

Research and Evaluation Report



(Town of Halton Hills 2024)

James Moore House

13 Frederick Street North, Town of Halton Hills

March 2024

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Table of Contents

1.0 Property Description	4
2.0 Background	4
2.1 Historical Background	5
2.2 Property & Architectural Description	10
2.3 Architectural Style.....	13
3.0 Description of Heritage Attributes and Evaluation Checklist	14
4.0 Summary	15
5.0 Sources.....	16

Table of Figures

Figure 1: Location Map – 13 Frederick Street North	4
Figure 2: Aerial Photograph – 13 Frederick Street North	4
Figure 3: Subject property identified on the 1822 Patent Plan	6
Figure 4: Subject property identified on Tremaine's 1858 <i>Map of the County of Halton, Canada West</i>	6
Figure 5: Advertisement in the June 12, 1879 edition of <i>The Acton Free Press</i>	6
Figure 6: Subject property identified on the 1877 <i>Illustrated Historical Atlas of the County of Halton</i>	7
Figure 7: Subject property identified on the 1935 Fire Insurance Plan of Acton	8
Figure 8: Dr. E.J. Nelson (<i>The Pomona Progress Bulletin</i> ; June 11, 1953, p.27).....	8
Figure 9: Subject property identified in 1971 aerial photography (Courtesy Vintage Acton)	9
Figure 10: Subject property identified in 2023 aerial photography	10
Figure 11: Southwest elevation of 13 Frederick St N (Town of Halton Hills 2024).....	11
Figure 12: Looking towards the subject property from Frederick St N, showing the northwest elevation (left) and southwest elevation (right) (Town of Halton Hills 2024)	Error! Bookmark not defined.
Figure 13: Looking towards the subject property from Frederick St N, showing the southwest (left) and southeast (right) elevations (Town of Halton Hills 2024)	13

1.0 Property Description

13 Frederick Street North	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 46, BLK 6, PL 31, ALSO SHOWN ON PL 1098; PT LT 47, BLK 6, PL 31, AS IN 840645 ALSO SHOWN ON PL 1098, TOWN OF HALTON HILLS; PIN
Construction Date	c.1881
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	James Moore
Architectural Style	Victorian
Additions/Alterations	One-storey addition
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	March 2024

