

# Research and Evaluation Report



## **George C. Kennedy House**

20 Queen Street, Georgetown, Town of Halton Hills

April 2023

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## 1.0 Property Description

|                                    |  |
|------------------------------------|--|
| <b>20 Queen Street</b>             |  |
| <b>Municipality</b>                | Town of Halton Hills   |
| <b>County or Region</b>            | Regional Municipality of Halton  |
| <b>Legal Description</b>           | PT LTS 8 & 9, PL 37, SE OF QUEEN ST, AS IN 761809; TOGETHER WITH AN EASEMENT AS IN 761809 TOWN OF HALTON HILLS |
| <b>Construction Date</b>           | c. 1855  |
| <b>Original Use</b>                | Residential  |
| <b>Current Use</b>                 | Residential  |
| <b>Architect/Building/Designer</b> | Unknown  |
| <b>Architectural Style</b>         | Gothic Revival   |
| <b>Additions/Alterations</b>       | Interior alterations throughout  |
| <b>Heritage Status</b>             | Listed on the Town's Heritage Register   |
| <b>Recorder(s)</b>                 | Laura Loney with Mark Rowe   |
| <b>Report Date</b>                 | April 2023   |

This research and evaluation report describes the history, context, and physical characteristics of the property at 20 Queen Street in Georgetown, Halton Hills, Ontario. The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.

## 2.0 Background

### 2.1 Historical Background

In 1821, the Crown granted the 200 acres of Lot 18, Concession 9 of Esquesing Township to John Moore (Figure 1) who sold the property to George Kennedy on December 15, 1823.

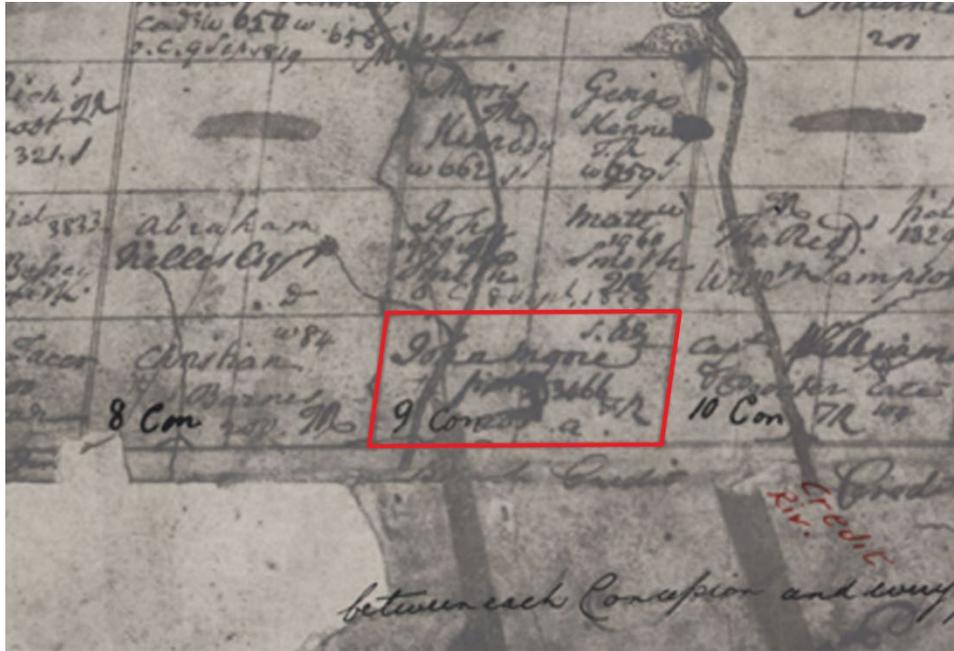


Figure 1: Excerpt from 1819 Patent Plan for Esquesing Township (Archives of Ontario RG 1-100-0-0-570)

The land was first subdivided in 1837 when Kennedy sold 13 acres, 3 rods to William and James Barber with the privilege of damming up the creek. In the 1850s, George Kennedy laid out this survey around the new railway station, and the first passenger train came through Georgetown in 1856. The residence was built circa 1855 by George Couse Kennedy, son of George and Harriet Kennedy. George C. Kennedy was the owner of the village foundry and was living in the brick one-storey house in the 1861 census with his wife Eliza and their five children. George and Eliza later moved to Ohio where Eliza was from.

