

Research and Evaluation Report



(Town of Halton Hills 2023)

H.T. Arnold Glove Factory

26 Guelph Street, Georgetown, Town of Halton Hills

July 2023

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1.0 Property Description

Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 18, CON 9 ESQ, AS IN 531113, EXCEPT PART 1, 20R6287; HALTON HILLS/ESQUESING
Construction Date	c.1902
Original Use	Industrial
Current Use	Commercial
Architect/Building/Designer	Unknown
Architectural Style	Vernacular Industrial Building
Additions/Alterations	Alterations to front and side elevations at the first storey; Interior
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Laura Loney
Report Date	July 2023

2.0 Background

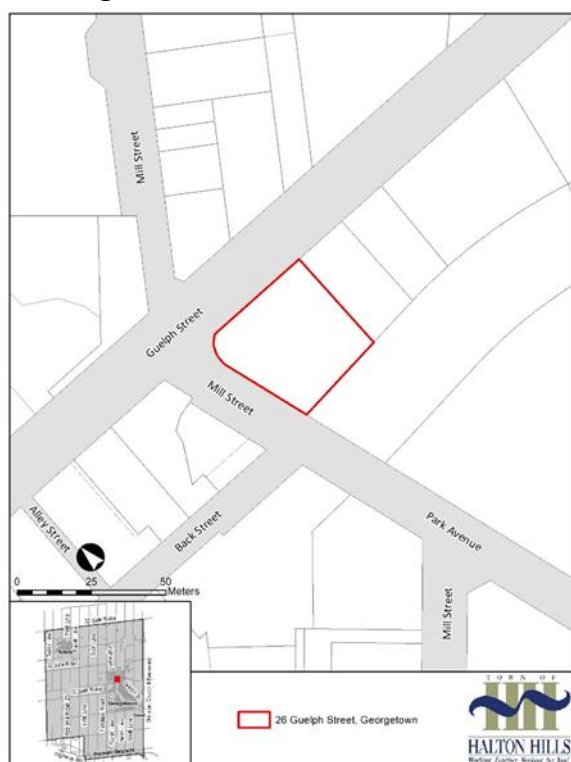


Figure 1: Location Map – 26 Guelph Street



Figure 2: Aerial Photograph – 26 Guelph Street

This research and evaluation report describes the history, context, and physical characteristics of the property at 26 Guelph Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.

2.1 Historical Background

In 1856, the Grand Trunk Railway line came through Esquesing Township, linking Georgetown, Limehouse and Acton with both Toronto and Guelph. The introduction of the railway brought important changes to the township and had a significant impact on the success of local industries in these communities. While individual communities tended to specialize in their industries and production, they impacted industrial development in the surrounding areas as well. In particular, the growth of the leather industry in Acton led to related manufacturing initiatives in Georgetown around the turn of the 20th century.

Around 1866, W.H. Storey came to Acton to establish a saddlery and harness business, and in 1868 began making gloves and mitts. The Canada Glove Works factory was soon established on Bower Street, employing hundreds of locals (Figure 3 and Figure 4).



Figure 3: W.H. Storey and Son Glove Factory (EHS00383)

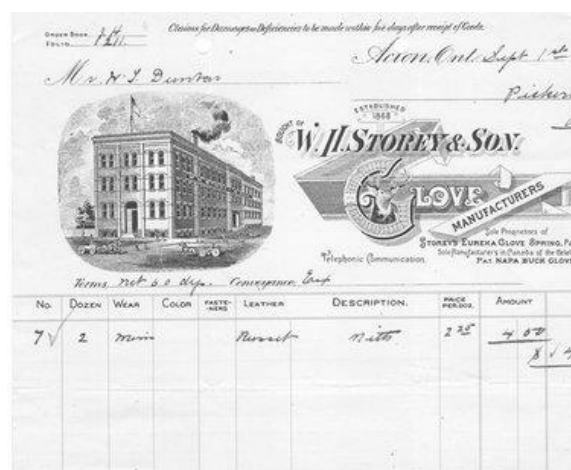


Figure 4: Sketch of W.H. Storey & Son glove factory on Bower Street on the letterhead of an invoice to Mr. H. T. Dunbar of Pickering, dated 1 Sept. 1894 (EHS00131)

