Lots Young West
New Cheer & Proctor Blocks 1920



Frederick Andrew McLean Roblin (1875-1929) was born in Picton but his father, Jacob James Roblin and an uncle, Leander Roblin, came to Brighton in the 1870s and set up a blacksmith shop on Young Street south of Sanford Street. J.J. Roblin built a substantial building that was 30' x 40' on Young Street.

This building had space for other tradesmen and there is mention of Robert Sprentall having a carriage building shop here as well. We also see that J.J. Roblin and Son were agents for Pullman Automobiles from 1915 to 1928.

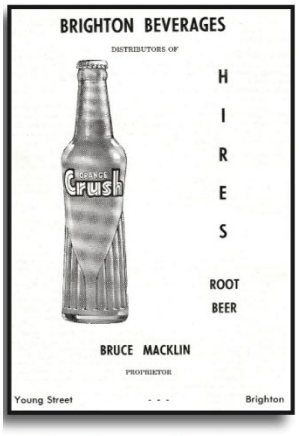
George W. Smith carried on blacksmithing here until 1932 and then O. Henson for a time. Jimmy Hales had his shoe repair shop here for a brief time before moving to 30 Main Street. E.C. Brown had an insurance office here 1933 to 1935.

Fred Roblin had taken over the main blacksmithing business from this father, and ran it until his death in 1929. It was not until 1944 that his widow, Mabel Blanche Duncan, sold Lots 14 & 15 to George H. Pickett who sold the next year to Harrison Raycraft and Cecil H. Bush.

Young Street west looking north – circa 1920

The old bottling works on Main Street was moved to 16 Young Street and established in the remodeled Roblin blacksmith shop. The building burned in 1946 and was rebuilt larger, as the newspaper reported: "Renovations were made on the blacksmith shop which was built over 75 years ago. The shop has been expanded to 88 x 80. In 1913 Roblin added a Machine Shop."

William Harrison Raycraft (1916-2001) was a son of Walter Albert Raycraft and Mattie Pearl Phillips and married Inez Almeda Vosbourgh in 1938. He was very much engaged in business in Brighton. His Latimer Photo is at right. His brother Gordon Raycraft, operating the Orland Feed Mill for a time as well.



Brighton Beverages Advertisement – circa 1963

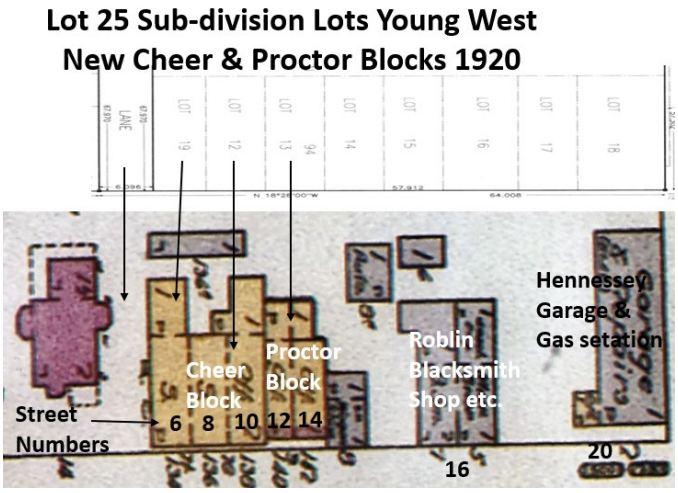
The bottling business was operated by Raycraft and Bush, then Macklin & Butters. Thomas Edward Brice Macklin (1905-1967) was commonly known as Bruce. He was a son of William Macklin and Caroline Adams, a farmer in Haldimand Township. Bruce Macklin married Murial Charlotte Butters in 1930 and Muriel's sister, Muriel Alberta Butters would marry Arthur Hayden Butters, a brother of Muriel Charlotte Butters.

Raycraft and Bush sold to Bruce Macklin and Hayden Butters in 1958 and Hayden Butters sold his interest to Bruce Macklin in 1952. Besides the bottling business, Macklin sold farm equipment here. In 1965, the Southern Welding and Repair shop used some of this space.

Bruce Macklin sold lot 14 to Doug Haig in 1965. During the 1970s, George's Radio and TV Service was here as well. In 1980 the property was sold to Don Henderson Properties which began the development of the new IGA store and Sobeys in 2003.

Plan 94 Sub-division Lot 17 & 18 – 20 Young Street

The Proctor family owned the land at the corner of Sanford and Young until 1948 when it was sold to Bert Hennessey. Before that, it appears as if lot 18 was leased to operators of a cooperage.



John Henry Covert (1856-1926) was from Sophiasburgh Township and came to Brighton in 1892, having learned the cooperage trade from his father. By 1896 he was working as a cooper, particularly making barrels for the local apple business. There are no land transactions for this, so we must assume he was leasing lot 18 from the Proctors.

Unfortunately, the land records do not provide documentation for leases. There is a suggestion that a new cooperage was built at the corner of Young and Sanford in 1911 and it may or many not be the one showing on the 1911 Fire Map. In any case, it was a very large building, right on Sanford and up close to Young. Info suggests it was a hub of intense activity in those years of the apple export business in Brighton.

John H. Covert died March 31, 1926 and the business was sold to Thomas Charles Stanton (1881-1969) who had been working for Covert at the cooperage before going to fight in WWI. Luckily, he survived the ordeal and came back to Brighton where he continued working for John H. Covert at the cooperage. Stanton took over the business in 1926 and is said to have continued there until 1943. It is interesting to note that the 1926 Fire map shows a slightly smaller building there and it is labelled “Garage & Repair”.