Kennedy sold to Edward McCannah in 1889. McCannah kept the house as a rental until his estate sold the property to Malcolm McKerral in 1938. McCannah built the houses at 22, 24, 26 in the following years, followed by the house at 18 Queen Street between 1912 and 1913.

Edward McCannah was born in 1852 in Ogdensburg, New York in 1852 and came to Canada as a child. In 1870, Edward McCannah began work at the Grand Trunk Railway and in 1879 was appointed stationmaster for the Grand Trunk Railway at Georgetown Station (Figure 2), constructed in 1856, after previously serving as station agent for the Hamilton North Western Railway. The 1891 census identifies McCannah as a Railway Agent, married to Hannah (nee Bailey).



Figure 2: A crowd waits for the train outside the Grand Trunk Railway Station in Georgetown, c.1908 (EHS p315f)



Figure 3: View of Georgetown from Railway, c.1909. Arrow identifies location of subject property however the house is not visible (EHS 11638)

McCannah was a successful man in the Town, serving as a member of Town Council and as the Collector of Taxes. McCannah constructed several houses along Queen Street, including the twin dwellings at 22 and 24 Queen Street and the log house at 26 Queen Street. McCannah resided at Grey Vernon, a Second Empire-style stone residence oriented towards Queen Street constructed in 1889 (now 5 Albert Street) (Figure 5). McCannah was purported to have worked for the Grand Trunk Railway for 37 years without missing a day of work. In 1907, Edward McCannah retired from the Grand Trunk Railway after 37 years

in the business and became involved in local politics. McCannah died at 80 years of age at Grey Vernon following his wife's death in 1925.



Figure 4: Tremaine's Map of the County of Halton 1858 – 20 Queen Street

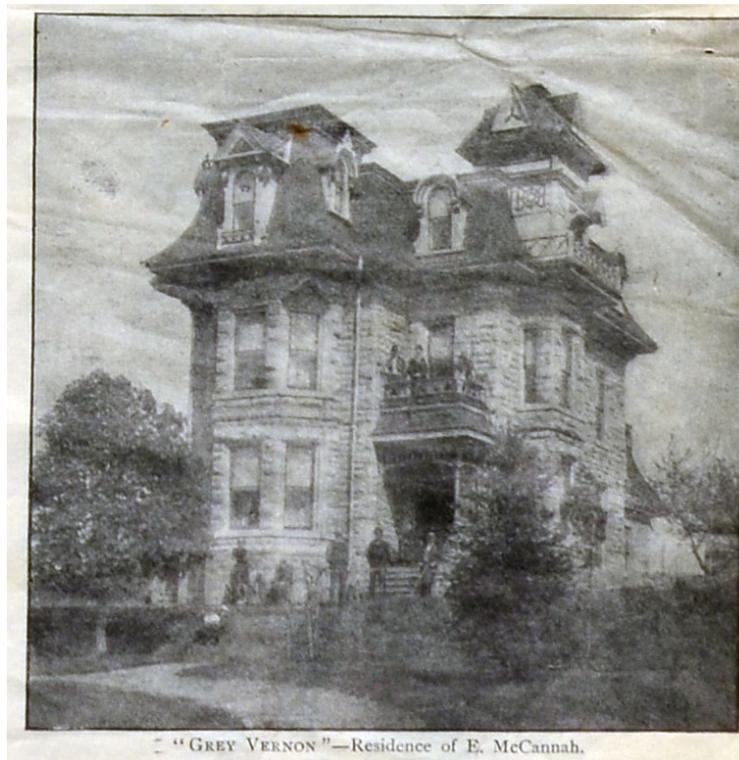


Figure 5: Grey Vernon (Toronto Daily Mail, June 24, 1893)



Figure 6: This postcard shows Queen Street as an overgrown dirt lane with two gentlemen posing for the camera on the sidewalk. Shown (left to right) are the corner of #26, #24, #22 and the white quoins of the red brick house at #20 Queen Street (EHS13481)

Following McCannah's death in 1838, the property was transferred to Malcolm McKerral, identified as a Gentleman in the 1940 Census. McKerral died in October 1940, following which the executor of Malcom McKerral's estate sold the property to Muriel Wright Bawtenhiemer, who in 1944 sold the property to Alfred Clarence McMurchy.

In 1947, the property was transferred to Sydney and Beatrice [nee Rawlings] Hunt who owned the property until 1975. In 1975, the property was transferred from Sydney Hunt to Flora Clark, and then in 1977, Clark transferred the property to John and Toni Griffith. In 1979, the property was transferred to Richard and Ina Thompson, and then in 1980 to Peter and Alissa Finnis.

