

# Research and Evaluation Report



(Town of Halton Hills 2024)

## **Bailey-Thompson House**

50 Queen Street, Georgetown, Town of Halton Hills

April 2024

### **Project Personnel**

|                            |  |
|----------------------------|--|
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## 1.0 Property Description

|                                    |  |
|------------------------------------|--|
| <b>50 Queen Street</b>             |  |
| <b>Municipality</b>                | Georgetown, Town of Halton Hills   |
| <b>County or Region</b>            | Region of Halton   |
| <b>Legal Description</b>           | LT 18, PL 37; PT LT 17, PL 37, SE OF QUEEN ST, AS IN 594253, S/T 594253 HALTON HILLS |
| <b>Construction Date</b>           | c.1881   |
| <b>Original Use</b>                | Residential  |
| <b>Current Use</b>                 | Residential  |
| <b>Architect/Building/Designer</b> | Thomas Bailey  |
| <b>Architectural Style</b>         | Gothic Revival   |
| <b>Additions/Alterations</b>       | Rear Additions   |
| <b>Heritage Status</b>             | Listed on the Town’s Heritage Register   |
| <b>Recorder(s)</b>                 | Laura Loney  |
| <b>Report Date</b>                 | April 2024   |

## 2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 50 Queen 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*.

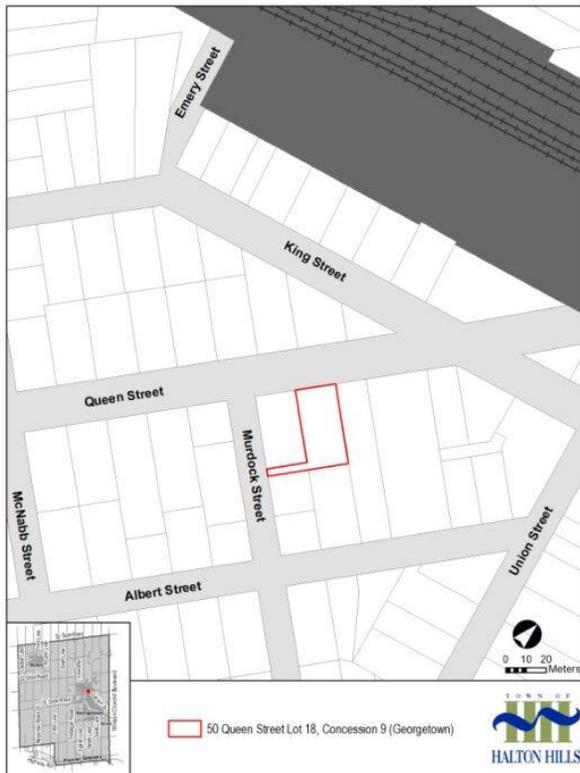


Figure 1: Location Map – 50 Queen Street



Figure 2: Aerial Photograph – 50 Queen Street

## 2.1 Historical Background

### *Indigenous History Background*

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 permanently<sup>1</sup>.

### *Settlement History*

In 1855, George Kennedy sold Lot 17 to William Duggar. In 1870, Kennedy transferred Lot 18 to Jacob Kennedy, and a year later it was sold to James Henderson. In 1872 it was sold to John Hurst and later Edwin Search, who also purchased Lot 17 at the same time. Search transferred both Lot 18 and part of Lot 17 to Thomas Bailey in 1872. A mortgage was taken out on the property in 1881 suggesting that the house was constructed around this time.

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<sup>1</sup> 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

### Bailey Family

In the 1880s, Thomas Bailey placed advertisements in the *Georgetown Herald* regarding houses for rent on Queen Street. The 1861 and 1871 Censuses identify Thomas Bailey (1855-1937) living in Georgetown with his parents and siblings. In 1881, the Census identifies Thomas Bailey Jr. living in Georgetown with his wife Mary (nee Appleby) (1858-1926). Little information on the Bailey family is available, however records indicate that Thomas was a Trustee of the Methodist Church in Georgetown.



Figure 5: Notice in the December 7, 1893, edition of the *Georgetown Herald*

By 1901, Thomas and Mary were living in Etobicoke, and lived there until at least 1921, according to census data. The pair are buried at Park Lawn Cemetery in Toronto.

In 1907, the property was sold to Norman McCallum and his wife, and then in 1911 to Ellen Margaret Thompson, the wife of John Thompson.