Bert Hennessey came to this location in 1948, but may have been working at this building for a time before that. This is from the book on Brighton businesses. "A.E. (Bert) Hennessey started in business for himself about a year ago last April, and the business is a body and paint shop and now has the very latest equipment and know-how for all sorts of body and paint work. The Hennessey and son establishment is located on Young Street, beside Brighton Bottling Works. The manager assures a first-class job done speedily at the most reasonable prices, in welding, painting, bumping, glass installing, etc. An entire paint job can be done in two days and they carry a large supply of paints. The new business, with the added day-and-night towing service, keeps Mr. Hennessey and his son, Ted busy all the time. (20 Young Street)"

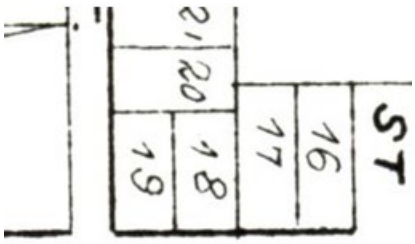
Hennessey’s Yard – circa 1950

Albert Edward “Bert” Hennessey (1898-1969) grew up in Murray Township, a son of Isaac Wellington Hennessey and Jennie Woof. He married Gretta Edith Baird in 1924 and they had two children, Ted and Dorothy. The Canada Voters Lists for 1965 and 1968 show Bert and Gretta living at 20 Young Street, then the 1972 list shows several tenants. Bert Hennessey died in 1969 and the property went to Gretta and she sold it in 1979 to Thomas Lance who turned it around quickly to Don Henderson to begin the redevelopment for the new IGA store and later Sobey’s.

Hennessey Garage – circa 1947

Village Lot 19 – 28 Young Street

Village Lot 19 is on the north-west corner of Young and Sanford Streets. The house there today is 28 Young Street. This is outside of Plan 94, so we can use the standard terminology of village lot.



The land north of Sanford Street appears to have experienced a Sheriff's sale in 1849, with many similar transactions dated September 8, 1849. The sheriff was Henry Ruttan of Cobourg and his name appears in the first transaction for many lots in Book 009 in the land registry records. This section is labelled as "West side of Young".

In this case, the Sheriff's sale granted lot 19 to Adam H. Meyers, a speculator in Trent Port. He sold quickly to William H. Sanford, a son of Thomas D. Sanford, and he sold in 1854 to Patrick Turley, another speculator we see in the area. William Coyle provided a mortgage on the property and it was sold to him in 1880. By the time he died in 1901, there were more legal troubles and the National Trust Company sold Village Lot 19 to Walter N. Davidson.

Walter Nichol Davidson (1852-1936) was a tailor who operated a clothing shop at 17 Main Street. He had been born in Scotland and came to Canada in 1856 with his family, settling in Seymour Township. In 1875 he married Isabella Massie and soon moved to Brighton to ply his trade as a tailor. His shop on Main Street was popular until his death in 1936.

It seems clear that Walter Davidson did not live on lot 19 because there was no house there at the time. The 1911 Fire Map shows that there was a large blacksmith shop right on the corner of Sanford and Young and it is probable that this shop was run by Wellington Hare who was a blacksmith living in the house just to the north in lot 17. Beside the blacksmith shop is a boat storage shed.

The 1926 Fire Map shows the shed remaining but the blacksmith shop gone. We can speculate that Walter Davidson purchased lot 19 as an investment. In 1944, the estate of Walter Davidson sold lot 19 to Samuel Netley for only $200 which suggests there was no house on the property.

Ernest Sindey Frank "Samuel" Netley (1908-1968) was born in London, England and was living at one of Dr. Barnardo's Homes in 1921 when he came to Canada along other "Barnardo Boys" with the purpose of working on farms. A decade later he is recorded in a census record living a Cartton, Timiskaming District, working as a laborer on a steam train. In 1936 he married Frances Jean Thomas in Lindsay and soon moved to Brighton to begin work as an agent in insurance and real estate. In 1937 he purchased W. W. Porte's insurance business and the next year, that of E.O. Butler. The records for Sam Netley show that, for several decades, he had insurance and real estate offices around downtown Brighton in small rental spaces on Main Street, Prince Edward Street and Young Street. It is quite likely that he had the house built at 28 Young Street early in his time in Brighton.

There is a particular mention of Sam Netley being in one of the offices impacted by the disastrous 1946 fire. In 1955 he moved into Cy Boyces first radio and TV store at 4 Main Street. He would also be at 12 Main Street as well, before that block became Henderson's Grocery store. Sam Netley died in 1968 and his wife in 1977 and they are buried in Mount Hope Cemetery. In 1949, Sam Netley had sold village lot 19 to Edgar Curtis Marshall and he would own the property until 1990. The Canada Voters Lists show that he and his wife Marjorie are living at 28 Young St., he shown as an "oil burner serviceman" and she as a bank clerk. In addition, there were tenants living at 28 Young Street.