2.0 Background

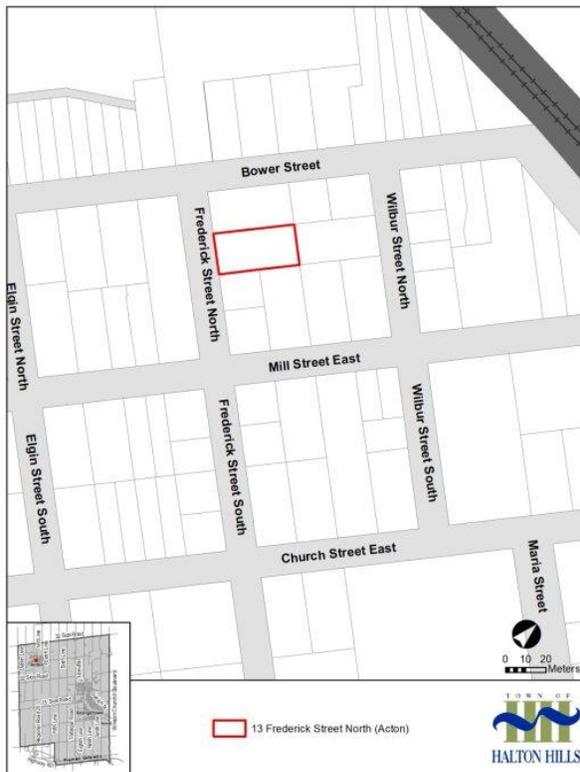


Figure 1: Location Map – 13 Frederick Street North

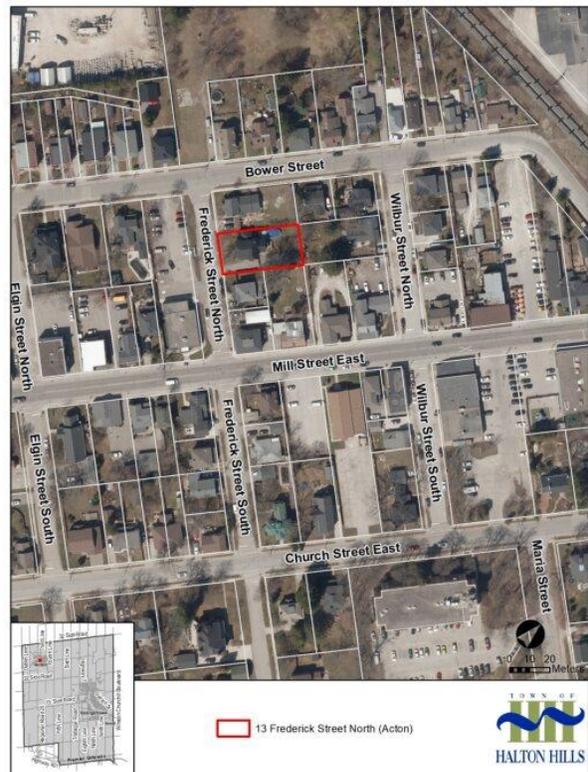


Figure 2: Aerial Photograph – 13 Frederick Street North

This research and evaluation report describes the history, context, and physical characteristics of the property at 13 Frederick Street North 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

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.



Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

Thomas and James Moore

In 1861, the subject property, including partial Lots 46 and 47, were transferred to Thomas Moore. Thomas Cunningham Moore (~1800-1865), originally from Ireland, had emigrated to Acton in 1845 from Nichol Township near Elora with his family, including wife Agnes (nee Cunningham) (1805-1881). Moore served as a Town Clerk in Acton. In 1871, the property was transferred to Thomas' son James, who built the existing house ten years later in 1881. James Moore also built the home next door at 19 Frederick Street North; the home was named The Maples for the large maple tree planted by Thomas Moore on the lot.

James Moore (1835-1913) trained as a harness maker in Erin and Guelph. During the 1870s, Moore was W.H. Storey's partner at Canada Glove Works and later operating the glove leather tannery after his brother Edward had served as manager. After several years, Moore retired from the tanning industry which was later owned by Beardmore and Co. Moore is identified in the 1881 census as a member of the Methodist Church of Canada and a Tanner, originally from Ireland. Moore's wife was Eliza Jane (nee Speight) (1853-1937).

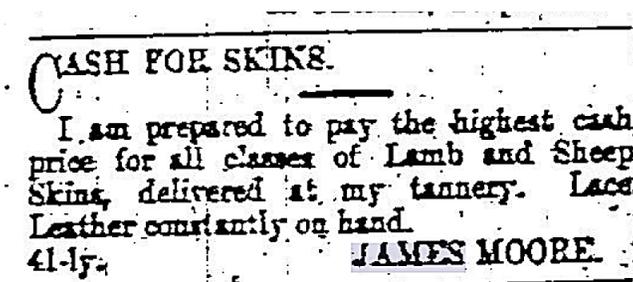


Figure 5: Advertisement in the June 12, 1879, edition of *The Acton Free Press*

Moore died on March 17, 1913, at his Bower Street home (likely The Maples at 19 Frederick Street North at the corner of Frederick Street North and Bower Street), following a fall at his home the previous week. His obituary notes that he was a devout Christian, actively involved in the Methodist Church, Sunday School Superintendent, a member of the Acton Citizens' Committee, as well as a member (and chair) of the Public-School Board.



Figure 6: Subject property identified on the 1877 *Illustrated Historical Atlas of the County of Halton*

Smith and Kelly

In 1882, the subject property was transferred from James Moore to Anson Smith (1814-1904), who owned it for 8 years. Smith was a farmer and at one time the night-watchman at the Canada Glove Works; Smith's daughter Hannah was married to W.H. Storey who had established Canada Glove Works. The October 18, 1883, edition of *The Acton Free Press* notes that Smith had purchased the house and lot on Bower Avenue then occupied by Mr. R.E. Nelson, suggesting he owned more than one property at the time.

At the turn of the century, the property was transferred to Dr. Charles Kelly from Smith, who in 1901 sold the property to Thomas Gray.

Thomas and Elizabeth Gray

The 1891 and 1901 censuses identify Thomas Gray (1851-1921) as a physician, born in Scotland, living in Perth with wife Elizabeth (nee Taylor) and two children. Gray took over the practice from Dr. Kelly who, according to *The Acton Free Press* had moved to Hamilton to open a "sanitarium for patients with nervous diseases".