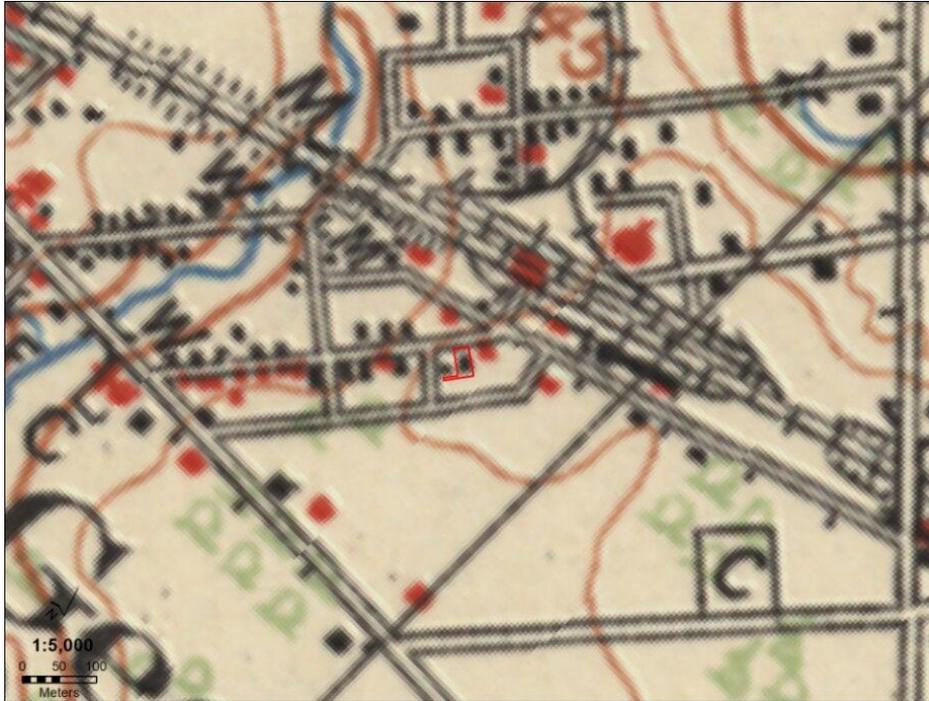


Figure 6: Subject property identified on the 1909 National Topographic Map

### *Thompson Family*

Ellen Margaret Thompson (nee Bell) (1859-1933) and John Appelbe Thompson (1858-1927) owned the subject property for several years during the early twentieth century. John A. Thompson was the son of John and Mary Ann Thompson who were early pioneers in the area.

John A. Thompson lived in Georgetown for 37 years. He was a member and treasurer of the Independent Order of Foresters as well as a member and treasurer of the Georgetown Public School Board. Census data identifies Thompson as a Wesleyan Methodist; in 1881 he is identified as a farmer, perhaps working with his father, and in the 1921 Census as a florist. According to his obituary, Thompson died at his residence on Queen Street and was an esteemed member of the community.

**Caretaker Wanted!**  
Applications will be received by the undersigned up to April 30th, for a Caretaker for Georgetown Public School. Duties to begin May 1st. State salary expected. For particulars apply to J. A. Thompson, Secretary P.S. Board.  
· 4-4-2t.

