

Research and Evaluation Report



(Town of Halton Hills 2023)

Arnold House

91 Mill Street East, Acton, Town of Halton Hills

April 2024

91 Mill Street East | PT LT 27, BLK 5, PL 31, AS IN 743138 ALSO SHOWN ON PL 1098; TOWN OF HALTON HILLS

Project Personnel

Report Authors

Laura Loney, MPlan, MCIP, CAHP, RPP
Manager of Heritage Planning

Historical Research

Laura Loney

Report Preparation

Laura Loney

Mapping Graphics:

Rehan Waheed, MA
Planning Data Analyst

Report Reviewers:

Bronwyn Parker
Director of Planning Policy

John Linhardt
Commissioner of Planning & Development

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1.0 Property Description

91 Mill Street East	
Municipality	Acton, Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 27, BLK 5, PL 31, AS IN 743138 ALSO SHOWN ON PL 1098; TOWN OF HALTON HILLS; PIN: 250020121
Construction Date	c.1924
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Roy Arnold
Architectural Style	Edwardian
Additions/Alterations	Rear one-storey gable-roofed addition
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	April 2024

2.0 Background



Figure 1: Location Map – 91 Mill Street East



Figure 2: Aerial Photograph – 91 Mill Street East

This research and evaluation report describes the history, context, and physical characteristics of the property at 91 Mill Street East 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.

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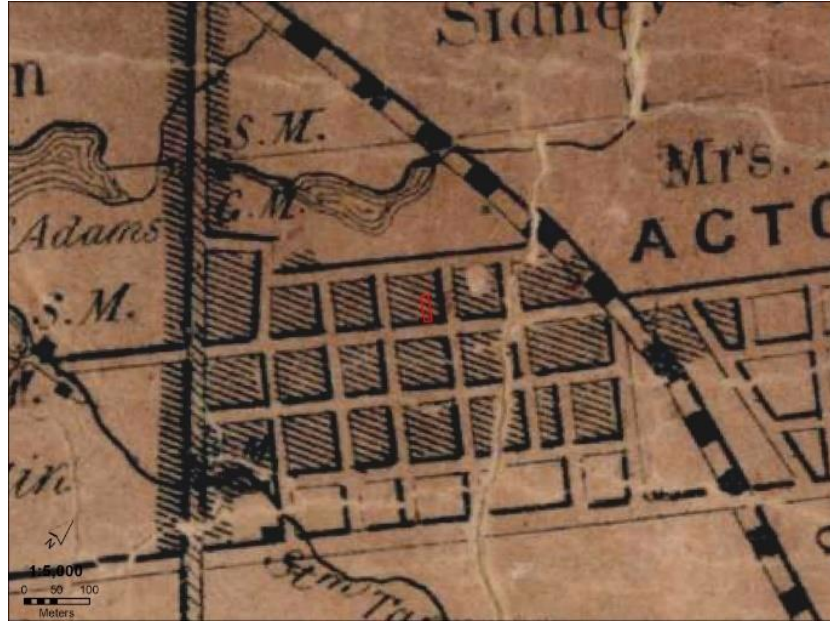


Figure 3: Subject property identified on the 1858 Tremaine's Map of the County of Halton, Canada West

Early Lot Ownership

In 1856, Lot 27 of Block 5 in Plan 31 was transferred from Rufus Adams and his wife to Samuel Lighthouse, who in 1867 sold the property to Robert Swan. In 1885, Swan's widow Maria sold to Elizabeth Sutton and her adopted daughter Mary Jane McMaster, and five years later the property was transferred to John Williams.

In 1914, the lot was divided with part sold to Ambrose McCann.

Arnold Family & Canada Glove Works

Around 1866, W.H. Storey had moved 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 4 and Figure 5).



Figure 4: W.H. Storey and Son Glove Factory (EHS00383)



Figure 5: 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). Arnold also constructed a glove factory at the property now known as 26 Guelph Street in 1902 in Georgetown.

