

# Research and Evaluation Report



(Town of Halton Hills 2021)

## **WHEELER STORE & RESIDENCE**

12428 Kirkpatrick Lane, Limehouse, Town of Halton Hills

September 2021

### **Prepared by:**

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12428 Kirkpatrick Lane PT LT 23, CON 5 ESQ, AS IN 610188

## 1.0 Property Description

12428 Kirkpatrick Lane	
Municipality	Town of Halton Hills
County or Region	Regional Municipality of Halton
Legal Description	PT LT 23, CON 5 ESQ, AS IN 610188
Construction Date	c.1860
Original Use	Commercial/Residential
Current Use	Residential
Architect/Building/Designer	Unknown
Architectural Style	Vernacular
Additions/Alterations	<ul style="list-style-type: none"><li>- Rear addition on the south elevation</li><li>- Stone veneer on the first storey and wood trim on the upper storey</li><li>- Garage addition on the north elevation</li><li>- Significant interior alterations</li></ul>
Heritage Status	Not on the Heritage Register
Recorder(s)	Kylie Robins; Laura Loney; Mark Rowe
Report Date	September 2021

## 2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 12428 Kirkpatrick Lane in Limehouse, Ontario. The report includes an evaluation of the property's cultural heritage value as prescribed by the Province of Ontario in the 2021 amendments to the *Ontario Heritage Act*.

### 2.2 Historical Background

#### Limehouse

The following overview of the history of the Village of Limehouse is summarized from "The Historic Village of Limehouse" pamphlet written by Jean Ruddell for the Esquesing Historical Society.

The community of Limehouse is located midway between Acton and Georgetown. First occupied by the Mississaugas of the Credit, European settlement began in the early nineteenth century following the survey of Esquesing Township in 1818. Limehouse was established on the west portion of John Meredith's 200-acre property (Lot 23, Concession 6). In 1832, a graveyard was established on Meredith's property following the sale of two acres to the Presbyterian congregation, although a church was not constructed in this location until 1861. A Methodist church was also constructed in 1876, and although it closed in the 1930 it later re-opened as Limehouse Memorial Hall. The community was named "Fountain Green" around 1840 by a Mr. Clendenning.

In the mid-nineteenth century, the lime industry was established in the community. Although growth in Limehouse was slow, soon there were many lime kilns in the area in addition to a water lime mill, woolen mill (Empire Blanket Company), sawmill, hotels, stores, and fireproof paint factory. The first school was built in 1845, later replaced by a stone building in 1862 which operated until 1962 when the

present-day Limehouse School was opened in the community. In 1856, the Grand Trunk Railway was constructed through the village, and in 1857, the first Post Office was opened, and Fountain Green was renamed “Limehouse”. By 1876, 4,130 tons of lime and lumber were shipped out of Limehouse.

In October 1893, a fire broke out in the woollen mill that spread to the paint factory, lumber mill and water lime mill, resulting in a blow to the local economy. In 1917, both lime operation and blasting for quarrying in the Village ceased. The Toronto Suburban Electric Railway opened a station called “The Radial” on Fifth Line, however it ceased operations in 1931. Following these events, most industry in Limehouse ended and the area remains a quiet community.

### 12428 Kirkpatrick Lane

The house is located at 12428 Kirkpatrick Lane, Limehouse, Halton Hills, and is situated in the northeast corner of Lot 23, Concession 5, Esquesing Township. The property is legally known as PT LT 23, CON 5 ESQ, AS IN 610188 (Figure 1).