Herbert Thomas Arnold, born on March 14, 1858, moved from England to New York with his family in 1876. The family moved to Glen Williams to work for a glove manufacturer there in 1878, and two years later H.T. Arnold began his own glove company in Acton. In 1882, R.H. Allan and H. Jenner established their glove and mitt manufactory and christened it “The Excelsior Glove Works” with the firm name “Allan & Jenner”. By 1890, H.T. Arnold was running the Excelsior Glove Works which had ten employees.

In 1894, Arnold bought the two-storey mill in Glen Lawson for \$800 which he maintained until 1910 when he sold it to the Toronto Lime Company (later United Aggregates). In September 1897, the *Acton Free Press* noted that it was the Arnold Brothers’ best year since commencing eight years prior, and that they had installed new machinery, remodelled, and refurnished the tannery, and would build a larger workshop. They then kept forty individuals employed.

In 1898, the Georgetown Council attempted to woo the Arnold Brothers to Georgetown from Acton. The brothers responded, saying “After carefully considering the question at issue we have decided we will move to Georgetown, providing Georgetown will comply with the following conditions, viz.:

“Give us the use of the McKenzie building and lot, with water and motor power and light sufficient for our requirements; exemption from taxes, and a loan of \$10,000 at two per cent, for the term of twenty years, also that we should have the privilege of using part of the building for a tannery, and at the end of the said twenty years, providing we or our successors have lived up to the agreement, that a clear deed of said property be given us free”.

Council rejected their offer and the brothers noted that the firm and its thirty-eight employees would not likely leave Acton in response.

At the end of the nineteenth century, the leather industry in the area was booming. In early March 1899, the *Acton Free Press* reported that the Arnold Brothers of Excelsior Glove Works were arranging to put in steam power, and on March 23, 1899, reported that the brothers were hoping to increase orders by installing power in their glove factory and the latest machinery in their tannery at “Dolly Varden”. By April 1899, the new smokestack had been completed. Acton’s 1900 telephone directory lists the numbers for both the Arnold Brothers Tannery and Glove Manufacturers.

On October 24, 1901, the *Acton Free Press* reported that the Arnold Brothers of Acton had been given a loan by Council for \$10,000 for sixteen years to establish a tannery and glove factory in Georgetown, and that they would be constructing a \$5,000 building and would be required to employ at least forty individuals. A Mr. W.D. Pringle was reported to have moved to Georgetown from Acton to manage the tannery as part of the business. *The Georgetown Herald* reported on October 30, 1901, that “Mr. Arnold has not yet decided on a location for his factory”.

By 1902, the site for the future glove factory had been chosen, and the existing building at 26 Guelph Street was constructed. A review of historic mapping shows the progression of the site within the community of Georgetown and the development of the surrounding area (Figure 5 through Figure 8). The Georgetown Lumber Company, Canada Needleworks, and Harley Machine Company are identified to the south along Water Street.

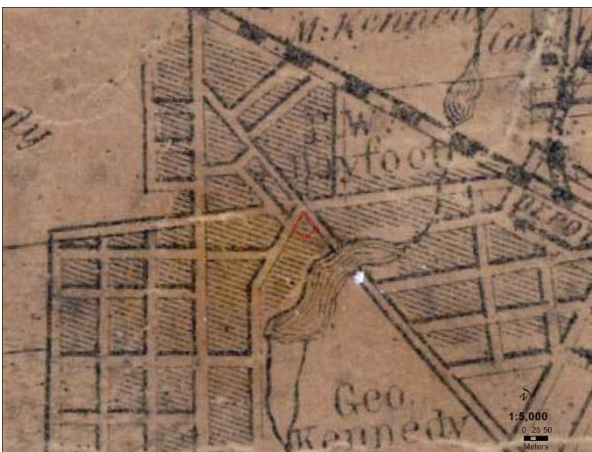


Figure 5: 1858 Tremaine's Map of the County of Halton, Canada West, subject property outlined in red