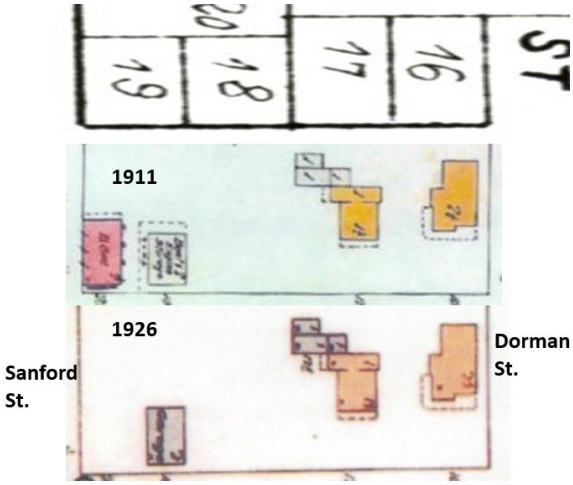
In 2005, 28 Young Street was acquired by Stan Parkinson and his wife Mavis, and they are still there in 2025. Stan has an extensive woodworking business which specializes in "Custom Urns" and can do very unique designs on request. You can see his handiwork at the front of the house on Young Street and at his workshop behind the house, off Sanford Street.

Village Lot 18 – 30 Young Street

The land records for Village Lot 18 are similar to Lot 19, but with improtant differences. The estate of Walter N. Davidson sold lot 18 to Russell Bertrand Maybee in 1943 and it would be sold by his estate in 1975. This Maybee family was from the Sarnia area, and any connection with the local Maybee families is not evident. There may be more records for lot 18 as this page only goes to 1982. Right now, I have no idea where they might be.

Village Lot 17 – 34 Young Street

In 1849, lot 17 went to John E. Proctor who sold it the next year to his business partner, Abijah Squier. He sold it in two years to his sister-in-law, Frances Eliza Cryderman, who was a single woman at this time, living with her family on a farm west of Hilton. Soon after this, she married Foster Hawkins, which is why her name appears as Frances E. Hawkins in the next transaction in 1870.



The next owner of lot 17 was Hiram Edgar Ketchum (1836-1903), a son of Thaddeus Ketchum, the merchant at the corner of Main and Prince Edward Streets. He married Sarah Jane Losie in 1861 and was very active in real estate speculation and development in Brighton until heading off to Prescott as a hotel keeper, then to California as a manufacturer.

Lot 17 was sold in 1875 to Sylvanus Freeman, a farmer and merchant on Prince Edward Street. He sold to James Campbell and then it went to Andrew Peister, a farmer east of Brighton. Finally, lot 17 found someone to use it as a home when, in 1878 Andrew Peister sold it to Melissa Jane Kemp, the wife of Joshua Cadman Kemp, a farmer from Ameliasburgh Township who moved to Brighton. This family lived in the house on lot 17 from 1878 until 1905 when it was sold to Cornelius Montgomery of the Hilton area. He sold quickly to Hannah Jane Hare, the wife of Wellington Robert Hare (1856-1936) who was a blacksmith.

There was a blacksmith's shop at the corner of Sanford and Young, which can be seen on the 1911 Fire Map. It could be that Wellington Hare was the blacksmith who operated that shop for several decades, while living in the house on lot 17. We can also see that the blacksmith shop is gone in the 1926 Fire Map, but the two houses, more or less in lots 17 and 16, are still there.

Hannah Jane Hare died in 1914 and her husband in 1936. However, the estate took a long time to process. It was not until November of 1939 that Oscar L. Morrow, administrator of the estate, sold lot 17 to William E. Bibby. William Edward Bibby (1875-1952) would be a major figure in Brighton for several decades. He was a son of Edwin Bibby who had built the Bibby Block and had a dry goods store at 11 Main Street from 1873 to 1915. When he retired, his son, William took over. William Bibby retired in 1941 and the commercial block was divided and renovated. His picture is at left, from the Latimer photos.

It is interesting to note that in the 1931 Census, William and Blanch Bibby are shown on Young Street and Wellington Hare is right below, also on Young Street. This suggests that Wellington Hare, the blacksmith at the corner of Sanford St., still lived in the house on lot 17 and William Bibby lived in the house on lot 16, at the corner of Dorman St. These two older houses can be seen clearly in both 1911 and 1926 Fire Maps.

Wellington Hare died in 1936 and William Bibby purchased lot 17. The old house in lot 17 was removed. Certainly, it does not appear in the 1960s aerial photo where we see the treed yard to the south of the home on lot 16. It could be that this old house was called 34 Young Street when the postal system implemented street addresses in the 1930s. Today, however, there is no house there, so we don't have a 34 Young Street.

William Bibby died in 1952 and his wife, Blanch, in 1960. In 1961, the estate of William E. Bibby sold lot 17 to Patricia Thompson, the wife of Benjamin Cope Thompson, a lawyer in Brighton. In 1976, Patricia Thompson sold lot 17 to William J. & Dorine McApline, who sold in 1979 to Darryl J. & Elizabeth J. Watkins. They sold in 2000 to 1408977 Ontario Inc. which sold on 2008 to Robert Paul & Kathryn Jean Marshall.

Village Lot 16 – 36 Young Street

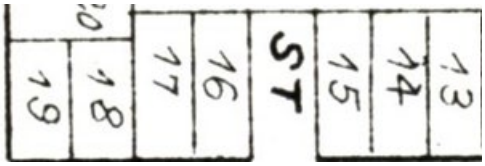
The Sheriff's sale in 1849 saw lot 16 go to Dr. Henry Meade. He died young around 1853 and his estate passed lot 16 on to his wife, Eliza A. (Singleton) Meade. Eliza's estate sold lot 16 in 1904 to Joseph Langdon and he passed it to his wife Lilian in 1911.