Figure 7: Georgetown Herald April 25, 1917, p.3

*Mid-Twentieth Century Ownership to Present*

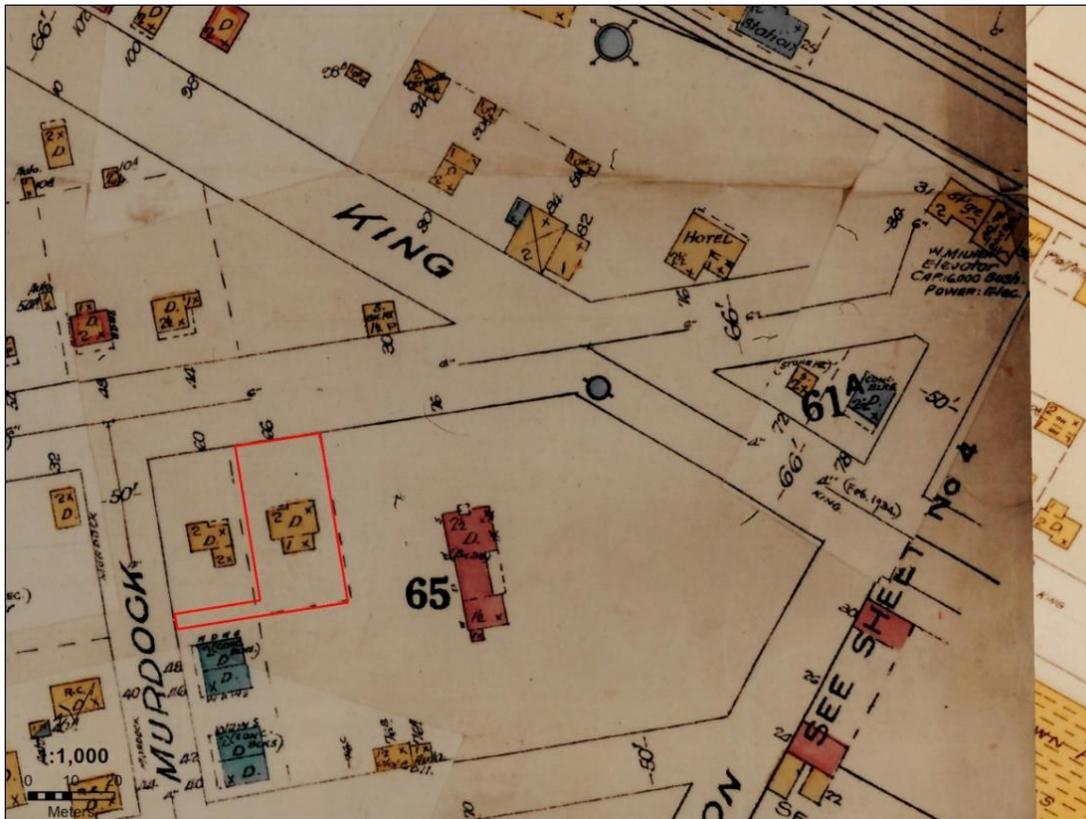


Figure 8: Subject property identified on the 1934 Fire Insurance Plan of Georgetown

In 1950, the property was transferred by John and Ellen's daughters, Emily and Muriel to Richard and Lenora Grace, who had previously been living on Emery Street in Georgetown, according to the 1931 census living. The 1960 Fire Insurance Plan (Figure 9) shows the two-storey dwelling with one-and-a-half and one-storey additions to the rear. 1963 voter's lists show Richard E. (Dick) Grace (1905-1980) and Leonora K. (Kathleen) Grace (nee Ough) (1904-1998) living at 50 Queen Street where they lived for 20 years before selling in 1970 to Douglas and Martha Coulbeck. By December of that year Dick and Kathleen were living on Normandy Boulevard.

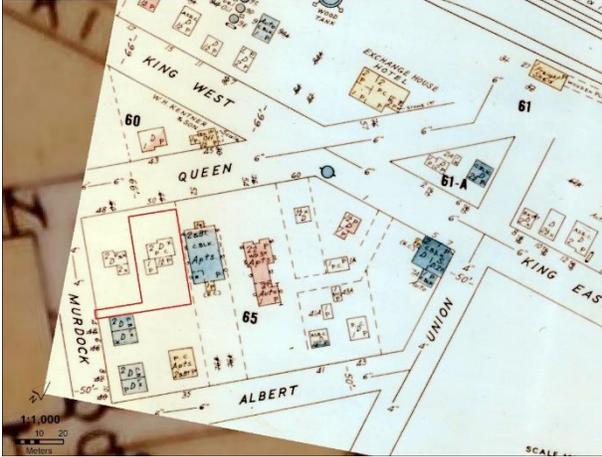


Figure 9: Subject property identified on the 1960 Fire Insurance Plan of Georgetown



Figure 10: Subject property identified in 1965 aerial photography

In 1973, the property was transferred to Lynd and Georgiana Ferguson. In 1984, James Tughan and Donna Kaufman purchased the property, and owned it until it was transferred to Anthony Makela and Elizabeth Gilbert who owned the property until 2002 when it was purchased by the current owners.



Figure 11: Subject property identified in 1995 aerial photography



Figure 12: Subject property identified in 2002 aerial photography

## 2.2 Property & Architectural Description

The subject property is located along the southeast side of Queen Street in the community of Georgetown. The property is a rectangular parcel, with an extension of the parcel extending to Murdock Street at the rear lot line of the property to the southwest. The lot contains a single detached dwelling set back from the right of way on a hill, as are many of the homes along the southeast side of Queen Street.



Figure 13: Subject property identified in 2023 aerial photography

Mature vegetation is located along the side lot lines, with soft landscaping extending up the hill which also features a paved walkway with stairs to provide access to the house from Queen Street. A rear driveway provides access to the property from the southeast and extends from Murdock Street.



Figure 14: Looking northeast along Queen Street towards the subject property (Town of Halton Hills 2024)



Figure 15: Looking southwest along Queen Street towards the subject property (Town of Halton Hills 2024)



Figure 16: Looking towards the subject property from Queen Street (Town of Halton Hills 2024)

The existing late nineteenth century dwelling is L-shaped and features a side gable roof with dormers. A one-storey addition is extant at the rear however it is not visible from Queen Street. The projecting portion of the front elevation features a bay with bracketed roof with three symmetrically placed, segmentally arched window openings with hung windows, and a similar window at the second storey. The front entrance features sidelights and transoms and is located beneath a one-storey wooden porch next to two segmentally arched window openings with wooden surround. Centered above the porch beneath a gable is another similar window opening. The gables feature decorative wooden bargeboard with finials.