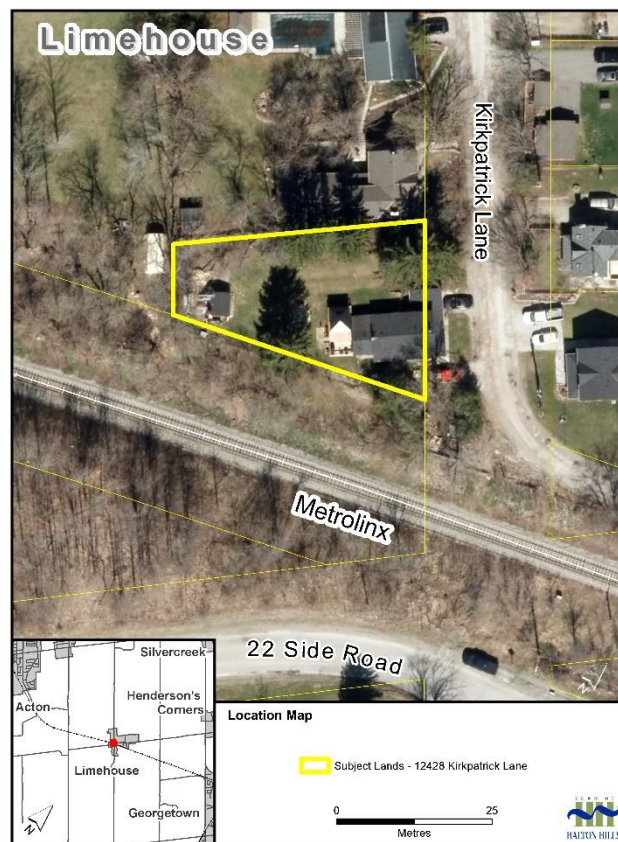


Figure 1: 12428 Kirkpatrick Lane (Maplinks 2019 Aerial View)

Kirkpatrick Lane is the original Fifth Line that was later truncated by the railway embankment. Although the Township of Esquesing opened for settlement in 1819, those receiving land were required to clear half the concession road that fronted their property, plant crops, and construct a house. However, as Lot 23 was quite stony, the patent was not immediately issued by the Crown. The Crown finally granted

the patent for the east half of Lot 23 to John Meredith on 23 July 1836, following payment of the registration fee. Meredith owned other properties in the area, including the lot across the road in Concession 6 which he obtained in 1822.

In 1840, Lot 22, Concession 6 was sold to a Mr. Clendenning. Clendenning established a sawmill on the Black Creek and named the area Fountain Green. This business prompted Ninian Lindsay to build a lime kiln nearby in 1841.

The Fifth Line level crossing was used by travelers exclusively until an iron bridge was put in place, about 1892. The crossing was eventually supplanted entirely, and this section of the Fifth Line became an overgrown gravel laneway. In 1989, Council adopted the name “Kirkpatrick Lane” for the roadway following a recommendation from the Esquesing Historical Society that the road be renamed (Figure 2).



Figure 2: Looking west along Kirkpatrick Lane. The red arrow identifies the house at 12428 Kirkpatrick Lane on the left side of the photograph. The structure appears to be stuccoed and a one-storey porch on the front elevation is visible (EHS10297 c.1912)

By 1845, Lot 23, Concession 5 had been sold in an undocumented transaction to David Coventry. In 1845, Coventry sold the lot to John Chisholm.

In 1852, the Toronto to Guelph Railway Company selected a railway route that cut across this land. Following this announcement, Chisholm sold the land to William Shanks. The area was soon flooded with railway workers who blasted their way through the rock to lay the tracks for the Grand Trunk Railway which opened in 1856. The area soon became known as “Rockdale” (Figure 3).







Figure 4: Wheeler's General Store in Glen Williams, 17 December 1913, then owned by John A. Wheeler. Andrew Wheeler first opened the store in 1883. (EHS p79f)

