

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2004 - 44

**A BY-LAW TO DESIGNATE 52 CHAFFEY STREET  
IN THE CITY OF WELLAND, KNOWN AS THE  
CHAFFEY-FENNESSY HOUSE, OF HISTORIC  
OR ARCHITECTURAL VALUE OR INTEREST**

**WHEREAS** the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;


**AND WHEREAS** the City Clerk has caused to be served upon the owner of the lands and premises municipally known as 52 Chaffey Street, in the City of Welland, known as the 'Chaffey-Fennessy House', and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality, in accordance with the provisions of the Ontario Heritage Act;

**AND WHEREAS** no Notice of Objection to the proposed designation was served upon the Clerk of the City of Welland.

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF  
THE CITY OF WELLAND ENACTS AS FOLLOWS:**

1. That the real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law, known as the 'Chaffey-Fennessy House' at 52 Chaffey Street in the City of Welland, shall be and the same is hereby designated as being of historic or architectural value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in said Schedule "A" attached hereto in the proper Land Registry Office.
3. The Reasons for Designation are attached hereto as Schedule "B" and shall for all purposes form a part of this by-law.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property and upon The Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Welland.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS  
4<sup>th</sup> DAY OF May, 2004.**

  
MAYOR DAMIAN GOULBOURNE

  
CRAIG A. STIRTZINGER, CITY CLERK

SCHEDULE "A"

DESCRIPTION

Part Lot 48 and the whole of Lot 49, Plan 934,  
designated as Part 2 on Reference Plan 59R-4828;  
SUBJECT TO RO467346;  
in the City of Welland, in the Regional Municipality of Niagara,  
PIN 64405-0067(LT).

## SCHEDULE "B"

### REASONS FOR DESIGNATION

Robert Chaffey, born at Stoke under Ham, Somersetshire, England, in 1844, was the grandson of Benjamin and Frances Chaffey who emigrated to Canada from Somerset about 1812. Robert came to the Welland area at age 26. The Chaffeys were an ancient English family with ancestors recorded in the Domesday book. After marrying Julianna McClelland in 1878 Robert farmed their acreage of 80 acres in Crowland Township and worked as a railroad switchman. He died in December 1915.

Robert's brothers George, Charles and William emigrated to California and founded the cities of Ontario, Etiwanda and Upland. George also founded Chaffey College of Agriculture in Chaffey, California. An engineer trained at Queen's University in Kingston, he became known as one of the master irrigation engineers of Western America. The brothers later emigrated to Mildura, Australia.

The Chaffeys subdivided their Crowland farm in 1909, and in addition to Chaffey Street, named other streets after the family: Beatrice Street for daughter Beatrice and Alberta Street for Alberta Topp, a McClelland relative. Shortly afterward they decided to build a new home and move from the original farm homestead (now 33 Beatrice Street).

George A. Mitchell, a relative of the Chaffey family, served as both architect and contractor for this two storey red brick house built at 52 Chaffey Street for Robert and Julianna Chaffey in 1913. It was constructed in the Edwardian Classical style of the early twentieth century and displays features typical of that style including a smooth brick exterior with stone accents, large paned front window with stained glass, and verandah with short colonettes set on brick piers. Inside it retains its original stained glass and oak woodwork throughout, including staircase, pocket and folding doors, and "dumb waiter".

Robert and Julianna Chaffey had five children: Beatrice Margaret, George, Charles, James Hugh Trenchard (Hugh) and Robert. After Julianna Chaffey's death in 1932, the house was owned and occupied by Beatrice, then James Hugh Chaffey. It remained in the Chaffey family until 1990, when Hugh's grandson Robert Charles sold it to Martin and Karen Fennessy.



# THE WELLAND TRIBUNE

Saturday March 13th, 2004

In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18

And in the matter of the structure  
and property known municipally as  
"The Chaffey-Fennessy House"

## NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE THAT the Council of the Corporation of the City of Welland intends to designate the property known as "The Chaffey-Fennessy House" and located municipally at 52 Chaffey Street as a property of historical interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

### REASONS FOR THE PROPOSED DESIGNATION:

Robert Chaffey, born at Stoke under Ham, Somersetshire, England, in 1844, was the grandson of Benjamin and Frances Chaffey who emigrated to Canada from Somerset about 1812. Robert came to the Welland area at age 26. The Chaffeys were an ancient English family with ancestors recorded in the Domesday book. After marrying Julianna McClelland in 1878 Robert farmed their acreage of 80 acres in Crowland Township and worked as a railroad switchman. He died in December 1915.