Figure 17: Northwest elevation of the existing building at 50 Queen Street (Town of Halton Hills 2024)



Figure 18: Northwest elevation of the existing building at 50 Queen Street (Town of Halton Hills 2024)

The side (southwest) elevation also features a similar projecting bay with bracketed roof and segmentally arched window openings, with a brick chimney extending along the elevation and terminating just above the roofline.



Figure 19: Partial side (southwest) elevation of the existing building at 50 Queen Street (Town of Halton Hills 2024)



Figure 20: Looking towards the north corner of the existing building at 50 Queen Street, showing the partial side (northeast) elevation (Town of Halton Hills 2024)

The rear elevation of the existing building was not accessible as of the finalization of this report.

### 2.3 Architectural Style Analysis

Victorian Gothic, or Gothic Revival buildings were incredibly popular in Ontario during the 1800s, with variations on the style in brick, wood, and stone across the province. Architectural details typically featured within the style include, but are not limited to:

- One-and-a-half storey or more rectangular or L-shaped form;
- Stone, brick, or board-and-batten exterior;
- Steeply pitched roof, typically with a front gable featuring decorative bargeboard, cross gables, and finials;
- Front bays;

- Various window shapes and sizes, including pointed-arch/lancet-arch and segmental arch;
- Central door featuring sidelights and transom;
- Dichromatic or polychromatic brick patterns; and,
- Verandahs.

Features characteristic of Gothic Revival residential buildings, are extant within the Bailey-Thompson House at 50 Queen Street, including its one-and-a-half storey L-shaped form, steeply pitched roof with front gable, bargeboard and finials, segmentally arched window openings throughout, projecting bay at the first storey, and the covered verandah.

### 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.

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

The property at 50 Queen Street has physical and design value as a representative example of a late-nineteenth-century Gothic Revival residential building within the community of Georgetown in the Town of Halton Hills. Architectural details extant within the Bailey-Thompson House include its one-and-a-half storey L-shaped form, steeply pitched roof with front gable, bargeboard and finials, segmentally arched window openings throughout, projecting bay at the first storey, and the covered verandah.

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

The property at 50 Queen Street has historical and associative value due to its builder Thomas Bailey and its long-time ownership by the Thompson family. Carpenter Thomas Bailey built the home shortly after purchasing the property, and in addition to being part of the Methodist Church in Georgetown Bailey rented several houses on Queen Street before relocating to Toronto.

The family of John A. Thompson owned the subject property for almost 40 years, between 1911 and 1950 when it was sold by the family. John Thompson was the son of early Georgetown settlers and was a prominent community member, involved in the Independent Order of Foresters, the Wesleyan Methodist church, and was a member and treasurer of the Georgetown Public School.

| <b>Contextual Value</b>   |            |
|---|------------|
| Is important in defining, maintaining, or supporting the character of an area     | <b>X</b>   |
| Is physically, functionally, visually, or historically linked to its surroundings | <b>X</b>   |
| Is a landmark   | <b>N/A</b> |

The property at 50 Queen Street has contextual value as it serves to maintain and support the character of the surrounding area. Located on a rise above Queen Street in Georgetown since its construction in the late-nineteenth century, the Bailey-Thompson house remains physically, functionally, visually, and historically linked to its surroundings in the residential neighbourhood. The property 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 50 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.

The heritage attributes of the property at 50 Queen Street are identified as follows:

- The setback, location, and orientation of the existing Gothic Revival residential building along Queen Street in the community of Georgetown, Town of Halton Hills;
- The scale, form, and massing of the late-nineteenth century, L-shaped, one-and-a-half storey structure with cross-gable roof on a stone foundation;
- The materials, including wooden architectural detailing, wooden window and door surrounds, wooden bargeboard;
- On the front (northwest) elevation:
  - o The wooden verandah at the first storey;
  - o The one-storey bay with bracketed roof and three symmetrically placed, segmentally arched window openings with segmentally arched window centered beneath the gable above;
  - o The front entrance, including wooden sidelights and transoms located beneath the one-storey wooden porch, with adjacent segmentally arched window opening at the first storey;
  - o At the second storey above the porch, the segmentally arched window opening beneath the gable peak;
  - o Wooden bargeboard along the gable peaks;
- On the side (northeast) elevation:
  - o At the first storey, the projecting bay with bracketed roof and segmentally arched window openings;
  - o The brick chimney extending along the elevation and terminating just above the roofline; and,
- On the side (southwest) elevation, the segmentally arched window openings.

The rear elevation of the existing building and interiors have not been identified as heritage attributes as part of this report.

## 5.0 Sources

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