Gray had graduated from McGill Medical College in Montreal following previous education in London and Edinburgh and had been a medical missionary in Newfoundland and Labrador; Gray was also a devout Presbyterian and past Mason. Gray worked as a doctor in Acton for twenty-one years and was also a member of Council. Elizabeth Gray was a member of the local Women's Institute.

Death records indicate that physician Thomas Gray died at his residence on Frederick Street in Acton at the age of 69. By 1928, Elizabeth was living in a brick house on Church Street in Acton built by local builder and architect John Cameron.

Elford Nelson

In 1921, the property was sold to Dr. Elford John Nelson.

Elford Nelson (1897-1953) is identified in the 1931 census as a doctor with his own private practice, residing on Frederick Street in Acton. Nelson graduated in 1920 from the University of Toronto School of

Physicians and Surgeons. Nelson was a municipal councillor, director of the YMCA on Mill Street East, president of the local hockey club, and an organist at the United Church. Nelson practiced in Canada for 27 years before emigrating to the United States in 1947 where he continued his practice and worked at the Pomona Valley Community Hospital. The 1950 United States Federal Census identifies Nelson (then aged 52) as married to W. Patricia Nelson (aged 27) until his death in 1953.

The 1935 Fire Insurance Plan (Figure 7) shows the existing two-storey house with one-storey brick addition and one-storey frame addition to the rear. A frame garage is identified at the southeast corner of the property. The frame house adjacent to the subject property at the corner of Frederick and Bower is shown as well.

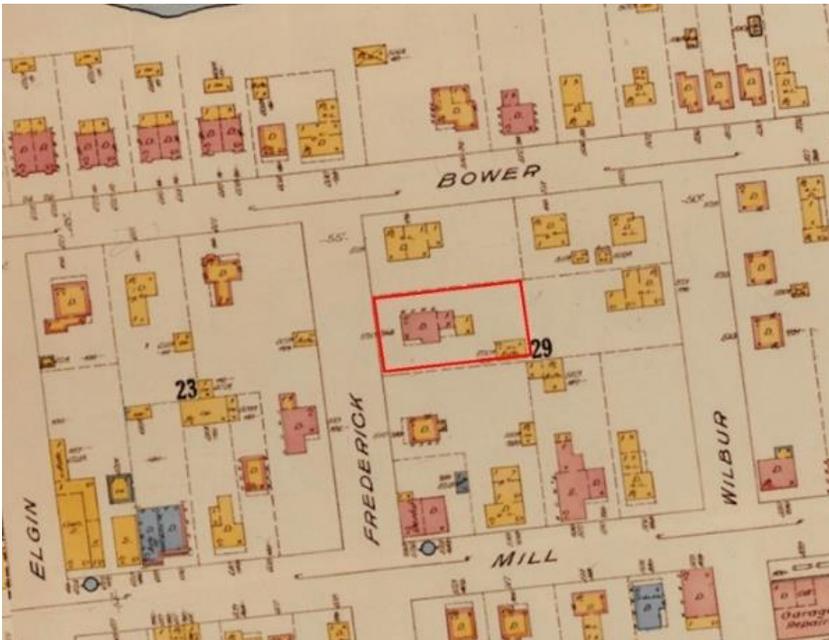


Figure 7: Subject property identified on the 1935 Fire Insurance Plan of Acton



Figure 8: Dr. E.J. Nelson (*The Pomona Progress Bulletin*; June 11, 1953, p.27)

Lawson/Marzo

In 1944, the property was purchased by Hazel Lawson (nee Coxe) (1913-2000), widow of Harry Pratt Lawson whom she had married in August 1931. In 1950, the property was owned by Hazel and her second husband Lino Marzo (1921-1993). The 1957 through 1972 Voter's Lists identifies Mr. Lino Marzo (electrician) and Mrs. Hazel Marzo at 13 Frederick Street. Lino Marzo was the brother of Enio and Ilio Marzo of Marzo Glove.



Figure 9: Subject property identified in 1971 aerial photography (Courtesy Vintage Acton)

In 1995, the property was transferred to David Edward and Jennifer Lynn Gadzala who sold the property in 2009 to its current owners.

2.2 Property & Architectural Description

The subject property is a rectangular shaped lot located along the northeast side of Frederick Street North in the community of Acton in the Town of Halton Hills. The property contains a two-storey brick building with one-storey additions. The property features a paved asphalt driveway along the southeast lot line and a paved walkway extending from Frederick Street North.