Finally, in 1923, after a good deal of finanical issues and many mortgage transactions, lot 16 was acquired by William E. Bibby. He was the son of Edwin Bibby, both active merchants on Main Street in Brighton. The Bibby family would own lot 16 until 1961. We can expect that, sometime after 1926, the old house on lot 16 was removed and a large new frame house built there, the one we see today. This is why the house at 36 Young Street is referred to as "The Bibby House".

In 1939, William E. Bibby also acquired lot 17 just to the south of his house. He removed the old house on lot 17, leaving just the one house at the corner of Young and Dorman Streets that we see today. The estate of Willim E. Bibby's wife, Blanch, sold both lots 17 and 16 to Patricia Thompson in 1961. Elva Louise "Patricia" Nesbitt (1924-1999) was the daughter of Edwin James Nesbitt and Nellie Foster Jones. She married Benjmain Cope Thompson (1924-1998) in 1949 and he practiced law in Brighton.

The Thompsons sold lots 17 and 16 in 1976 to William & Doreen McAlpine who sold in 1979 to Darryl & Elizabeth Watkins. In 2000 these properties were sold to a numbered company and in 2008 to Paul & Kathryn Marshall.

Village Lot 15 – 40 Young Street



Village Lot 15 is on the north side of Dorman Street and has the postal address of 40 Young Street.

The Sheriff's sale in 1849 resulted in lot 15 going to Dr. Henry Meade, same as lot 16, but that is the end of the similariries between the two lots. The next land transaction for lot 15 is the granting of the lot to Dr. Meade's wife in 1854. He have no information about the death of Dr. Meade, but we know that he had an outsized impact on the community while he was here. During the 1840s, besides practicing medicine, he was a major real estate developer for his time and place. It was because of his initial investments and planning that the Meade Sub-division was created on what we call Meade Street today. Yes, in the 1840s, that was residential space outside of town. Because of his early death, his wife, Eliza A. (Singleton) Meade, and their children, were left to carry forward with the projects. We see Eliza in many land records over the next few decades.

The next land transaction is not until 1897, when Leonora Helen Duncan and Peter M. S. Duncan are selling lot 15 to Walter N. Davidson. Leonora Helen Meade (1844-1933) was a daughter of Dr. Henry and Eliza Meade and she was married to Rev. Peter Duncan, who had begun work as a Presbyterian minister in Brighton as early as 1861. Records show that this family lived in Colborne, but they appear to have kept this house in Brighton until he retired. In any case, the Meade and Duncan families lived in this house for a long time.

Walter Nichol Davidson (1852-1936) was a tailor who operated a clothing shop at 17 Main Street. He had been born in Scotland and came to Canada in 1856 with his family, settling in Seymour Township. In 1875 he married Isabella Massie and soon moved to Brighton to ply his trade as a tailor. His shop on Main Street was popular until his death in 1936. He invested in commercial property at lot 19 and 18, Young Street West, but lot 15 is where the family lived.

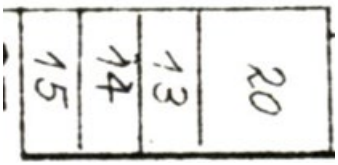
We are lucky to have a very good photograph of the house on lot 15 soon after the Davidson family moved in, probably taken around 1897. It shows Walter Davidson out front with the top hat, his wife Isabella to his left and daughter Annie to his right on the porch. His son Donald is to the left with the horse.

Walter Davidson sold this property to Thomas D. Wannamaker in 1920 and the estate of his wife, Ida, sold it in 1929 to Frank Dunnett. Frank Henry Dunnett (1899-1989) was born in Cramahe Township, a son of George Dunnett and Ella Maybee. He served in WWI and when he came back, trained as a dentist. He is described as a dentist in 1926 when he married Edith Elizabeth Maybee and would have a long and successful career as a dentist in Brighton.

It was six decades before the next land transaction related to lot 15 and we see that the estate of Frank Dunnett granted the property to his daughter, Frances Elizabeth MacColl who was married to Hugh Grant MacColl.

It is interesting to note that 40 Young Street provided apartments for individuals, as we see in the 1965 Canada Voters Lists when Mrs. Ethel Coutler and Mrs. Marjorie Kleiser are living there. The 1968 list shows Mrs. Coutler is now a widow and she is joined by Mrs. Dora Goodfellow who was the first wife of MPP Bill Goodfellow from Mount Olivet.

Village Lot 14 – 42 Young Street



The Sheriff's sale of 1849 placed lot 14 in the hands of Adam Henry Meyers (1812-1875), the unmarried son of Adam Henry Meyers and Mary Wallbridge. His father was born in Germany but had come to Thurlow Township before 1801 and established himself at the mouth of the Trent River as a very active merchant and real estate speculator. His son continued his father's work and we see his name all around land records in the mid-1800s.

In this case, as was normally true, he turned lot 14 into profit soon enough, selling to William H. Sanford in 1852. William Hawley Sanford Sr. (1812-1870) was a son of Thomas Dorman Sanford and Ann Hawley, some of the earliest settlers in Cramahe Township where the village of Brighton would develop. William H. Sanford was heavily involved in the hotel and stage stop at the corner on the Danforth Road but was also engaged in real estate speculation in the area. In the case of lot 14 on Young St., he quickly sold this to his oldest child, William Hawley Sanford Jr. (1836-1920) who was only 15 at the time. He sold in 1858 to Willim Chamberlain Proctor (1832-1913) who was a cousin and also very active in the buying and selling of village lots.