H.T. Arnold married his wife Mary (nee 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).

In 1924, the subject property (the other part of the lot) was sold to H.T.’s son, Roland Roy Arnold, from Williams’ estate. Arnold moved to the property shortly after construction once the house was finalized, moving from a two-storey brick home at the southeast corner of Mill Street East and Frederick Street South (104 Mill Street East); Arnold’s original move to this property known as Crawford House was reported in the May 1, 1919 edition of the *Acton Free Press*.

Roy Arnold (1887-1962) was born in Glen Williams. In 1915, Roy married Emily Gertrude Bell Thompson (1899-1961). The 1891 and 1901 Censuses indicate that Roy had been living with his family in Acton, and in the 1911 Census Arnold was identified as living on Queen Street in Georgetown (the family home known as Grandview House). Roy and Mary’s daughter Margaret was born on February 17, 1918. The 1921 Census identifies Arnold as a Glove Maker renting a single brick house on Mill Street in Acton.

In 1924, W.H. Storey and H.T. Arnold’s glove firms amalgamated, resulting in the closure of the plant in Georgetown. The same year, Roy Arnold moved to the subject property.

H.T. 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 Roy, the third oldest son, took over the business. Roy served as president until 1954 when it was announced that the plant in Acton would close.

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In addition to his role at the Canada Glove Works, Roy was a charter member of the Acton Rotary Club, joining in 1948. Roy's wife Mary Arnold was a life member of the United Church WMS and had been appointed deputy distributor for Ration Books distributed in Georgetown and Acton during WWII. Mary died in May 1961, and Roland Roy Arnold died on March 21, 1962; Roy and his wife Mary had lived at the subject property until it was transferred from Roy's estate in 1963 to daughter Margaret Jean Mercer.

1960s to Present Day

The property was shortly thereafter transferred to Colin and Angela Davies, in 1967 to William Morrish Leader and Ada Leader, in 1973 to David and Audry Dunn, and in 1980 to Linda Chylinski. In 1986 Chylinski sold the property to Glenn and Joan Moore, and in 1990 it was transferred to Alister George Thomson and Timothy James O'Regan. In 2001, the property was purchased by Rod and Krista Currie, and in 2005 to Real Nadeau. In 2010 the property was purchased by its current owners, Brenda Lee Hill and Allan Joseph Furnival.



Figure 6: Subject property identified on the 1934 Fire Insurance Map

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Figure 7: Subject property identified in 1971 aerial photography



Figure 8: Subject property identified in 1999 aerial photography



Figure 9: Subject property identified in 2005 aerial photography.

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Figure 10: Subject property identified in 2011 aerial photography



Figure 11: Subject property identified in 2017 aerial photography.



Figure 12: Subject property identified in 2023 aerial photography

2.2 Property & Architectural Description



Figure 13: Subject property identified in 2023 aerial photography

The subject property is a rectangular shaped parcel located along the northwest side of Mill Street East; for the purposes of clarity, the primary elevation facing Mill Street East will be described as the south side. The property contains a two-and-a-half-storey frame residential building with brick veneer, set back from the street and accessed via a gravel driveway. The existing house features a hipped roof and is partially screened with mature trees and vegetation from the right of way.



Figure 14: Looking towards the subject property from Mill Street East (Town of Halton Hills 2024)



Figure 15: Looking towards the subject property from Mill Street East (Town of Halton Hills 2024)



Figure 16: Looking towards the subject property from Mill Street East (Town of Halton Hills 2023)

The front (south) elevation features a covered porch extending across the front elevation along the first storey. The façade is simple in its layout with no additional ornamentation. The front entrance, accessed via the wooden front porch, is a flat-headed opening with stone lintel. A single flat-headed window opening is also located at the first storey adjacent to the entrance.

At the second storey, two single flat-headed window openings are symmetrically placed and feature stone sills and lintels and feature wooden shutters. A hipped-roof dormer is located above.

The side (east and west) elevations feature several flat-headed window openings with concrete sills and lintels.

