

Research and Evaluation Report



(Town of Halton Hills 2024)

Koyle-McCumber House

12 Chapel Street, Georgetown, Town of Halton Hills

August 2024

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1.0 Property Description

12 Chapel Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	LT 33, PL 32, AKA MORRIS KENNEDY'S SURVEY, S OF MORRIS ST, EXCEPT 805134; HALTON HILLS
Construction Date	c.1850s
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Built for Reverend Ephraim L. Koyle
Architectural Style	Gothic Revival
Additions/Alterations	Rear Addition; Rear Detached Garage
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Laura Loney
Report Date	August 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 12 Chapel 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*.

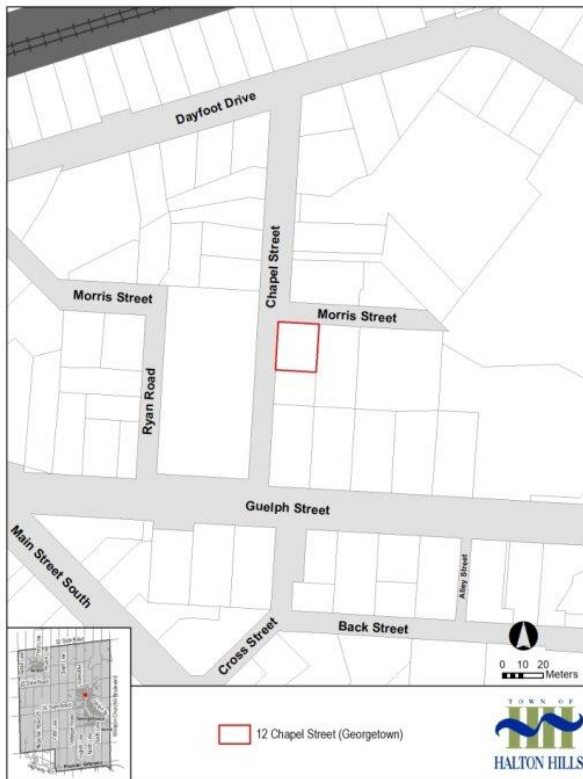


Figure 1: Location Map – 12 Chapel Street

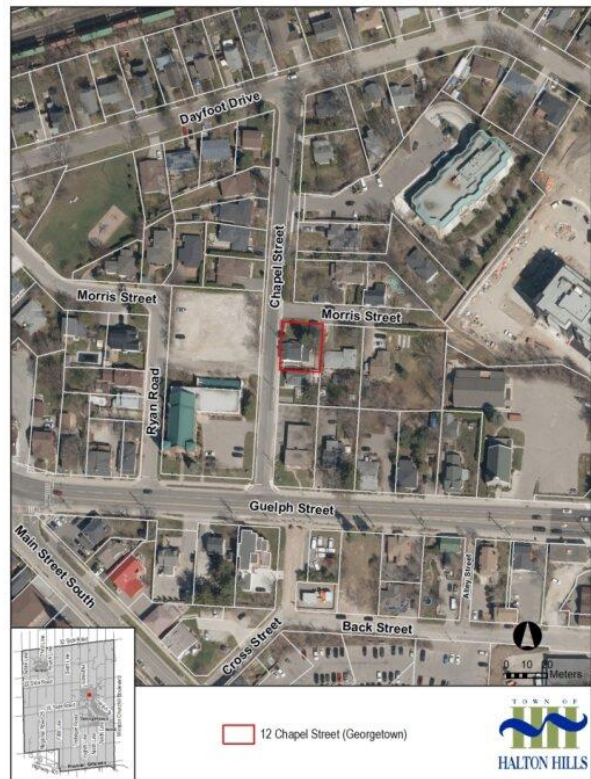


Figure 2: Aerial Photograph – 12 Chapel Street

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 permanently.

In 1986, the Mississaugas initiated a claim against the Government of Canada over the 1805 Toronto Purchase. On June 8, 2010, the parties involved reached a final compensatory agreement. It resulted in a cash payment of \$145 million to the Mississaugas of the Credit First Nation¹.