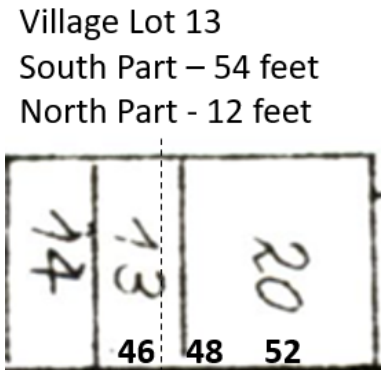
In 1861, William C. Proctor sold lot 14 to William C. Bowles (1800-1879) who was a shoemaker recently come from Ireland and now established in business on Young Street. His wife was Laura Waldron who had been the wife of Josiah Proctor, a son of the settler Josiah Proctor and a brother of Isaac C. Proctor. It did not hurt to be connected to the Proctor family.

In 1870, Wiliam Bowles granted the property to his daughter, Henrietta Sarah Bowles (1850-1933) who married Jasper Dingman Tobey around the same time. In 1883, Henrietta sold lot 14 to Isabella Davidson, wife of Walter N. Davidson who was an active tailor with a shop on Main Street. Walter Davidson owned lot 19 and 18 for commercial purposes, and had their home on lot 15, just south of the lot 14 we are dealing with now.

In 1904, the Davidson's sold lot 14 to Charles Alger Fiddick (1848-1930) who was a farmer near Hilton. It appears as if Charles Fiddick used this as a retirement home. His estate sold it in 1930 to his daughter Effie N. Harvie who was married to Alfred Harvie. They held it until 1943 when they sold to Nettie Simmons and in 1955 she sold to Walter and Isabel Davis. In 1962 it went to William and Barbara Campbell and in 1965, to Kenneth and Mary Loretta Hutton. In 1993 the lot was granted to Mary but she died and her estate granted lot 14 to Kenneth Hutton in 2004.

Village Lot 13 – 46 Young Street

Village Lot 13 is divided between 2 properties, #46 and #48 Young Street. In later land records, there are clear descriptions regarding “south 54 feet” and “north 12 feet” so we have to trace the path of those transactions to indentify which people are involved with which property.

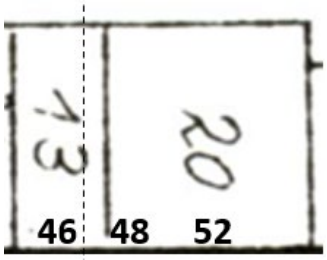


However, starting at the beginning, the Sheriff’s sale of 1849 gave lot 13 to John E. Proctor and he sold it to William Bowles in 1855. The Bowles familt held lot 13 for more than four decades, so we can expect that this was their home, not to say what house they lived in, probably before the one we see today.

The Estate of William Bowles passed the property to his daughter Elizabeth Bevitt, wife of William Russell Bevitt. That family lived in St. Thomas, Ontario and through various legal steps, Harriet A. Waldron eventually sold lot 13 to Jennie W. Edminson in 1906. In 1910, she sold it to William Mutton (1848-1941) who was married to Lizzie Hubbs and they made 46 Young Street their retirement home. Lissie passed away in 1932 and William granted the property to his daughter, Lillian who taught school in Toronto for some time.

Village Lot 20 – 48 Young Street

The early history of lot 20 begins with the Sheriff’s sale of 1849 when Adam H. Meyers obtained the lot. There is no record of the step that sent the lot to William and Laura Bowles, but we must assume that occurred in the 1850’s when William Bowles was establishing himself as a shoemaker in Brighton.

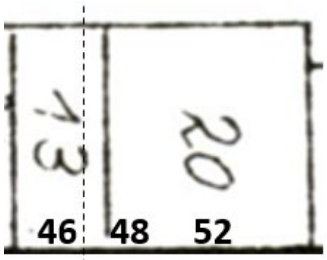


In 1906, Harriet A. Waldron, a daughter of William Bowles, sold property in lot 20 to Jennie W. Edminson. There is no info re this family (yet) but Jennie the land records show that she sold the south part of the lot in 1909 to Florence H. Thorne and the north part in 1910 to William Mutton.

The south part, which would be #48 Young Street, went to Eliza B. Waite in 1913, then Joseph F. Langdon in 1920. He sold to Annie Thompson in 1922 and passed it to a daughter Mabel, who was married to George Mutton. Several transactions in 1946 result in the south part of lot 20 going to Ernest Cecil Brown and we see his wife, Mabel, living at 48 Young Street through the 1965, 1968 and 1972, accordinng to the voters lists.

Ernest Cecil Brown died in 1954, but his estate did not deal with the property until a transaction in 1982 shows #48 going to his wife and children. Land transactions in both lot 13 and lot 20 for this property indicate that the house is across lot boundaries.

Village Lot 20 – 52 Young Street



William C. Bowles (1800-1879) was born in Ireland, a son of John Bowles and Ann Mills. The family came to Canada in the 1830s and were in Brighton before 1847 when William took as his second wife the widow Laura (Waldron) Proctor (1811-1883) whose first husband had been Josiah Proctor (1796-1838), the son of the original settler Josiah Proctor and a brother of Isaac Chamberlain Proctor.

William Bowles had a brother, John Bowles (1810-1886) who was married to Margaret Cochrane and also worked as a shoemanker in Brighton. It is probable that the two brothers operated a boot and shoe sales and repair shop out of their home on Young Street.