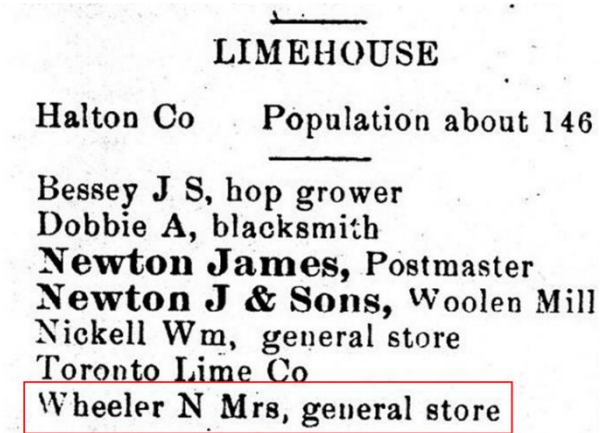


Figure 5: The Union Publishing Co.'s Farmer's and Business Directory for the Counties of Halton, Waterloo and Wellington Volume X, 1896, shows Mrs. Wheeler as having a General Store in Limehouse.

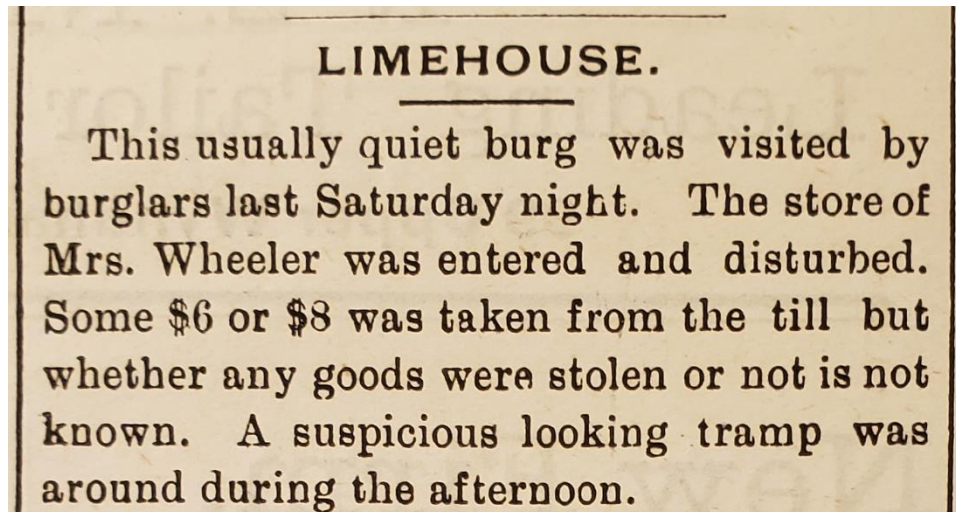


Figure 6: "The usually quiet burg was visited by burglars last Saturday night. The store of Mrs. Wheeler was entered and disturbed. Some \$6 or \$4 was taken from the till but whether any goods were stolen or not, is not known. a suspicious looking tramp was around during the afternoon." (AFP, 1895)

In August 1906, a probate of will transferred the property from Leonora Ellen Wheeler to her daughter, Mary Wheeler. Leonora died on December 26<sup>th</sup>, 1906 (Figure 7).

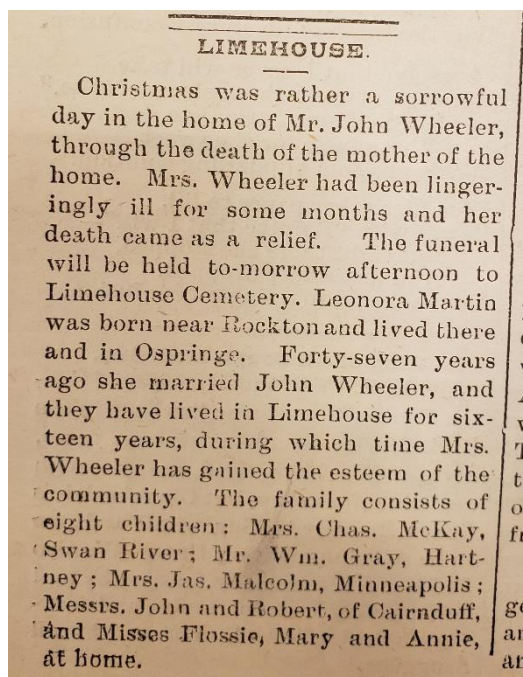


Figure 7: Leonora Wheeler's obituary in December 27th, 1906 edition of the Acton Free Press.