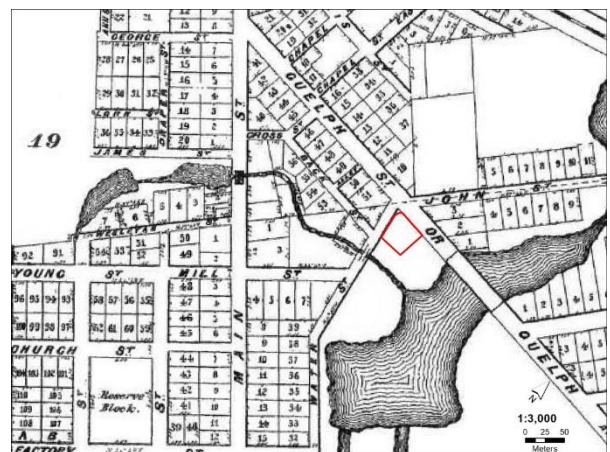


Figure 6: 1877 Illustrated Historical Atlas of the County of Halton, subject property outlined in red.



Figure 7: 1909 National Topographic Map, subject property outlined in red (Department of Militia and Defence 1909)

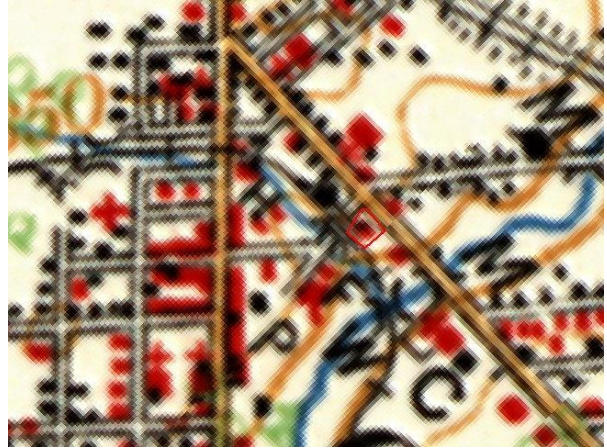


Figure 8: 1922 National Topographic Map, subject property outlined in red (Department of Militia and Defence 1913, updated 1922)