Margaret Elizabeth Hughes purchased the property in 1991 for \$175,000 and then sold the property to Jason Straw in 1999. In 2003, Clarissa Cutmore and Jason Straw sold the property Caroline Jane Russell and Michael Charyshyn, the current owners.



Figure 7: 20 Queen Street, c. 2002 (EHS 15031)

## 2.2 Property & Architectural Description

The property is located at 20 Queen Street, Georgetown, Halton Hills, and is a rectangular parcel situated along the southeast side of Queen Street (Figure 9 and Figure 10). The property is legally known as PT LTS 8 & 9, PL 37 , SE OF QUEEN ST, AS IN 761809; TOGETHER WITH AN EASEMENT AS IN 761809 TOWN OF HALTON HILLS.



Figure 8: Looking south along Queen Street towards the subject property (Town of Halton Hills 2023)



Figure 9: Looking north along Queen Street towards the subject property (Town of Halton Hills 2023)

The subject property contains a one-and-a-half-storey residential building with hipped roof situated within the central portion of the treed lot, with a one-storey garage at the rear accessed via a laneway from Albert Street. The house sits above street level upon a grassed slope, with a stepped dry stone retaining wall above the sidewalk along Queen Street (Figure 8). The one-and-a-half storey dichromatic brick structure features red brick masonry with yellow brick quoining at the corners and a central bay with yellow brick quoining and gable roof within the centre of the front elevation. A paved walkway extends from the sidewalk up the grass lawn, with a flight of four stone steps extending to the base of the wooden porch providing access to the front entrance (Figure 11). The painted wooden porch has no roof and features squared posts and railings with simple detailing and wooden lattice beneath the porch (Figure 12). The central entrance within a projecting bay features a rounded-arched entrance opening with wooden transom and sidelights with stone detailing above, with paired, symmetrically placed windows with stone hood moulds on either side of the central bay (Figure 8 and Figure 12).



Figure 10: Front (northwest) elevation of 20 Queen Street (Town of Halton Hills 2023)



Figure 11: Front porch detail, 20 Queen Street (Town of Halton Hills 2023)



Figure 12: Front entrance and porch detail, 20 Queen Street (Town of Halton Hills 2023)

At the upper storey , a gothic arched window opening with stone sill and hood mould is situated beneath the gable peak, with wooden gingerbread detailing below the eaves, which throughout the roofline feature wooden soffits (Figure 13 and Figure 14). Windows have been replaced throughout the subject building.



Figure 13: Detail of upper front (southwest) elevation, 20 Queen Street (Town of Halton Hills 2023)



Figure 14: Southwest corner of 20 Queen Street (Town of Halton Hills 2023)

The side elevations feature paired segmentally arched windows with stone sills and brick voussoirs and stone hood moulds (Figure 15 and Figure 16). Original shutters are extant on one window on both the north and south elevations (Figure 16). The stone foundation is parged along both side elevations.



Figure 15: Southwest corner of subject building showing side (south) elevation at 20 Queen Street (Town of Halton Hills 2023)



Figure 16: North elevation, 20 Queen Street (Town of Halton Hills 2023)

The rear elevation contains irregular window openings with an intervention for a contemporary door opening beneath a retractable canopy (Figure 17). Three skylights are featured on the rear slope of the roof adjacent to a contemporary chimney. Infill brick throughout the rear elevation demonstrates modifications to the rear wall of the building over time.



Figure 17: Rear (southeast) elevation, 20 Queen Street (Town of Halton Hills 2023)

A one-storey frame garage building is located to the rear of the existing house (Figure 18)



Figure 18: Southwest elevation of garage at the rear of the property, 20 Queen Street (Town of Halton Hills 2023)

No interior attributes were identified for the subject property.

### 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>  | <b>Yes/No</b> | <b>Rationale</b>   |
|--|---------------|--|
| The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.                             | <b>Yes</b>    | The property at 20 Queen Street is an excellent example of a brick, Gothic-Revival residential building in the community of Georgetown. The house has retained its one-and-a-half storey form, symmetrical front façade and entrance, dichromatic brick with stone detailing, original window openings on the front and side elevations, and wooden soffit and bargeboard along the eaves.   |
| The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.  | <b>No</b>     | The subject property is not known to meet this criterion at this time.   |
| The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | <b>No</b>     | The subject property is not known to meet this criterion at this time.   |
| <b>Historical or Associative Value</b>   |               |  |
| The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | <b>Yes</b>    | The property is associated with the founding family of Georgetown, the Kennedy family. In the 1850s, George Kennedy laid out this survey around the new railway station, and the existing house at 20 Queen Street was built circa 1855 by George Couse Kennedy, son of George and his wife Harriet Kennedy. George C. Kennedy was the owner of the village foundry. The property is also associated with Edward McCannah, stationmaster for the Grand Trunk Railway at Georgetown Station, member of Town Council and Collector of Taxes in Georgetown. |
| The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | <b>No</b>     | The subject property is not known to meet this criterion at this time.   |