Early Settlement & Church History

In 1831, the Crown granted the 100 acres of the east half of Lot 19, Concession 9 of Esquesing Township to Matthew Smith, who sold the property in 1834 to Morris Kennedy. Morris Kennedy (1794-1870) was an Episcopal Methodist minister; he helped build and was the first minister for the Glen Williams Church in 1840. Kennedy and his wife Sarah (nee Traver (1795-1874) had eleven children. In 1846, Kennedy

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.

deeded part of this land to the Trustees of the Episcopal Methodist Church and laid out this plan of subdivision, Plan 32



Figure 3: Subject property identified on the 1819 Patent Plan



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

After settlers came to the Georgetown area in the early 1800s their spiritual needs were met by itinerant (saddlebag, or circuit rider) ministers. These itinerant ministers travelled long distances on horseback and met with individual families or groups that were called together on their arrival. For this reason, congregations usually preceded actual buildings by a few years. These travelling preachers often stayed with congregation members during their travels and this hospitality was welcomed.

By 1840, both Wesleyan Methodists and Methodist Episcopal groups had formed in Georgetown. The Wesleyan Methodists were the first congregation to build a frame building on Wesleyan Street. Following the Wesleyan Methodist Church, the Methodist Episcopal group built their own frame structure in 1846 at the present site of St. John's United at 11 Guelph Street. Prior to the use of this frame building, services were held in a hotel. In the following twenty years, both Methodist Churches in Georgetown saw continued increase in membership. This was likely part of the decision to replace their original frame structures with brick edifices (1876 for the Wesleyan Methodist Group and 1880 for the Methodist Episcopal Church).

Between 1830 and 1874 the Methodists' groups were known as Wesleyan Methodists, Episcopal Methodists, Union of British Wesleyans, New Connexion Church, and Primitive Methodist though not all groups had practicing congregations within Georgetown. However, in 1884, following the trend of other Methodist groups, the Wesleyan Methodist and the Methodist Episcopal joined to form the Methodist Church in Canada. As such, the Wesleyan Methodists joined the Episcopalians in their church at 11 Guelph Street and the church was renamed the Methodist Church. This is not the only union of congregations to happen, as in 1910 and 1925 respectively, two more unions occurred.

In 1894, the Church sold a portion of the eastern half of the property to the Public-School Board for the purposes of erecting a school for local children. The school board paid the price of \$175 at the time. Prior to their purchase the site was used as a cemetery before the cemetery was moved to another location. This school became known as the Chapel Street school.

A dissolution of the Congregational Church in Georgetown occurred in 1910, with membership splitting into two groups. Roughly a third of the membership joined the Presbyterian Church and the rest joined the Methodist Church.

Koyle Family

Lot 33, north of the "Norval Road", was sold on July 3, 1850, by William Morris to Ephraim Lillie Koyle (also Kayl or Koyl) (1814-1880) and wife Frances Koyle (nee Culp) (1823-1887). Rev. Ephraim L. Koyle was an Episcopal Methodist minister who had emigrated to Ontario from the United States where he was born. Koyle was the son of Ephraim Koyle (1781-1864) and Elizabeth Betsey Lillie (1788-1869) and was born in Leeds County. Koyle was identified in writings of the Methodist Church as having a respectable commercial education and that he was a well-informed and hard-working minister for his congregations.

The Koyle family did not stay in Georgetown long; only remaining in Town for 7 years. However, the existing house was likely constructed during his ownership as it is shown on the January 1854 survey of Georgetown. Following his time in Georgetown, Koyle served as a minister for many congregations throughout Ontario, including, but not limited to, Salem Church (as its first minister) in Cramahe Township, Northumberland County (1852-1853), Grace United Church (1867-1869), a church in Camden, Ontario (1871), Bethesda South United Church in Hamilton Township, Northumberland County (1876-1878), and Trinity United Church in Cobourg (1892-1893). Koyle died suddenly while seated in church in Cobourg at the age of 66 years old. His cause of death is recorded as apoplexy.