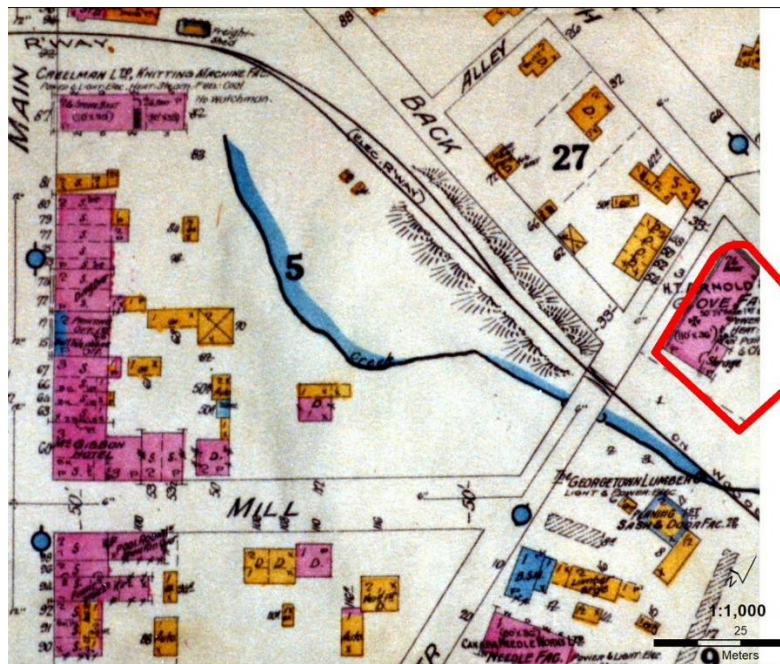


Figure 9: 1922 Fire Insurance Map of Georgetown

The glove factory was operated by Arnold at this location from 1902 to 1922. Arnold also owned a glove factory in Waterloo between 1912 and 1918. On December 17, 1913, *The Georgetown Herald* reported on the “Gentlemen of Esquesing H.T. Arnold & Sons – Manufacturers of Gloves and Mitts”, H.T. Arnold and his sons William, George, Roy, and Beatty. The three-storey brick factory, 120x40 feet, produced “fine gloves for men and women, and coarse gloves and mitts for working men” (Figure 10 and Figure 11). The factory used sheepskin, dog-skin, pigskin, calfskin, horsehide, and buckskin, largely imported from England and the United States with products being sold to dealers in Ontario, Quebec, and Nova Scotia with travelling salesmen. The article notes that the following year a tannery was proposed to be erected for tanning sheepskin. Hydroelectricity was used for the machines, with an auxiliary gas engine.



Figure 10: H.T. Arnold Glove Factory, c.1918 (EHS21550)



Figure 11: H.T. Arnold Glove Factory, date unknown (The Georgetown Vault – Arnold Glove Works)

In addition to his various business pursuits, Arnold had a busy personal life. He married his wife Mary Graham in 1880 and they had many children, including William (1882), Annie (1883), George (1885), Roy (1887), Elizabeth (1889), Mary (1890), Beatty (1892), Sylvia (1894), Elva (1897), Earl (1899) and Harry (1902). Tragically, Mary died of pneumonia shortly after the birth of her son Harry in 1902. Arnold later married Melvina Bennett in 1905. He had previously lived at a frame house at Main and Kennedy Streets in Georgetown, however in 1906 purchased the 1880s brick home on Queen Street known as Grandview House from the Goodwillie estate. Arnold lived there with his second wife and family until 1932 (Figure 13).



Figure 12: H.T. Arnold and Mary Graham, c. 1880 (*Halton Sketches Revisited*)



Figure 13: Grandview House at 56 Queen Street, Georgetown and home of H.T. Arnold, glove manufacturer, c.1913 (EHS00102)

In 1924, W.H. Storey and H.T. Arnold's glove firms amalgamated, resulting in the closure of the plant in Georgetown. In 1932, Arnold moved to Toronto, selling his house to J.B. Mackenzie. Arnold owned sixteen houses in Georgetown and rented these to his employees. Arnold died on January 2, 1937, after being hit by a cyclist. Arnold's son William became president of the firm in 1937 until 1945, when the third oldest son Roy took over the business. In April 1954, it was announced that the Storey Glove Co. would close the plant in Acton, also led by H.T. Arnold's son Roy.

Following the closure of the Georgetown business, the subject building and property remained vacant for several years. In 1942, following almost twenty years of the building remaining vacant, the building was purchased by G.D.H. Wright and rented to K.C. McMillan, who moved his implement agency into the former glove factory (Figure 15).