In 1870, William and Laura's daughter, Henrietta Bowles, married Jasper Dingman Tobey (1845-1918) who was a son of George Tobey and Caroline Dingman. He was born in Picton but the family moved to Brighton about 1856 and established themselves on a farm north of Brighton Village near what was called Wade's Corners, which is the No. 30 and 401 intersection today.

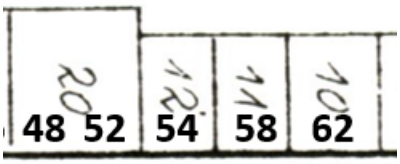
Land records show that William and Laura Bowles sold the north part of lot 20 to Jasper D. Tobey in 1873. This is the first mention of "north part" in the records. We can expect that Jasper and Henrietta lived there until they sold to Henriett's brother, Robert J. Bowles, in 1884. Jasper and his family along with Robert Bowles moved to Tara in Bruce County in 1886.

Robert J. Bowles was a brother of Henrietta and he died in 1898, after which his estate sold the north part of lot 20 to Harriet Ann (Bowles) Waldron, another daughter of William and Laura Bowles. She had married Charles Henry Waldron, a doctor. Harret and Charles were not living here and sold in 1906 to Jennie E. Edminson.

A land transaction in 1910 shows that Jennie W. Edminson sold part of lot 20 to William Mutton. The description does not say north or south but the price was $1,115 which suggests the north half, what would be #52 Young Street. A record in 1909 shows Jennie selling part of lot 20 to Florence Thorne for $500, which probably means the south part, #48.

In 1956 Dr. Willard W. Wilson sold #52 to Dr. William Ord Elliot and his wife Margaret. It is important to note that the Voters Lists of 1965, 1968 and 1972 show Dr. William O. Elliott living at 52 Young Street. In fact, the Elliott's live at #52 for a long time. In 1961, the property was granted to Margaret but in 1996 the last transaction for #52 in this section shows the property transferred to both of them as Joint Tenants.

Village Lot 12 – 54 Young Street



Village Lot 12 is north of the large lot 20, and the map shows that the lots from here north are shorter than those to the south, but of similar size in terms of frontage on Young Street.

The Sheriff's sale of 1849 gave lot 12 to Dr. Henry Meade and his estate passed it to his wife Eliza Ann (Singleton) Meade.

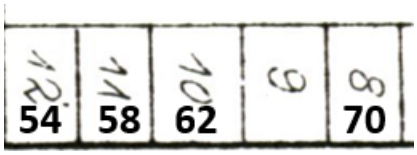
This lot was in the Meade family for a long time and may not have had a house on it when Therea Amelia (Meade) Penton and her husband, Henry Penton sold it in 1897 to Irena A. Morrow. This was Irena Alzina Wade (1857-1928) who was the wife of James Harcla Morrow, the operator of the Ford dealership at the Morrow Block on Prince Edward Street.

This family was on the farm in Hilton but, the 1897 acquisition of this lot may indicate plans to move to town as James Harcla Morrow was planning his business ventures. Records suggest they lived father south on Young West in the commecial blocks for a time, but this could have been their home later. Did the Morrow family build this house?

It was not until 1972 that the Estate of Irena A. Morrow, under the executorship of her son, Wade Harcla Morrow, sold lot 12 to the Veteran Land Act (VLA).

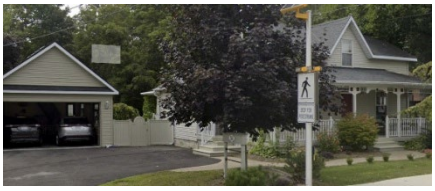
Starting in 1950, the VLA began to provide support for building a house in an urban area, in addition to providing support for veterans to settle on and acquire farms. This land was held by VLA until 1981 when it was sold to Sonya Trafford. In 1991, she sold to Leslie Bernard & Catherine Cattell.

Village Lot 11 – 58 Young Street



Lot 11 is the first lot north on Young Street West that is not shown to be uncluded in the Sheriff's sales of 1849. Leonora E. Singleton still held it in 1870 when she sold to Catherine (Mikel) Bevitt, wife of Clayton J. Bevitt who then died the next year. Catherine lived here with her son, William Russell Bevitt until he married Nellie Bowles, a daughter of William Bowles, the shoemaker from just down Young street. William and Nellie Bevitt soon moved to St. Thomas, Elgin County where he was a merchant. Over the next few years there were several back-and-forth land transactions between Catherine and her son, but, in 1891, William sold lot 11 to John Moffit.

John Moffit (Yes, that is the correct spelling) was born in Ireland and came to Canada in 1855. He remained single and was a farmer. His sister, Jane, married George Hardcastle who died in 1879. When John bought the house at lot 11 in 1891, Jane was a widow. Several census records show John Moffitt living with Jane Hardcastle and in 1911, he is living on Young street with his niece, Mary Hardcastle.



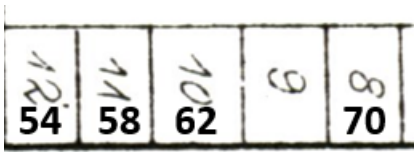
The property would pass to Mary Hardcastle and she sold it to John Tucker Mitchell in 1923, the husband of Ellen Hardcastle, one of Mary's sisters. The Mitchell's sold it to Gerald Thayer Solomon in 1934.

