

Research and Evaluation Report



(Town of Halton Hills, 2023)

John Morgan House

129 Main Street South, Georgetown, Town of Halton Hills

September 2023

Project Personnel

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1.0 Property Description

129 Main Street South	
Municipality	Town of Halton Hills
County or Region	Regional Municipality of Halton
Legal Description	LT 14, PL 37, E OF MAIN ST OR S OF MILL ST; S/T 571699 HALTON HILLS
Construction Date	c. 1850
Original Use	Residence
Current Use	Commercial
Architect/Building/Designer	Built for John Morgan
Architectural Style	Gothic Revival
Additions/Alterations	Minor alterations to window openings; vinyl siding
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	September 2023

2.0 Background

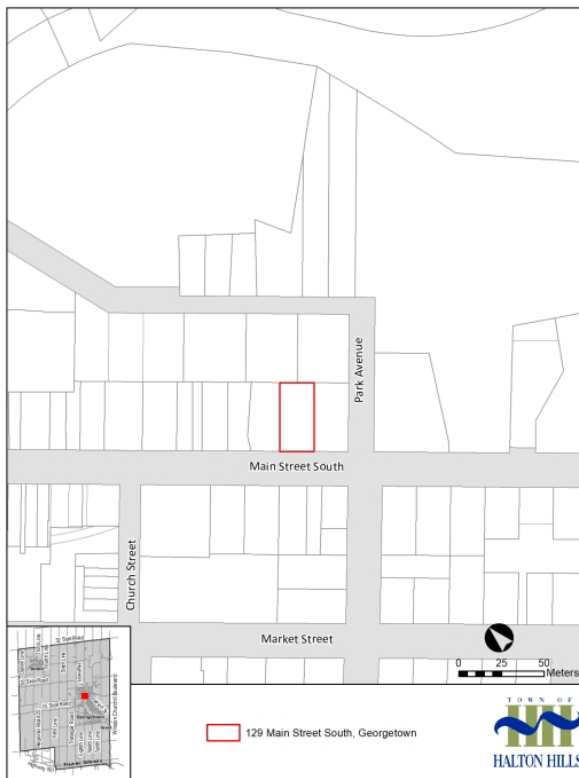


Figure 1: Location Map – 129 Main Street South



Figure 2: Aerial Photograph – 129 Main Street South

This research and evaluation report describes the history, context, and physical characteristics of the property at 129 Main Street South in Georgetown, 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

The Crown granted Lot 18, Concession 9 Esqueusing to John Moore who sold it to George Kennedy in 1823. Kennedy laid out village lots and sold Lots 14 and 15 to Michael McLaughlin, who kept Lot 15 (the future site of St. Patrick’s chapel) and in 1848 sold Lot 14 to John Morgan.



Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified at Lot 14 within the 1877 Illustrated Atlas of the County of Halton, Ontario

According to the 1871 Census, John Morgan was a cordwainer (shoemaker), originally from Ireland. Morgan and his wife Jane constructed the existing Gothic Revival residence on the subject property in 1850 and owned the property for 8 years before selling to John Mulqueen, who sold to Patrick Mulqueen the following year.

In 1862, the property was owned by Benjamin Thompson, who with his wife Isabella were innkeepers and owners of the American House Hotel on Guelph Street. Thompson owned the property with his wife until 1874 when it was sold to Peter McCollum Rowe, who, according to the 1881 census was a Dutch, Baptist farmer and was married to Marion Rowe. The property remained in the Rowe family until 1882 when it was sold to Malcolm Ranney. Dr. Malcolm Ranney was born in Mumbai, India, and lived in this home until his death in 1901, after which the property was transferred to his wife Marion and son Frederick Ranney.