Dolson and Bailey

Although the Koyle family was living in Huron County by 1857, the property was not sold until 1866 to John Henry Dolson, a Trustee of the Episcopal Methodist Church in Georgetown and owner of an iron foundry in Georgetown. In 1871, the property was sold to Thomas Bailey (or Bayley) (1827-1915). Bailey was a Trustee of the Methodist Church in 1893. According 1871 census records, Bailey was a painter, married to wife Margaret (1830-1874). Following his first wife's death, Bailey was remarried in 1875 to Charlotte J. Davis (1831-1923), a long-time resident of Georgetown and member of the Methodist Church.

Standish

In September 1884, the property was purchased by Margaret Standish (1843-1927), daughter of John Standish (1805-1879) and Margaret Bell (1817-1886). Margaret was involved with the Georgetown Branch Bible Society. The 1911 census identifies Margaret as living on Chapel Street with her sister Sarah Ellen Prentice (1852-1931), both unmarried and working as weavers inside their home.

The 1909 *National Topographic Map* (Figure 6) shows the existing frame house along Chapel Street and along Guelph Street the brick church building that is now known as St. John's United Church. The 1922 *Fire Insurance Plan of Georgetown* (Figure 7) shows the existing two-storey frame home with one-storey addition. St. John's United Church is shown along Guelph Street with a frame house and driveshed at the corner of Guelph Street and Chapel Street. The red brick Chapel Street Public School is identified further to the north.

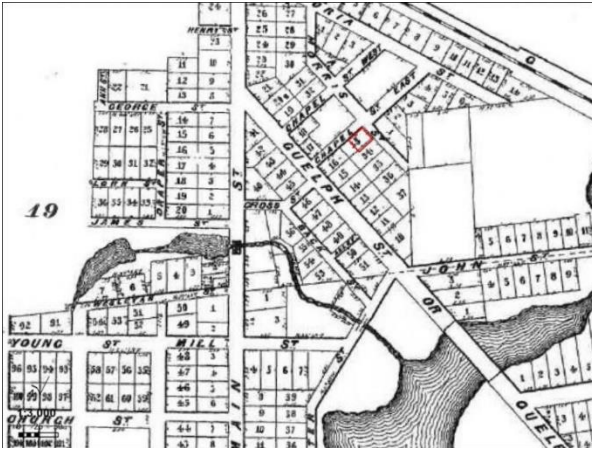


Figure 5: Subject property identified on the 1877 *Illustrated Atlas of the County of Halton, Canada West*



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



Figure 7: Subject property identified on the 1922 Fire Insurance Plan of Georgetown

Mulholland

The property was purchased by Alice (nee Bullivant) (1889-1972) in 1931. Alice had married husband carpenter William John Wright (1882-1921) in 1907. The 1921 census indicates that Alice and William were then living on Guelph Street. In July 1921, Wright died at aged 38 of appendicitis. Five years after his death, Alice married Joseph Mulholland.

Joseph Mulholland (1886-1941) was a carpenter who, according to 1931 census, worked at the planing mill. The home is described as a single detached, stuccoed house with 9 rooms. Alice's children with late husband William Wright are also identified as living in the home, including Muriel (17), Harry (16), Frederick (14) and Alsace (12). In 1941, following Joseph's death, the estate remained in Alice Mulholland's name.

McCumber

In 1944, the subject property was purchased by Vernon McCumber, son of Alexander Smith McCumber (1887-1962) and Vivian L. McCumber (nee Nelson) (1887-1983). The 1920's United States Federal Census identifies Alexander, then 31, living in a rented home in Rhode Island with his family and working as a Superintendent at a paper mill. The 1931 Census identifies Alexander, Vivian with children Erma,

Earl, Vernon and Elmer. Alexander is identified as a Foreman at the paper mill, Vivian as a homemaker, and the children as students.

Alexander's son Vernon "Vern" McCumber (1915-1987) and daughter-in-law Kathleen "Kay" Louise McCumber (nee Mulholland) (1917-2001) purchased the subject property at 12 Chapel Street in 1944 and the following year granted the southerly 55 ft of the property to his parents which became known as 10 Chapel Street. The existing residence at 10 Chapel Street was likely constructed shortly thereafter.