On November 28<sup>th</sup>, 1908, Mary Wheeler married James A. Nickell. They lived at the house at 12428 Kirkpatrick Lane for over 10 years until Mary sold the property on July 24, 1920, to Elijah Davies. According to the 1921 census, Labourer Elijah Davies, his wife Mary and his son and daughter settled here after they immigrated to Canada from England in 1920. In 1944, Elijah Davies and his wife sold the property to Arthur R. Johnson and Frances Irene Johnson, who then sold the property to Fredrick W. Geary in July 1948. In July 1955, Frederick sold the property to Beatrice Geary, who lived there for several years. However, it is understood by the current property owner that the house remained vacant during the 1970s until Beatrice sold the property to her granddaughter, Karen B. Geary on November 22, 1984. A photograph from 1973 shows the house without wood trim and stone veneer along Kirkpatrick Lane (Figure 8).



Figure 8: A view from Fifth Line looking northwest over the railway at Kirkpatrick Lane (then Maple Street). This image shows the rear addition and shows the house without the stone veneer and dark wood trim, 1973 (EHS21844).

In 2016, the current owner Karen Mantha purchased the property from Karen Geary's partner Angelo (Dinas) Dionisopoulos.



### 2.3 Property & Architectural Description

The property at 12428 Kirkpatrick Lane is located in the community of Limehouse in the Town of Halton Hills, along the southwest side of Kirkpatrick Lane (Figure 9 & Figure 10). The property is a reverse pie shaped parcel extending southeast of the adjacent property parcel at 12438 Kirkpatrick. The east side of the property abuts the CN Rail tracks. For ease of description, the front elevation facing Kirkpatrick Lane will be described as the north elevation throughout the report.



Figure 9: Looking southwest towards the property at 12428 Kirkpatrick Lane (Town of Halton Hills 2021)



Figure 10: Looking northwest towards the property at 12428 Kirkpatrick Lane (Town of Halton Hills 2021)

The existing 1860 residential structure on the property is a two-storey wood frame structure, with stucco, wood, and stone veneer. The wood trim over the stucco is a later addition added sometime after 1973 and is reminiscent of a Tudor Revival style (Figure 11). The outside walls of the upper floor consist of the stucco with painted wood trim, while the outside of the main floor is clad with stone veneer siding. The garage is constructed of rubble stone and has been painted.



Figure 11: North elevation (looking south) of 12428 Kirkpatrick Lane (Town of Halton Hills 2021)

The house is built into a hill, with the first storey at street level along the front elevation and the second storey at grade along the rear elevation. Access from the street is provided to the back of the property via stone steps on the east side of the house leading up the hill (Figure 12). The gable roof of the original building features an original stone chimney in the centre of the south end of the building (Figure 13).



Figure 12: Stone steps leading up the east side of the building (Town of Halton Hills 2021)



Figure 13: Original cement block chimney in the center of the gable at the south end of the building (Town of Halton Hills 2021)

The ground level of the front elevation has a one-storey enclosed porch addition that protrudes approximately 3ft from the original wall and is clad in a brick veneer (Figure 14). The front elevation includes a large flat-headed window opening and a door opening adjacent to the garage addition.

Above the addition, the second storey of the front elevation is stuccoed with painted wood trim. Two symmetrically placed flat-headed windows are located on the second storey above the addition (Figure 15).





Figure 14: Partial east elevation, showing the side elevation with window opening on the front addition (Town of Halton Hills 2021)



Figure 15: Two symmetrically placed flat headed windows on the second storey above the addition on the north elevation (Town of Halton Hills 2021)

The first storey of the side (east) elevation is clad with a stone veneer. Two flat-headed window openings are located on either side of the flat-headed door opening at the first storey. The second storey of the east elevation is stuccoed with painted wood trim and contains three flat-headed window openings with wood trim (Figure 16).