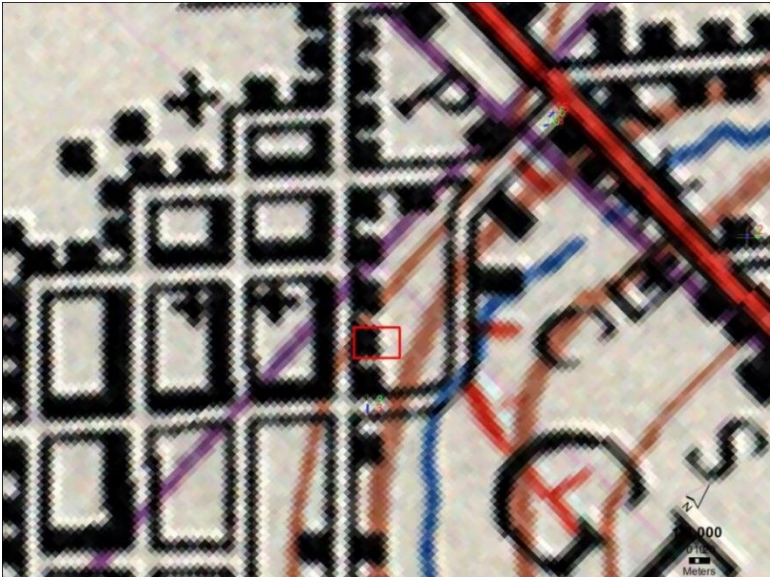


Figure 5: Existing building identified within the subject property overlaid on the 1909 National Topographic Map as a frame building (denoted in black)

The property remained in the Ranney family until 1905 when it was sold to William Barber who sold to Richard Coutts the following year. Richard, or R.D. Coutts (Figure 6), was both a Principal and specialist in Classics (teacher) at Georgetown High School.

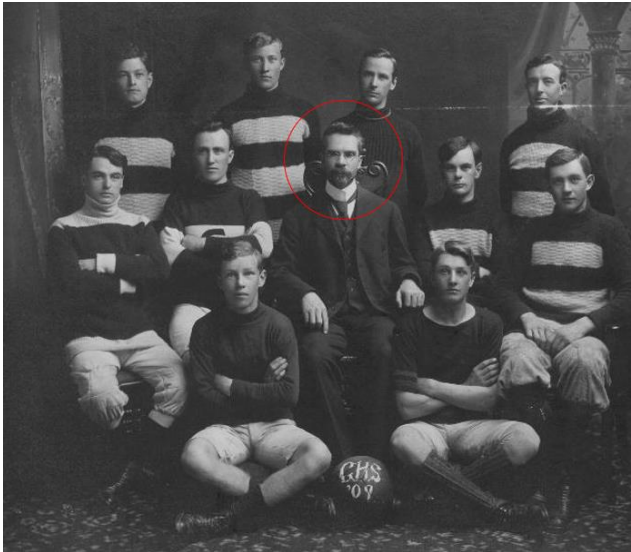


Figure 6: Georgetown High School Soccer Team, c.1909; R.D. Coutts identified in the centre of the photograph (EHS 00198)

In 1919, Coutts and his wife sold to Margaret and Marion Young. The property remained in the Young family until it was sold in 1950 by William and Marion Young to Anne Marria Reeve.

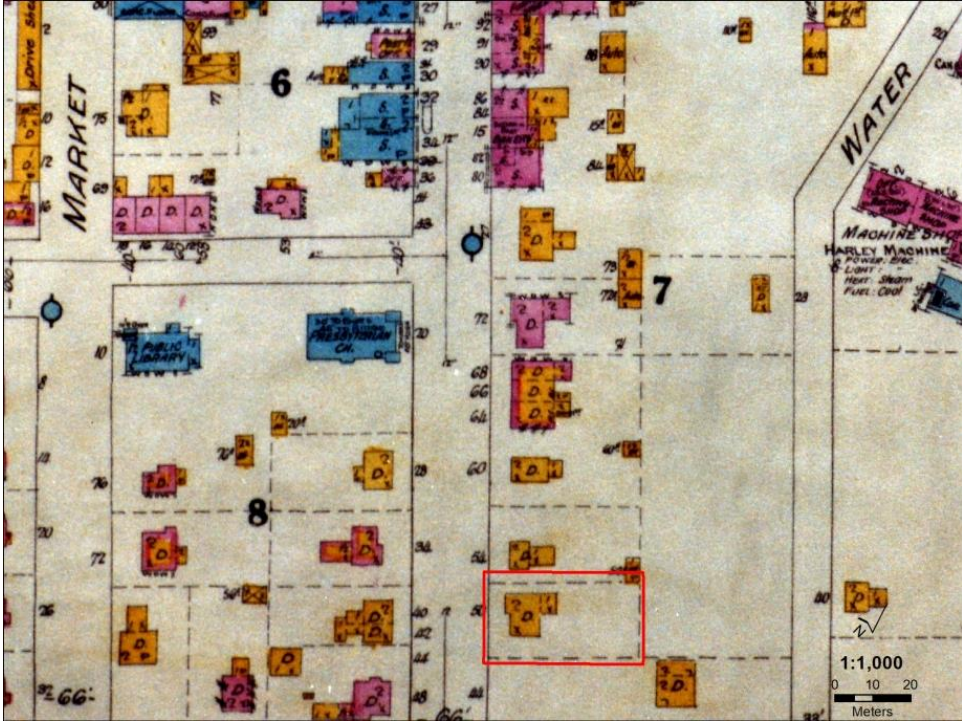


Figure 7: Subject property identified on the 1922 (updated 1934) Fire Insurance Plan of Georgetown, showing a two-storey frame structure with one-storey frame addition at the rear.