The rear (north) elevation is partially visible from Frederick Street North through the rear yard of the adjacent property and features a brick chimney extending above the existing roofline. A frame addition with gable roof is located at the first storey.



Figure 17: Rear elevation from within the subject property (Town of Halton Hills 2023)



Figure 18: Looking towards the subject property from the rear yard of the adjacent property (Town of Halton Hills 2024)

2.3 Architectural Style

The subject property is identified in the Town’s Heritage Register as a good example of an Edwardian-style residence including a hipped roof with central dormer. The Edwardian style, or Edwardian Classicism, incorporates Classical detailing and features sparingly and in an understated way. A common style in Ontario between 1900 and 1930, the hallmark of Edwardian Classicism is its simple designs and detailing, flat-arches and plain lintels, restrained ornamentation, and simplified massing. Shannon Kyles of *Ontario Architecture* notes that a subtype of the style is “Foursquare”, with uncomplicated buildings featuring equal sides and a massed, cubical shape, with four rooms per floor being typical. “A subtype of Edwardian is “Foursquare” with equal sides and a massed, cubical shape.

The existing building at 91 Mill Street East features those characteristics consistent with the Edwardian Foursquare style, including its cubical massing, hipped roof with central dormer, flat-headed door and window openings with concrete sills and lintels, and simplified covered porch. The frame structure is clad with red brick and features a simple, balanced façade that has remained intact in the 100 years since its construction.

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 91 Mill Street East has physical and design value as a representative example of an Edwardian residential building in the community of Acton in the Town of Halton Hills. The existing two-storey, red brick structure with hipped roof and stone foundation features a balanced façade, simple hipped roof with dormers, and smooth, red-brick surfaces. The roof features a central dormer on the front elevation, and several flat-headed window openings are featured throughout. The front porch with squared wood columns on brick bases on the primary elevation within a balanced façade is characteristic of residential Edwardian architecture.

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 91 Mill Street East has historical and associative value due to its associations with the prominent local Arnold family and with the leather industry in Acton. Built in 1924, the property was purchased in the same year by Roland Roy Arnold, son of glove manufacturer H.T. Arnold and manager of the Canada Glove Works following his brother's tenure as President between 1937 and 1945. Roy Arnold served as president of the firm between 1945 and 1954 when it was announced that the plant would be closed. In addition to his role at the Canada Glove Works, Roy was a charter member of the Acton Rotary Club, joining in 1948. Roy's wife Mary Arnold was a life member of the United Church WMS and had been appointed deputy distributor for Ration Books distributed in Georgetown and Acton during WWII. The Arnolds lived at the subject property for almost 40 years.

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 91 Mill Street East has contextual value as it is important in defining and maintaining the late nineteenth century character of the area, in close proximity to the former glove factory on Bower Street which was a significant employer within the community between the 1860s and 1950s. One of many Edwardian buildings within Acton of this vintage, Arnold House is physically, functionally, visually and historically linked to its surroundings within the historic Acton core. The existing residential building is set back from the street and has not been identified as a landmark.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 91 Mill Street East 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 91 Mill Street East are identified as follows:

- The setback, location, and orientation of the existing residential building along Mill Street East in the community of Acton, Town of Halton Hills;
- The scale, form, and massing of the two-and-a-half storey frame Edwardian Foursquare building with brick cladding and stone foundation with hipped roof, central dormer, and brick chimney at the rear;
- Materials, including red brick cladding, stone foundation, and concrete sills and lintels;
- The front (south) elevation, including:
 - Covered wooden porch at the first storey;
 - Flat-headed door opening with stone lintel;
 - Flat-headed window openings at the first and second storeys;
 - Central hipped roof dormer;
- The side (east and west) elevations, including:
 - Flat-headed window openings with concrete sills and lintels; and,
- The red brick chimney at the rear (north) elevation.

The interiors have not been identified as heritage attributes as part of this report.

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5.0 Sources

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