Kay McCumber was an executive member of the Georgetown Home & School Association, acted in local theatre with the Lion's Club, and the treasurer of the Georgetown Boys Band. Both Kay and Vernon were also members of St. John's United Church involved in many aspects of church life. Vernon was also involved with the Boy Scout Committee.

The 1940 Voter's List for Georgetown identifies Vernon as a papermaker, and the 1945 Voter's List identifies Alexander as a foreman living with wife Vivian, spinster Erma McCumber, labourer Vernon and his wife Mrs. Vernon McCumber. The *Georgetown Herald* reported in 1940 that Vernon, an employee of the Alliance Paper Mills, broke his arm in a fall on the job that year.

In December 1947, Vern McCumber was elected to Council, and by 1948, he was a Councillor for Ward 1. In 1953 he was re-elected Secretary of the Boy Scout Committee, and in 1957, he was re-elected to the committee of stewards for St. John's United Church. The 1957 Voter's List identifies foreman Vernon and his wife Kathleen at 12 Chapel Street East, while gentleman Alex McCumber and his wife living next door at 10 Chapel Street. The 1968 Voter's List identifies Vivian as a widow, still living at 10 Chapel Street, and Vernon, Kathleen, and their son Robert living at 12 Chapel Street East. Robert (Bobby) McCumber received a BA from the University of Toronto and planned to attend the Ontario College of Education to specialize in art (1968).

Late-Twentieth-Century Ownership



Figure 8: Subject property identified in 1952 aerial photography



Figure 9: Subject property identified in 1965 aerial photography

The property was owned by the McCumber family until September 4, 1968, when it was sold to George Wayne, a carpenter and cabinetmaker, and Gloria Helen Riddall, a payroll supervisor, according to 1968,

1972 and 1974 Voter's lists for Georgetown. George Riddall played hockey and was a local boxer and served in WWII with the 11th Canadian Field Ambulance Corps, R.C.A.M.C. Field Ambulance.

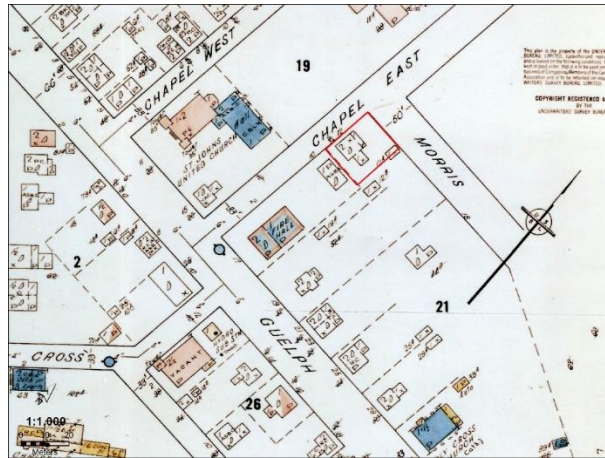


Figure 10: Subject property identified on the 1960 Fire Insurance Plan of Georgetown showing a two-storey frame dwelling with one-storey side (current porch) and rear additions.

In August 1972, the property was purchased by Eliza Hazel Preston, following which it changed hands several times in the 1980s through 2000s, and was purchased by its current owner in 2022.



Figure 11: Subject property identified in 1990 aerial photography



Figure 12: Subject property identified in 2002 aerial photography



Figure 13: Subject property identified in 2007 aerial photography



Figure 14: Subject property identified in 2023 aerial photography.

2.2 Property & Architectural Description

The subject property is a rectangular-sized property located along the east side of Chapel Street and the south side of Morris Street in the community of Georgetown in the Town of Halton Hills, Ontario.

The property contains a one-and-a-half storey frame building with a cross-gable roof and rear addition, with a rear detached garage accessed from Morris Street.