Gerald Thayer Solomon (1902-1962) was a son of Ira Blanchard Solomon and Florence Evelyn Kennedy. This was the family that ran the nursery on the east side of Prince Edward Street, across from the United Church. In 1931 he had married Anna Margaret Lauterback, one of the young ladies we see in a picture of the Brighton telephone exchange in 1928 which appeared in the 2023 BDA Calendar.

In 1952 Gerald Solomon sold #54 to Rev. Edward Alexander Slemin and his wife Frances Davis. During this period there are tenants listed in the 1965, 1968 and 1972 Voters Lists at 54 Young Street.

Rev. Slemin died in 1970 and his wife sold the property in 1973 to David and Elizabeth Field who sold it in 1976 to Gertrude M. Dale. It was sold in 1978 to Kenneth and Grace Bryant, and in 1984 to Brian and Katherine Reddom. In 1989 it went to William James Brown and then sold to 8903292 Ontario Inc. which sold it to Steve & Lori Baker in 1991. The same owners were there in 2002.

Village Lot 10 – 62 Young Street



Village Lot 10 was sold by Lenora Singleton in 1870 to John Bowles (1810-1886) who was a brother of William Bowles. Both were shoemakers and came to Brighton in the early 1850s. John was married to Margaret Cochrane and one of their daughters was Wilhelmina who married David Peterson Bogart, of Adolphustown Township. John Bowles quickly passed the lot to his daughter Wilhelmina Bogart.

In 1877, David and Wilhelmina Bogart sold lot 10 to Henrietta Tobey, Wilhelmina's sister married to Jasper Dingman Tobey. They sold in 1881 to Edwin Bibby (1835-1916) who was a primary merchant in Brighton with a grocery and dry goods store at 11 Main Street for three decades.

Lot 10 had no transactions for a long time so we can expect that Edwin Bibby and his family lived here, at least until he died in 1916, and possibly after that. Oddly, the next transaction is in 1940 and it is a Tax Deed where the Reeve and Treasurer of Brighton are looking for the payment of back taxes. The lot was sold the next year to Manley Spencer for the payment of taxes.

John Manley Spencer (1869-1959) was a son of Willet Case Spencer and Harriet Ann Montgomery and the family farmed near Hilton. He was one of many local folks photographed by Hugh Latimer who worked at his father's general store in Orland but took pictures as a hobby. See Manley Spencer at right.

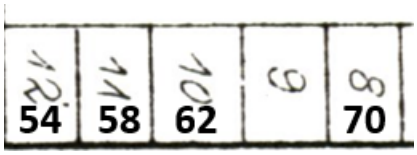
Manley Spencer died in 1959 and his estate held lot 10 until 1972. In 1965 and 1968, the voters lists show that Mrs. Elma Mills, a retired lady, was a tenant at 62 Young Street, along with Harriet Spencer, Manley Spencer's unmarried daughter.

In 1972, lot 10 was sold to "Knight Custom Manufacturing Company Ltd.", run by Hugh C. Knight, a carpenter. The 1972 voters lists show the occupants of 62 Young Street to be H. Cecil Knight, president of a manufacturing company and his wife Mary, along with Miss Cecile Knight, a dressmaker.

This would seem to be a sale for renovations as two years later the Knight company sold lot 10 to Hugh C. & Mary A. Knight.

In 1981, the Knights sold lot 10, or 62 Young St., to Simon & Stasha Conolly, the folks who were running the Brighton Ensign newspaper at the corner of Young and Dundas Streets. In 1983, Stasha Conolly took over the property and sold to Laura A. R. Thompson in 1984 who was the wife of lawyer and band leader Dan Thompson. They were at #62 at least to 2006.

Village Lot 9



Lot 9 had a life of its own up until 1962 when it became the yard south of the OPP Station in lot 8 at #70 Young Street.

The Sheriff's Sale in 1849 saw lot 9 go to Thomas D. Sanford who sold it in 1857 to John E. Proctor. The Proctor family held this lot until 1894 when they were looking to cash in some of their investements due to the disastrous hurricane that destroyed John E.'s commercial fleet. He sold lot 9 to Edwin Bibby who also had lot 10 at the same time. Edwin Bibby died in 1916 and in 1920, his son, William Edwin Bibby, sold lot 9 to Alexander Moore who turned it around in 1925 to James and Agnes Switzer.

The next couple of transactions are similar to lot 10, with a Tax Deed and Brighton Village selling the lot to Manley Spencer. In the case of lot 9, however, Manley Spencer sold to Bernard and Audrey Morgan in 1958

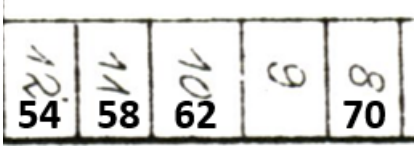
Bernard James Morgan (1905-1978) was a son of Richard Henry Morgan and Rose Isabel Dusenbury, a farm family near Hilton. He married Audrey Brooks in 1935 and they did not have any children. Records describe him as a farmer, a drover and a dealer in cattle. Around this time he and his wife moved to Brighton and would later have a new house on Dorman Street.

Village Lot 9 was granted to "Her Majesty the Queen" in 1962 and it became the open yard on the south side of the O.P.P. Station. The space is still a yard with trees around it.

Village Lot 8 – 70 Young Street

The land records for lot 8 are the same as lot 9 up until Manley Spencer sold it in 1949. He sold lot 8 to Alfred and Gladys Scott who were retirees from Hamilton Township. Alfred died in 1950 and in 1952, Gladys M. Scott sold the lot to "Her Majesty the Queen" and the house was repurposed into the Brighton Ontario Provncial Police station.