Figure 16: Partial side (east) elevation (Town of Halton Hills 2021)

At the rear of the existing building is a rear addition, with a concrete block foundation and a board and batten addition constructed above. Failed parging is visible on the concrete block foundation. According to the current owner, this addition is believed to have originally been used as a kitchen by former owner Beatrice Geary and has since been turned into a sunroom. The stone area below is a cold storage cellar which was likely used by the Wheeler family while the building served as a general store. A small flat-headed window is located at grade in the stone (Figure 17), while a horizontal flat-headed window opening is located on the upper storey (Figure 18). This addition was built sometime before 1973, as it is present in a photo dated from that year (Figure 8).





Figure 17: Cold room, east elevation (Town of Halton Hills 2021)



Figure 18: South end of east elevation (Town of Halton Hills 2021)

The south elevation of the house is a single storey above ground level at the back of the house. The rear elevation is clad with board and batten siding and includes a single entrance door slightly off-centre beneath the gable roof. The rear wall of the main structure is visible above the roof of the rear addition and a cement block chimney rises above the addition at the centre of the original structure's gable roof (Figure 19). The chimney runs down the length of the original outside wall and is exposed inside the house. A wooden deck, constructed by the current owners, is located to the rear of the addition.





Figure 19: Rear (south) elevation (Town of Halton Hills 2021)

The west elevation of the main building is stuccoed with two flat-headed window openings above a concrete block foundation with small basement window at grade. The first storey is only partially exposed due to the rise in grade towards the rear of the property. The west elevation of the rear addition is clad in board and batten siding. A one-storey garage addition with gable roof is constructed on the west side of the residential building (Figure 20).



Figure 20: Partial side (west) elevation (Town of Halton Hills 2021)

The garage is constructed of rubble stone that has been painted (date of construction unknown). The front (north) end of the garage is at street level and the back end is built into a hill, with a window opening in the centre of the rear wall at grade (Figure 21 & Figure 22).



Figure 21: Facing northeast, looking at the garage on the west elevation of the house (Town of Halton Hills 2021)



Figure 22: Northwest corner of the house, looking south (Town of Halton Hills 2021)

The inside of the garage reveals its rubble stone construction walls and wooden rafters on the ceiling. (Figure 23, Figure 24 & Figure 25).



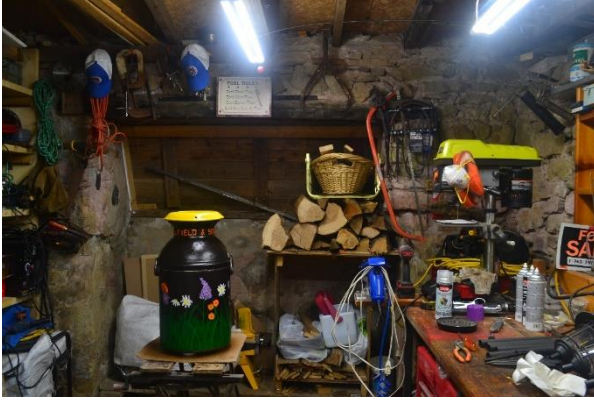


Figure 23: Looking south inside the garage (Town of Halton Hills 2021)



Figure 24: Detail of stone masonry walls inside garage (Town of Halton Hills 2021)



Figure 25: Detail of rafters within the garage interior (Town of Halton Hills 2021)

A stone step for an outbuilding that is no longer extant (demolished sometime in the 1920s) is located on the east side of the property, in between the railway tracks and the house (Figure 26 & Figure 27).





Figure 26: Looking northeast towards the train tracks on the east side of the property. This clearing is where an outbuilding once stood (Town of Halton Hills 2021)



Figure 27: A stone step is still present here. The step is directly across from the east elevation of the house (Town of Halton Hills 2021)

The inside of the house has been modified significantly over time. According to the 1891 census, the property consisted of a one-storey wood house with 7 rooms, suggesting the second storey may have been added later. The current owners were told by neighbours that at one point the back addition was the kitchen, until it was renovated in the 1980s when the previous owners moved the kitchen to the south end of the first floor (Figures 29 & 30).