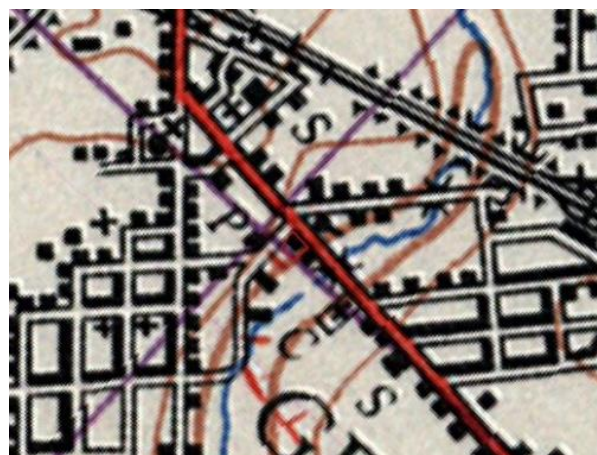


Figure 14: 1942 National Topographic Map, subject property outlined in red (Department of National Defence 1913, reprinted 1938)

Following the closure of Ken McMillan's implement agency, by 1957 furniture store Woolhead & Cook had opened in this location. By 1959, Canadian Tire had moved into the building (Figure 16).



Figure 15: Advertisement for Ken McMillan's, 26 Guelph Street (*The Georgetown Herald*, March 31, 1954)



Figure 16: Advertisement for Canadian Tire at 26 Guelph Street (*The Georgetown Herald*, September 23, 1959)

In 1973, Carpet Barn was advertised as open in the "former Canadian Tire building". In 1975, the building housed both Goodyear Tire and the Carpet Barn. In 1990, the owners of the Carpet Barn considered demolishing the Carpet Barn building to construct a new four-storey structure with commercial at grade and apartments above the Town-owned lot adjacent to the property, with a parking lot replacing the existing building. However, this project was not pursued, and the building remained extant on the property (Figure 17 and Figure 18). The property is currently home to Carpet Barn Carpet One, as it has been since the early 1970s (Figure 19 through Figure 21).



Figure 17: 1974 Aerial Photograph, subject property outlined in red (Town of Halton Hills Files)



Figure 18: 1990 Aerial Photograph, subject property outlined in red (Town of Halton Hills Files)



Figure 19: Advertisement for Carpet Barn (*The Georgetown Herald*, March 29, 1973)



Figure 20: Building at 26 Guelph St (date unknown) (The Georgetown Vault)



Figure 21: The Carpet Barn c.1990 (EHS10587)

2.2 Property & Architectural Description

The property at 26 Guelph Street is located at the corner of Guelph Street and Mill Street in Georgetown, Ontario (Figure 22). The property contains a two-storey brick structure with raised basement level on rubble stone foundation with one-storey rear addition, surrounded by a paved parking lot and mature trees along the south and east lot lines.



Figure 22: Looking south from Guelph Street towards the north elevation (Town of Halton Hills 2023)

The east elevation of the two-storey building (Figure 23) features painted brick, with a significant mural painted along its length. Window and door openings along the east elevation have been covered, however window openings remain legible at the first and second storeys (Figure 25). Thirteen window openings with brick voussoirs and sills are extant at the second storey. The first storey features irregular openings which have been filled in. As Mill Street slopes towards the south, basement windows are evident within the southernmost portion of the east elevation. S-shaped wall anchors (Figure 24), used to keep the masonry from splaying, are visible on the side elevations between the first and second storeys.



Figure 23: 26 Guelph Street, east elevation along Mill Street (Town of Halton Hills 2023)



Figure 24: S-shaped wall anchor along the east elevation (Town of Halton Hills 2023)



Figure 25: In-filled window openings at the upper storey, 26 Guelph Street (Town of Halton Hills 2023)

The northwest corner of the two-storey building (Figure 26), where the original entrance was located, features a segmentally arched window opening with extant brick voussoirs and sill at the second storey, with a large rectangular window opening beneath.



Figure 26: Northwest corner of the existing building at 26 Guelph Street (Town of Halton Hills 2023)

The north elevation, for many years the primary elevation and main entrance to the building, features four symmetrically placed, segmentally arched window openings with brick voussoirs and sills at the second storey (Figure 27). The first storey of the north elevation features a large picture window with double-door entrance beside.