Figure 8: Subject property identified in a 1965 aerial photograph

In 1968, Robert and Vera Elizabeth (Betty) Reeve owned the property. Robert was the Seed Department Manager for the Dominion Seed House in Georgetown between 1937 and 1978. Following Robert's death in 1982, Vera Reeve sold the property in 1985 to Pamela Johnson who then sold to Ronald and Anne Starret the following year. The Starret's operated Starret & Starret Chartered Accountants on the property for several years.

129 Main Street South | LT 14, PL 37, E OF MAIN ST OR S OF MILL ST; S/T 571699 HALTON HILLS



Figure 9: Advertisement for Starret & Starret Chartered Accountants, c.1991 (The Georgetown Herald, November 10, 1991, p.23)



Figure 10: 129 Main Street, c.1993. (EHS 10241)



Figure 11: Detail of the front bay window at 129 Main Street, c.1994 (EHS 11466)



Figure 12: 129 Main Street, c.1994 (EHS 11467)

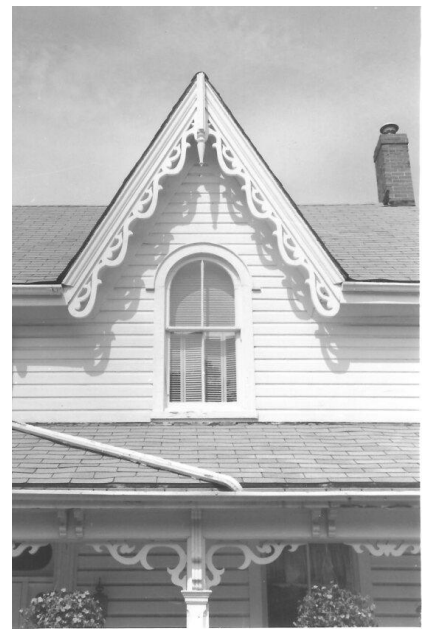


Figure 13: Detail of gable peak with gingerbread, c.1994 (EHS 11468)

In 2013, the property was purchased by 1890034 Ontario Inc., and in 2021 was owned by 1127954 Ontario Ltd.

2.2 Property & Architectural Description

The property is located at 129 Main Street South along the northeast side of the roadway in Halton Hills and contains a one-and-a-half storey frame residential building (Figure 14). The building is currently clad in vinyl siding throughout. The property is legally known as LT 14, PL 37, E OF MAIN ST OR S OF MILL ST; S/T 571699 HALTON HILLS.



Figure 14: Looking towards the subject property at 129 Main Street South (Town of Halton Hills 2023)

To the rear and southeast of the existing building, the property is primarily a paved asphalt driveway extending from Main Street South, and the side and rear lot lines are currently fenced. Two mature trees are located at the front of the property beyond the sidewalk along Main Street South within a small lawn, with a paved sidewalk extending to the front entrance (Figure 15).



Figure 15: Aerial photograph showing the existing property at 129 Main Street South

The front (southwest) elevation facing Main Street South (Figure 16 through Figure 18) is divided into two bays. The northernmost bay features a projecting bay at the first storey with three window openings below bracketed eaves, and a segmentally arched window opening beneath a louvered window opening centered below the gable peak with decorative bargeboard and finial above. The adjacent bay is recessed behind the northernmost bay and features a porch with wooden columns on a concrete slab supporting the porch roof with bracketed eaves. Beneath the front porch a segmentally arched window opening is located to the south (right) of the main entrance which features a glass transom and sidelights. At the second storey, a single segmentally arched window opening is centered beneath a gable peak with decorative bargeboard and wooden finial.



Figure 16: Front elevation of 129 Main Street South (Town of Halton Hills 2023)



Figure 17: Detail of front elevation, 129 Main Street South (Town of Halton Hills 2023)



Figure 18: Detail of front elevation, 129 Main Street South (Town of Halton Hills 2023)

The side (south) elevation (Figure 19 and Figure 20) features two segmentally arched window openings at the first and second storeys on either side of a brick chimney that extends above the roofline.