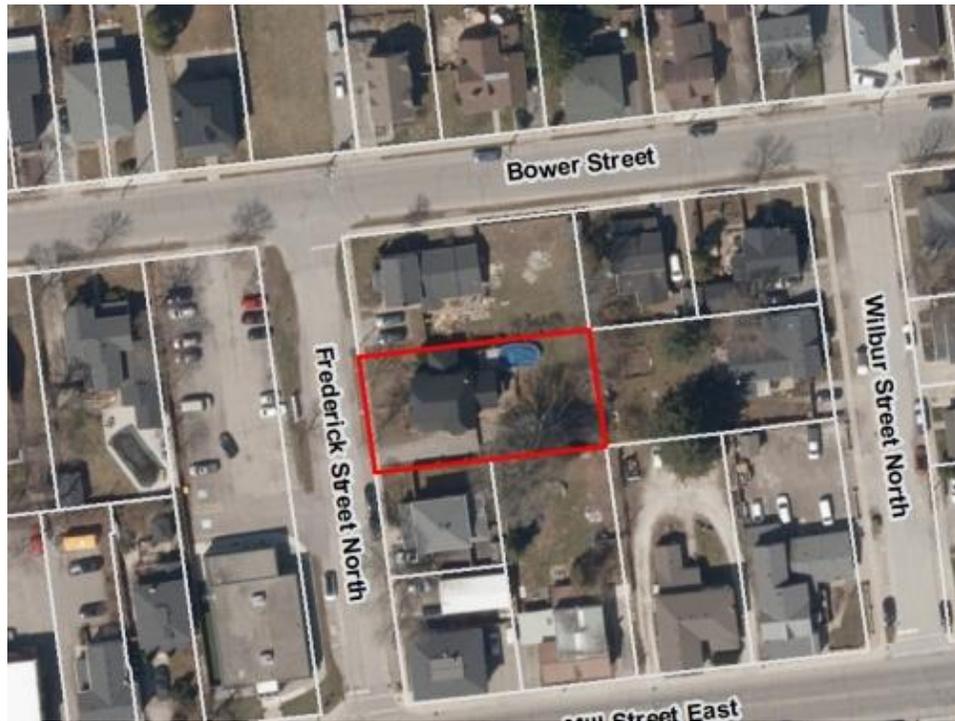


Figure 10: Subject property identified in 2023 aerial photography

The primary (southwest) two-bay elevation of the existing building is simplistic in its detailing, however, features distinct buff brick quoining at each corner and above the existing window openings, as well as an unusual roofline, offering visual interest and making it a unique structure along the street. At grade, the stone foundation appears to have been overlaid. The single entrance is located within a segmentally arched opening with glass transom within and a small gable-roofed porch roof above. Beside the entrance, a pair of segmentally arched window openings with a stone sill connecting both features distinctive buff brick voussoirs above. At the second storey are two single windows within segmentally arched openings with stone sills and buff brick voussoirs above. Decorative wooden bargeboard extends along the eaves of the jerkinhead² roof above.

² Jerkinhead, or clipped gable, describes “the end of a roof when it is formed into a shape intermediate between a gable and a haip; the gable rises about halfway to the ridge, resulting in a truncated shape the roof being including backward from this level.” (Harris, p. 312)



Figure 11: Southwest elevation of 13 Frederick St N (Town of Halton Hills 2024)

The side (northwest) elevation is partially obscured by a one-storey, hipped roof, brick addition which intersects the façade beyond the first bay. Single segmentally arched window openings with stone sills and buff brick voussoirs are located towards the front corner of the elevation. A small square window opening is located above the one-storey addition. A brick chimney extends above the roofline at the rear of the roofline. Segmentally arched window openings with buff brick voussoirs are located at the rear of the elevation beyond the addition.



Figure 12: Looking towards the subject property from Frederick St N, showing the northwest elevation (left) and southwest elevation (right) (Town of Halton Hills 2024)

At the south corner of the existing building, a covered porch extends along the first storey with a single segmentally arched window opening visible at the second storey. Towards the rear, the two-storey building extends further to the south, featuring a similar roofline to the front elevation, two segmentally arched window openings with stone sills and buff brick voussoirs at the first storey and a similar single window opening centered above with a smaller rectangular window opening beside.



Figure 13: Looking towards the subject property from Frederick St N, showing the southwest (left) and southeast (right) elevations (Town of Halton Hills 2024)

A low wooden fence with gate extends along the rear of the driveway with a small, hipped-roof garage building at the rear of the property.