Figure 15: Looking north along Chapel Street, subject property to the right (Town of Halton Hills 2024)



Figure 16: Looking south along Chapel Street, subject property on the left (Town of Halton Hills 2024)



Figure 17: Looking towards the front (west) elevation of the building at 12 Chapel Street from the other side of Chapel Street (Town of Halton Hills 2024)

The front (west) elevation reflects characteristics consistent with the Gothic Revival, or Ontario Cottage, form, with some modifications and features removed. The front entrance, accessed via a single step from the sidewalk along Chapel Street, is centered on the elevation and features a door surround with transom. The two single window openings are located on either side of the entrance at the first storey.

Above the entrance and below the central gable peak is a smaller flatheaded window opening with contemporary stained-glass window. The exterior is currently clad with aluminum siding. An enclosed sunporch is located at the side (north) elevation and is accessed from the west elevation.



Figure 18: Front (west) elevation of the existing building at 12 Chapel Street (Town of Halton Hills 2024)

The side (north) elevation features the enclosed sunporch with rear one storey addition featuring a single flatheaded opening. Above the sunporch is a smaller flatheaded window opening centered beneath the gable.



Figure 19: Side (north) elevation of the existing building at 12 Chapel Street (Town of Halton Hills 2024)

The side (south) elevation features a single flatheaded window opening towards the front elevation and a smaller window opening towards the rear at the first storey, and a pair of flatheaded window openings at the upper storey. A second enclosed sunporch is extant at the rear elevation.



Figure 20: Side (south) elevation of the existing building at 12 Chapel Street (Town of Halton Hills 2024)

The rear elevation and interiors were not investigated as part of this report.

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 is 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 12 Chapel Street has physical and design value as a representative example of a vernacular Gothic Revival, or Ontario Cottage, residential building within the community of Georgetown in the Town of Halton Hills. Built circa 1850, this frame residence is one of the earliest remaining examples of pre-Confederation residential architecture in the community. The existing building reflects the scale, form, and massing of a one-and-a-half storey Gothic Cottage with central gable with central entrance, window beneath the gable and symmetrically placed windows on either side of the entrance. This modest home has been clad with aluminum siding and some window openings have been altered, however opportunities for restoration of key original features remain.

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 12 Chapel Street has significant historical and associative value due to its early owners and connections with the Methodist church community in Georgetown. The existing residence was built for Reverend Ephraim L. Koyle by the early Episcopal Methodist Church, a minister who went on to serve many different congregations throughout the Province. Owned briefly by Trustees of the Methodist Church (now St. John's United Church), the home was purchased by the Standish family in 1884. Margaret Standish and her sister Sarah Ellen Prentice lived in the home and were involved with the local church as well. Some of the home's most prominent owners were Vernon and Kay McCumber. Kay was an executive member of the Georgetown Home & School Association, acted in local theatre with the Lion's Club, and served as treasurer of the Georgetown Boys Band. Vernon, originally working at the Alliance Paper Mills, later became a Councillor and served as Secretary of the Boy Scout Committee. Like the home's previous owners, the McCumber family were involved in the church community at St. John's United Church.

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 12 Chapel Street has contextual value as it is physically, functionally, visually and historically linked to its surroundings. The existing Gothic Cottage helps to define and maintain the late-nineteenth century and early-twentieth century development of this residential neighbourhood on the periphery of Georgetown's historic downtown. The residence is physically, functionally, visually, and historically linked to the surroundings in the community along Chapel Street and to St. John's United Church at Guelph Street and Chapel Street. The property is similar in scale and materials to the neighbouring properties and has not been identified as a landmark in the area.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 12 Chapel 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 12 Chapel Street are identified as follows:

- The setback, location, and orientation of the existing building along Chapel Street in Georgetown;
- The scale, form, and massing of the existing one-and-a-half storey frame building with gable roof with central gable at the front elevation;

- The front (west) elevation, including the central entrance, single flatheaded window openings one either side at the first storey, and existence of a small window opening within the central gable peak;
- The side (north) elevation, including the gable peak and single flatheaded window at the upper storey, and the wooden enclosed sunporch at the first storey; and,
- The side (south) elevation, including the single flatheaded window openings at the first and second storeys.

The interiors, rear elevation, and rear additions have not been identified as heritage attributes as part of this report.

5.0 Sources

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