|  |            |   |
|--|------------|---|
| The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | <b>No</b>  | The subject property is not known to meet this criterion at this time.  |
| <b>Contextual Value</b>  |            |   |
| The property has contextual value because it is important in defining, maintaining or supporting the character of an area.   | <b>Yes</b> | The subject property has contextual value as one of several historic properties along Queen Street in Georgetown that defines, maintains and supports the historic character of the area. |
| The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.   | <b>Yes</b> | The subject property and house are physically and historically linked to several of the existing residences along the street, many of which were constructed by Edward McCannah.          |
| The property has contextual value because it is a landmark.  | <b>No</b>  | The property is not known to meet this criterion at this time.  |

**4.0 Statement of Significance and Heritage Attributes**

The George C. Kennedy House at 20 Queen Street has physical and design value as an excellent example of a brick, Gothic-Revival residential building in the community of Georgetown. The house has retained its one-and-a-half storey form, symmetrical front façade and entrance, dichromatic brick with stone detailing, original window openings on the front and side elevations, and wooden soffit and bargeboard along the eaves.

The George C. Kennedy House also has historical and associative value relating to its associations with the founding family of Georgetown, the Kennedy family. In the 1850s, George Kennedy laid out this survey around the new railway station, and the existing house at 20 Queen Street was built circa 1855 by George Couse Kennedy, son of George and his wife Harriet Kennedy. George C. Kennedy was the owner of the village foundry. The property is also associated with Edward McCannah, stationmaster for the Grand Trunk Railway at Georgetown Station, member of Town Council and Collector of Taxes in Georgetown.

Contextually, the George C. Kennedy House has value as one of several historic properties along Queen Street in Georgetown that defines, maintains and supports the historic character of the area. The property and house are physically and historically linked to several of the existing residences along the street, many of which were constructed by Edward McCannah.

The heritage attributes of the property at 20 Queen Street are identified as follows:

- The setback, placement and orientation of the c.1855 George C. Kennedy House above the east side of Queen Street, Georgetown;
- The scale, form and massing of the building as a one-and-a-half storey, dichromatic brick Gothic Revival residential building with stone foundation;
- The hipped roof with central gable along the front elevation;
- The materials, including dichromatic brick, stone foundation, wooden bargeboard and soffits, wooden shutters (where extant along the side elevations), and stone sills, brick voussoirs and stone hood moulds;
- On the front (southwest) elevation:
  - The centrally-placed entrance within the projecting bay with transom window and sidelights beneath a Gothic-arched window below the central gable peak with wooden bargeboard;
  - The symmetrically placed paired flat-headed window openings on either side of the central entrance with stone sills, brick voussoirs and stone hood moulds;
  - Dichromatic quoining at each corner;
- On the side (southeast and northeast) elevations:
  - Symmetrically placed paired flat-headed window openings with wooden shutters (where extant).

## **5.0 Summary and Conclusions**

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 20 Queen Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

## 6.0 Sources

### Primary Sources:

Year: 1891; Census Place: *Georgetown, Halton, Ontario, Canada*; Roll: T-6340; Family No: 198

Library and Archives Canada; Ottawa, Ontario, Canada; *Voters Lists, Federal Elections, 1935-1980*.

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"Obituary: Edward McCannah" (June 8, 1832). *The Georgetown Herald*, p.2.  
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"Obituary: Mrs. E. McCannah" (August 5, 1925). *The Georgetown Herald*, p. 2.  
<https://news.haltonhills.halinet.on.ca/89736/page/287208?q=hannah+mccannah>

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### Historic Mapping and Aerials:

Pope, J.H., *Illustrated Historical Atlas of the County of Halton*, Toronto: 1877

Tremaine, Rev. J., *Map of Halton County*, 1858

1819 Patent Plan for Esquesing Township (Archives of Ontario RG 1-100-0-0-570)

1934 Fire Insurance Map of Georgetown