2.3 Architectural Style

Shannon Kyles identifies Victorian-style buildings as any building constructed between 1840 and 1900 that does not fit into the categories of Italianate, Period or Colonial Revivals, Romanesque, Renaissance, Gothic and Classical Revivals, Second Empire, Beaux Arts, Arts and Crafts, and Queen Anne Revivals. Kyles also identifies Victorian residences as the most prominent application of the style in Ontario, with the use of many features to “dress up” a design with frills, swirls, patterns, and detailing, including one of the most commonly used detailing which was wooden trim and bargeboard.

The James Moore House at 13 Frederick Street North includes many features which serve this purpose, including the use of dichromatic brick, wooden bargeboard along the unique jerkinhead roof, segmentally arched buff brick quoining at the corners on the red brick façade, and buff brick detailing over door and window openings. As such the building can be described as a unique example of a Victorian building in the community of Acton.

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 13 Frederick Street North has physical and design value as a unique example of a late-19th-century Victorian building within the community of Acton. Built by James Moore, the house features a variety of decorative elements including dichromatic brick, wooden bargeboard along the roofline, segmentally arched buff brick quoining at the corners on the red brick façade, and buff brick detailing over door and window openings. The unique use of a jerkinhead roof highlighted by decorative wooden bargeboard contributes to the design value of this property.

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	X

The property at 13 Frederick Street North has historical and associative value due to its builder James Moore who was a harness maker, manager of the Canada Glove Works, and son of Town Clerk Thomas Cunningham Moore. Moore was also very involved in the local community, and was actively involved in the Methodist Church, served as a Sunday School Superintendent, and was a member of the Acton Citizens' Committee and Public-School Board.

The property has also been owned by several other significant members of the community since its construction in the late nineteenth century. Briefly owned by Dr. Charles Kelly in the late 1800s, the property was then owned by prominent local couple Dr. Thomas and Elizabeth Gray; Dr. Gray was a member of Council, former Mason, and served as a physician in Acton for 21 years, while Elizabeth was a long-time member of the local Women's Institute.

Following Gray's ownership, another prominent local, Dr. Elford John Nelson, owned the property. Nelson served on Town Council, was director of the YMCA, served as president of the local hockey club, and was an organist for the United Church until relocating to the United States in the mid-twentieth century.

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 13 Frederick Street North has contextual value as it is important in defining and maintaining the late-nineteenth century character of the area along Frederick Street North and Bower Street. The James Moore House is located directly beside another home constructed by Moore, known as The Maples, near the former location of the Canada Glove Works which was a significant employer in the area and linked to previous owners of the property. While the house construction with its jerkinhead roof is unique in the area, the home has not been identified as a landmark as it is one of several well-preserved Victorian-era buildings within this neighbourhood.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 13 Frederick Street North 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 13 Frederick Street North are identified as follows:

- The setback, location, and orientation of the existing building along Frederick Street North in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of the existing two-storey Victorian building with jerkinhead roof and stone foundation;
- The materials, including red and buff brick, buff brick quoining throughout, stone foundation, and wooden architectural detailing including bargeboard along the roofline;
- On the front (southwest) elevation:
 - o The two-bay composition;
 - o Single entrance within a segmentally arched opening with glass transom beneath a small gable-roofed porch;
 - o Segmentally arched window openings with stone sills and buff brick voussoirs at the first and second storeys;
 - o Decorative wooden bargeboard along the roofline;
- On the side (northwest) elevation:
 - o Segmentally arched window openings with stone sills and buff brick voussoirs;
 - o Red brick chimney extending above the roofline;
- On the side (southeast) elevation:
 - o Segmentally arched window openings with stone sills and buff brick voussoirs; and,
 - o Decorative wooden bargeboard along the roofline.

The interiors, rear elevation, and one-storey enclosed porch along the southeast elevation have not been identified as heritage attributes as part of this report.

5.0 Sources

Primary Sources

Census Data

Year: 1891; Census Place: *St Mary's, Perth South, Ontario, Canada*; Roll: T-6363; Family No: 96

Year: 1901; Census Place: *Parkhill (Town/Ville), Middlesex (North/Nord), Ontario*; Page: 7; Family No: 79

Year: 1911; Census Place: *1 - Eramosa Township, Everton Village, Wellington South, Ontario*; Page: 6; Family No: 60

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