Figure 27: North elevation of the existing building at 26 Guelph Street (Town of Halton Hills 2023)

The west elevation (Figure 28 and Figure 29) facing the parking lot features similar window openings to the east elevation, with several maintained as windows and many others in-filled. In-filled window openings are visible at the first storey which is above grade due to the slope of the property to the south. Wooden stairs access a deck and large side entrance from both the parking lot and the sidewalk on the west elevation towards Guelph Street. Towards the rear are large entrances, including a garage door, within the rubble foundation. The one-storey flat-roofed addition with garage door is visible at the rear. Along Guelph Street is a wooden retaining wall accommodating the grade change.



Figure 28: Partial east elevation, 26 Guelph Street (Town of Halton Hills 2023)



Figure 29: Partial east elevation, 26 Guelph Street (Town of Halton Hills 2023)

2.3 Architectural Style and Comparative Analysis

The existing two-storey brick building at 26 Guelph Street is representative of turn-of-the-century industrial architecture in its simplicity of design, functionality, high ceilings, flat roof, lack of ornamentation, and consistent pattern of window openings.

Historic mapping (Figure 9) demonstrates a historically industrial corridor along Mill Street through the early twentieth century, including a lumber yard and a needle factory, however this is the only brick industrial building that has remained extant along the east side of Mill Street.

The Town of Halton Hills has retained few of its historically industrial buildings associated with early industry. Few industrial buildings of this scale are extant within Georgetown, with the only comparable examples including 1 Rosetta Street and 2 Rosetta Street which were constructed later in the twentieth century with stone and cement block instead of brick.

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 are not applicable for this property.

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

The property at 26 Guelph Street has physical and design value as one of few remaining structures within Georgetown associated with early industry in the Town's communities of Georgetown and Acton. The building has retained its original scale, form, and massing as a two-storey brick structure along a historically industrial corridor along Mill Street. The existing two-storey brick building with partially

exposed basement level at 26 Guelph Street is representative of turn-of-the-century industrial architecture in its simplicity of design, functionality, high ceilings, flat roof, lack of ornamentation, and flat-headed window openings. While several window openings have been infilled, the recessed brick within the window openings provides an understanding of the original solid-to-void ratios on the east and west elevations, with original window openings also extant on the front and west elevations of the building. While the angled entrance at the corner of Guelph Street and Mill Street has been altered, the form of the building reflects the original orientation of the entrance at this intersection.

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

The property at 26 Guelph Street has value due to its historical associations with the development of the leather industry and associated industries in both Acton and Georgetown. The H.T. Arnold Glove Factory was constructed in this location following agreement between local industrialist H.T. Arnold and his family and the Town council to establish his factory in Georgetown. The property also has historical and associative value due to its associations with prominent community member H.T. Arnold and his family members towards the end of the nineteenth century into the twentieth.

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

The property at 26 Guelph Street has contextual value as a long-standing landmark at the corner of Mill Street and Guelph Street. The existing building has been identified as a landmark within Downtown Georgetown and its height, visual appearance and location has served as a historical anchor at this intersection for over 120 years. The H.T. Arnold Glove Factory, now Carpet Barn Carpet One, is physically, functionally, visually, and historically linked to its surroundings within Georgetown and helps to define and maintain the character of the surrounding area as well as access to historic downtown Georgetown from the northeast.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 26 Guelph 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.

The heritage attributes of the property at 26 Guelph Street are identified as follows:

- The location, setback, and orientation of the existing building at the intersection of Guelph Street and Mill Street;
- The scale, form, and massing of the two-storey industrial building with partially exposed basement level and flat roof;
- The brick exterior in a running bond pattern, currently painted over;
- The northwest corner detail and reveal at Mill Street and Guelph Street, with segmentally arched window opening at the upper storey; and,
- Segmentally arched window openings throughout, including extant and legible in-filled openings on the east elevation, north elevation and west elevation and stone sills where extant.

5.0 Sources

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