The cold room (Figure 28) is located at the rear of the house, behind the kitchen. It has stone walls and one window on the east side of the room, at grade.



Figure 28: Looking at the back (south) wall of the cold room  
(Town of Halton Hills 2021)

The north wall of the addition above the cold room is the outer wall of the original house. In the center of this wall, next to the doorway, is the original brick chimney, which runs from the floor through the ceiling, and is visible from outside. Directly opposite the chimney on the south end of the room is the doorway leading to the backyard onto the back deck (Figure 29).



Figure 29: Standing just inside the inside doorway to the rear addition, looking east (Town of Halton Hills 2021)

### 3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that is not applicable for this property.

<b>Design or Physical Value</b>	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	<b>X (minimal)</b>
Displays a high degree of craftsmanship or artistic merit	<b>N/A</b>
Demonstrates a high degree of technical or scientific achievement	<b>N/A</b>

The property at 12428 Kirkpatrick Lane has minimal physical value as an early example of a vernacular commercial building modified for residential use. The two-storey house with gable roof and one-storey enclosed porch has been modified over time, however the scale, form and massing of the original structure is intact. Reversal of unsympathetic alterations to the property, including the reconstruction of the original porch and removal of trim and stone veneer, would significantly increase its physical and design value of the property including an open front porch and removal of trim and stone veneer is possible.

On the interior, the cold room addition built into the hill towards the rear of the property has physical value as a remnant of the original commercial use of the property.

<b>Historical or Associative Value</b>	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	<b>X</b>
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	<b>N/A</b>

The property at 12438 Kirkpatrick Lane has historical and associative value due to its association with the Wheeler family. The house located on this property was a general store run by Robert and Leonora Wheeler, who were well-respected and involved within the Limehouse community. This store was one of three general stores located in Limehouse at the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> century. The Wheeler family was also important in the nearby town of Glen Williams, where Robert's brother Andrew, and later Andrew's son John also owned a General Store and post office for several decades.

<b>Contextual Value</b>	
Is important in defining, maintaining, or supporting the character of an area	<b>X</b>
Is physically, functionally, visually, or historically linked to its surroundings	<b>X</b>
Is a landmark	<b>N/A</b>

The property at 12428 Kirkpatrick Lane has contextual value as one of the early structures in the historic community of Limehouse. Located along the south side of Kirkpatrick Lane, the subject property's main

structure is highly visible from the right-of-way and, though it has been modified, is important in supporting the character of the area in their original locations. The property is physically, visually, and historically linked to its surroundings within the community.

#### **4.0 Summary**

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 12428 Kirkpatrick Lane has physical and design (limited), historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest. The house on the property at 12428 Kirkpatrick Lane has limited physical design value as a vernacular commercial building adapted for residential use, however has been subject to unsympathetic alterations over time. The property is significant for its association with the Wheeler family, specifically John and Leonora Wheeler, who ran the local general store here, and were esteemed members of the community. The house is valued contextually as an early structure within the community of Limehouse and supports the character of the surrounding area in its original location.

The heritage attributes of the property at 12428 Kirkpatrick Lane are identified as follows:

- The setback, placement, and orientation of the nineteenth century building on the south side of Kirkpatrick Lane in the community of Limehouse;
- The scale, form, and massing of the 1860s vernacular building with gable roof and chimney on the south elevation; and,
- The cold room built into the hill at the south elevation.

The garage addition, one-storey rear addition above the cold room, and enclosed porch have not been identified as heritage attributes of the property. Additionally, the materials of the existing building have not been identified as significant attributes, although as noted in this report, reversal of unsympathetic alterations may improve the physical and design value of the property.



## 5.0 Sources

*Acton Free Press* newspaper

Esquesing Historical Society Archives

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