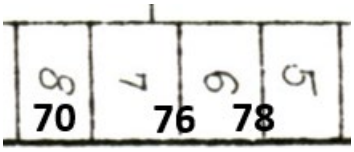
The police moved into the lower level of the Agricultural Office on Dundas Street sometime in the early 2000s. At that time, #70 Young Street became a private home, albiet with a very unique jail cell to show visitors.



Village Lot 7 – 76 Young Street

Neil Peart Lane is immediately north of #70 Young Street. Townhouses line the north side of that small street,so these are not Young Street Addresses. Neil Peart was one of the top drummers in the world, for many years with Rush. He was from Hamilton and in that area several facilities are named for him. Mark Wallace was mayor of Brighton at the time this street was named.

There is confusion in the records related to the fact that the properties for 76 and 78 Young Street are straddle the old lots. No. 76 has its south part in lot 7 and its north part in lot 6. No. 78 has its south part in lot 6 and its north part in lot 5.



Lot 7 was subject to the Sheriff's Sale of 1849 and went to John E. Proctor who held it until 1867 when he sold to Hannah Storey. Hannah Smith (1808-1894) was a daughter of John Drummond Smith and Mary McDowall, the founders of Smithfield. She had married a Mr. Storey although information for him is scarce. We know that Hannah was a widow living in Brighton when she purchased Lot 28, Main Street South from Isaac Proctor in 1943. She is still a widow in 1867 when she acquired Lot 7, Young Street West, but would marry Benjamin Ewing in the next year. Lot 7 was an investment so it was sold by Ben and Hannah in 1874 to Elihu B. Purdy who was a merchant in Brighton.

Mr. Purdy was also investing, so he sold lot 7 in 1877 to Sarah R. Young, the wife of John B. Young of Murray Township. Sarah Rachel Lawson (1817-c1888) was from a different branch of the large Lawson family south of Smithfield, which meant she was a cousin of Sarah Ann (Lawson) King who was poisoned by her husband, Dr. William Henry King. In fact, Sarah Rachel's husband, John B. Young, visited the King home during the weeks in later 1858 when Dr. King was poisoning his wife. Mr. Young was very suspicious of Dr. King and was ready to remove Sarah from the house, but others in the family would not go so far. Sarah died in the meantime.

John B. Young died in 1875 and Sarah married a Mr. Connor. No info came to light re Sarah or Mr. Connor after these land transactions.

In 1885 lot 7 was sold to Alice M. Clark and in 1893, she sold to William Wade. In 1904, he sold lot 7 to James Jones Latour (1873-1947) who was recently married to Effie Langdon.

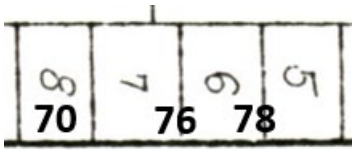
Then, between 1907 and 1912, there are some curious Bond and Bond Assignment transactions related to William J. Lear. Both Latour and Lear were heavily engaged in bakeries and the grocery business in Brighton, operating different stores in different locations over a couple of decades.

At the end of this process, in 1912, there is a release to James J. Latour by Landed Bank & Loan Co. It makes one wonder whether this might be a process by which a house was built on lot 7. The timing might be right for the house we see there today is relatively modern. More info re this would be welcome.

In 1925, James and Effie Latour sold lot 7 to Effie M. Harvie. Effie Maud Fiddick (1875-1957) was a daughter of Charles Fiddick and Sarah Langdon. She married Alfred R. Harvie in 1894 and they farmed near Hilton. No. 76 Young Street was their retirement home. Alfred died in 1952 and Effie in 1957 and her estate passed the property to their son William Orval Harvie and his estate passed it on to his son, John Alfred Harvie in 1988. In 1991, John Harvie sold lot 7 to Michael & Lynda Brown.

Village Lot 6 – 78 Young Street

Village Lot 6 hosts 78 Young Street, but that property is partly in lot 6 and partly in lot 5. Many land transactions are the same for these two lots.



Lot 6 was subject to the Sheriff's Sale in 1849, going to Thomas D. Sanford who sold to John E. Proctor in 1857. This lot became part of the larger Proctor holdings as it is at the south edge of the farm called Milbank which grew up around Proctor House.

This is evident in the next transaction in which John E. Proctor grants lot 5 to his wife Adelaide Victoria Proctor in 1896, for her natural life. The same was done for lot 6. We should remember that by 1906, John Edward Proctor was 71 years of age and had experienced the massive disaster of a hurricane in 1893, resulting in the loss of his commercial fleet of ships. From this point, the Proctor family finances were in jeapardy and son Charles began to take more responsibility for business dealings. The old man was tired, but still searching for every dollar and intent on maintaining the Proctor assets and lifestyle for his children and grandchildren.

The Proctor family sold the north part of lot 6 and the south part of lot 5 in 1948 to Thomas E. B. Macklin who was in the habit of investing in properties and selling in a few years. There is a long list.

We might wonder if the house now at 78 Young Street was built at this time. In 1952, he sold the same property to Neil R. and Margaret McCahill, an executive and financial advisor with canning companies. They sold the land to Ronald Young in 1953. In 1971 he sold to Donald and Nellie McDonald who sold to Robert & Helen Bryant in 1976. The Bryants were still there in 2004.

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This brings us to the entrance to Proctor Park. The rest of the west side of Young Street will be done later, in the context of both west and east sides of Young north of here, as well as Proctor House Museum.