Robert's brothers George, Charles and William emigrated to California and founded the cities of Ontario, Etiwanda and Upland. George also founded Chaffey College of Agriculture in Chaffey, California. An engineer trained at Queen's University in Kingston, he became known as one of the master irrigation engineers of Western America. The brothers later emigrated to Mildura, Australia.

The Chaffeys subdivided their Crowland farm in 1909, and in addition to Chaffey Street, named other streets after the family: Beatrice Street for daughter Beatrice and Alberta Street for Alberta Topp, a McClelland relative. Shortly afterward they decided to build a new home and move from the original farm homestead (now 33 Beatrice Street).

George A. Mitchell, a relative of the Chaffey family, served as both architect and contractor for this two storey red brick house built at 52 Chaffey Street for Robert and Julianna Chaffey in 1913. It was constructed in the Edwardian Classical style of the early twentieth century and displays features typical of that style including a smooth brick exterior with stone accents, large paned front window with stained glass, and verandah with short colonettes set on brick piers. Inside it retains its original stained glass and oak woodwork throughout, including staircase, pocket and folding doors, and "dumb waiter".

Robert and Julianna Chaffey had five children: Beatrice Margaret, George, Charles, James Hugh Trenchard (Hugh) and Robert. After Julianna Chaffey's death in 1932, the house was owned and occupied by Beatrice, then James Hugh Chaffey. It remained in the Chaffey family until 1990, when Hugh's grandson Robert Charles sold it to Martin and Karen Fennessy.

Notice of objection to the proposed designation may be filed with the Clerk of the Corporation of the City of Welland no later than the 12th day of April, 2004.

Dated at the City of Welland this 13th day of March, 2004.

CRAIG A. STIRTZINGER  
City Clerk  
City Hall, 411 East Main Street  
WELLAND, ON L3B 3X4

The applicant(s) hereby applies to the Land Registrar.

**Properties**

PIN 64405 - 0067 LT Estate/Qualifier Fee Simple Lt Conversion Qualified  
Description LT 49 PL 934; PT LT 48 PL 934 PT 2 59R4828, S/T RO467346 ; WELLAND  
Address 00052 CHAFFEY ST  
WELLAND

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF WELLAND  
Address for Service 411 East Main Street  
Welland, Ontario  
L3B 3X4

This document is being authorized by a municipal corporation MAYOR DAMIAN GOULBOURNE and CRAIG A. STIRTZINGER, CITY CLERK.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. 2004-44 dated 2004/05/04.

Schedule: See Schedules

**Signed By**

Laura Dee Eden 411 East Main St. acting for Applicant(s) Signed 2004 05 06  
Welland L3B 3X4  
Tel 905-735-1700  
Fax 9057321919

**Submitted By**

CITY OF WELLAND 411 East Main St. 2004 05 06  
Welland L3B 3X4  
Tel 905-735-1700  
Fax 9057321919

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00  
Total Paid \$60.00

**File Number**

Applicant Client File Number : REF. NO. 04-71

**THE WELLAND TRIBUNE**  
Saturday May 15th, 2004

---

In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18

And in the matter of the property  
referred to as "The Chaffey-Fennessy House"  
in the City of Welland in the  
Province of Ontario

**NOTICE OF PASSING OF BY-LAW**

TAKE NOTICE THAT the Council of the Corporation of the City of Welland passed By-law 2004-44 on the 4th day of May, 2004 to designate 52 Chaffey Street, known as "The Chaffey-Fennessy House" as being of architectural and historical value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at the City of Welland this 15th day of May, 2004.

CRAIG A. STIRTZINGER  
City Clerk  
City Hall, 411 East Main Street  
WELLAND, ON L3B 3X4

04-71