Figure 19: Partial side (south) elevation of 129 Main Street South (Town of Halton Hills 2023)

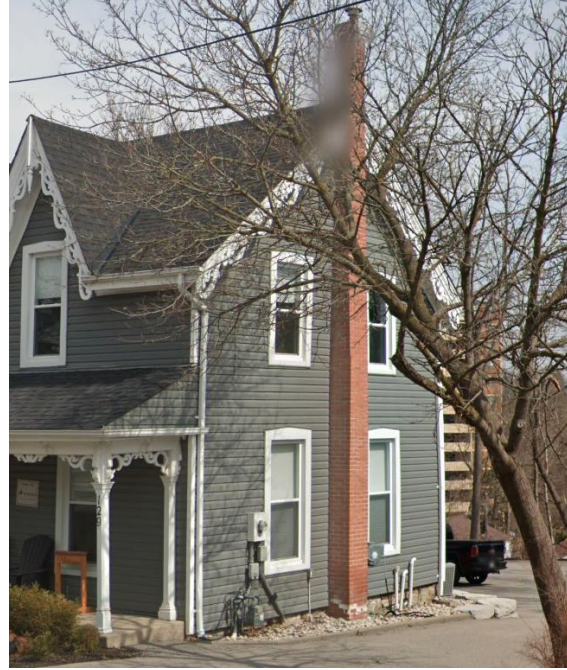


Figure 20: Side (south) elevation of 129 Main Street South (Town of Halton Hills 2023)

The other side (north) elevation (Figure 21 and Figure 22) features two segmentally arched window openings at the first storey.



Figure 21: Partial north elevation of 129 Main Street South (Town of Halton Hills 2023)



Figure 22: North elevation of 129 Main Street South (Google Streetview)

The rear of the existing building and interiors were not identified as part of this report.

2.3 Architectural Style

The existing c.1850 building at 129 Main Street South in Georgetown can best be described as a Gothic Revival residential building. Features characteristic of Gothic Revival residential buildings, are extant, including the steeply pitched roof, tall chimney stack, gable peaks, bargeboard, and one-storey verandah.

The John Morgan House at 129 Main Street South has been somewhat modified, in particular the window openings at the first and second storeys on the front elevations as well as the original details have been obscured through the introduction of vinyl siding. However, the existing building continues to serve as a representative example of a pre-Confederation, modest frame Ontario Cottage despite its alterations, in its original location for over 170 years at the southeast terminus of the Main Street in Georgetown.

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 129 Main Street South has physical and design value as a representative example of a mid-nineteenth century Gothic Revival frame residential building on Main Street South in the community of Georgetown. The existing building has retained many features characteristic of Gothic Revival residential buildings, including the steeply pitched roof, tall chimney stack, gable peaks, bargeboard and one-storey verandah. The property is a good example of a pre-Confederation, modest frame Ontario Cottage in its original location for over 170 years at the southeast terminus of the Main Street in Georgetown.

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 129 Main Street South has historical and associative value due to its associations with the early settlement and growth of the community of Georgetown in the mid-nineteenth century. Built by cordwainer John Morgan, the property was owned by several local community members who were

significant in the community, including local innkeeper Benjamin Thompson, local doctor Dr. Malcolm Ranney, Principal and teacher at Georgetown High School Richard Coutts, and Dominion Seed House Seed Department Manager Robert Reeve. The use of the property has evolved over its 170-year existence from a residential building from the mid-1800s to late 1900s, to commercial use from the 1980s onwards.

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	N/A

The property at 129 Main Street South has contextual value as it serves to define and maintain the character of the area along Main Street South in Georgetown. The existing house is in its original location along Main Street South, and is physically, functionally, visually, and historically linked to its surroundings as a residential form building adaptively reused for commercial purposes. The building has not been identified as a landmark, rather contributes to the fabric of mid-to-late nineteenth century residential-form buildings along Main Street, south of the nineteenth-century commercial blocks in the downtown.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 129 Main Street South 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 129 Main Street South are identified as follows:

- The location, orientation, and setback of the existing one-and-a-half storey residential form frame building along Main Street South in Georgetown, Ontario;
- The scale, form, and massing of the existing building with cross-gable roof;
- On the front (southwest) elevation:
 - o The projecting bay at the first storey with three single flat-headed window openings beneath bracketed eaves;
 - o The segmentally arched window openings;
 - o The louvered window opening at the second storey;
 - o The one-storey covered porch with wooden columns and bracketed eaves;
 - o The gable peak and bracketed eaves with decorative bargeboard;
- On the side (north) elevation, two segmentally arched window openings at the first storey; and,
- On the side (south) elevation, two segmentally arched window openings at the first and second storeys on either side of a brick chimney that extends above the roofline.

The interiors of the building and rear elevation have not been identified as attributes of the subject property.

5.0 Sources

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