

Research and Evaluation Report



(Town of Halton Hills 2024)

Noble House

10 Noble Street, Norval, Town of Halton Hills

May 2024

Project Personnel

Report Authors

Caylee MacPherson
Planner – Development Review & Heritage

with

Laura Loney, MPlan, MCIP, CAHP, RPP

Historical Research

Caylee MacPherson

Laura Loney

Field Review

Caylee MacPherson

Laura Loney

Report Preparation

Caylee MacPherson

Laura Loney

Mapping Graphics:

Rehan Waheed, MA
Planning Data Analyst

Report Reviewers:

Laura Loney

Bronwyn Parker
Director of Planning Policy

John Linhardt
Commissioner of Planning & Development

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1.0 Property Description

10 Noble Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 11, CON 11 ESQ, AS IN 317117; HALTON HILLS/ESQUESING
Construction Date	c.1869
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Constructed by Robert Noble
Architectural Style	Ontario Cottage (Gothic Revival)
Additions/Alterations	One-storey addition, vinyl shutters, and stucco cladding
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson with Laura Loney
Report Date	May 2024

2.0 Background

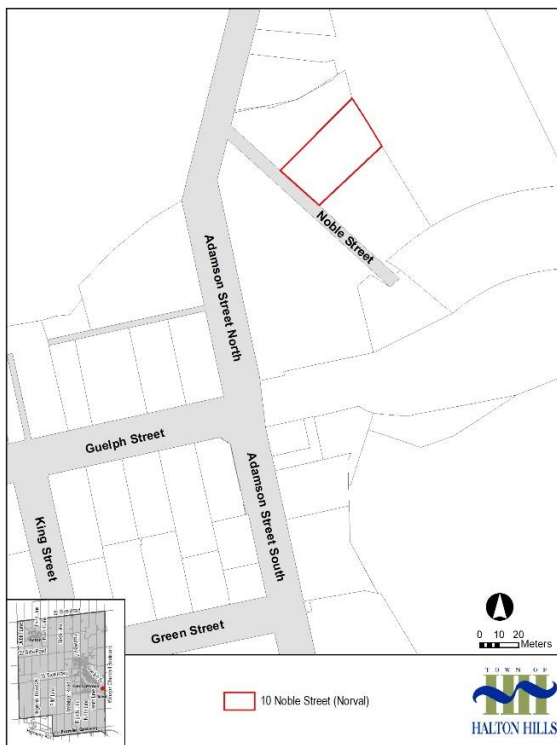


Figure 1: Location Map – 10 Noble Street

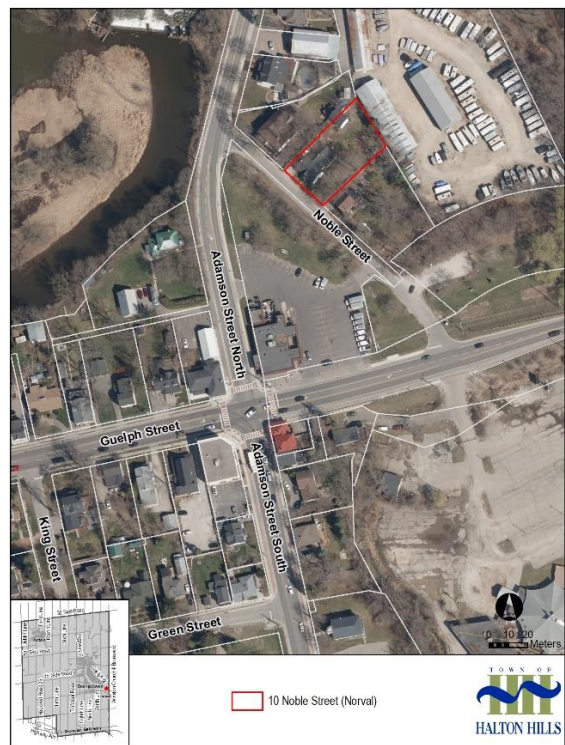


Figure 2: Aerial Photograph – 10 Noble Street (2023)

This research and evaluation report describes the history, context, and physical characteristics of the properties at 10 Noble 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*.

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 approximately 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 as a result 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.

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 Nation.

Noble Mills

The community of Norval was originally formed in the early-nineteenth century by the McNab family, Scottish settlers who moved to Upper Canada from Vermont following the American Revolution. Shortly after arriving in Norval, James McNab purchased lands from a Robert Miller, which were used to construct a grist mill along the Credit River in 1828. In addition to the mill, the McNab family constructed a farmhouse across the Credit River, otherwise known as the “McNab farmhouse”, or “Elm’s

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.

House”, located at 10184 Winston Churchill Boulevard. While working at the mill, McNab sustained a severe injury, following which he leased the mills to John Barnhart in 1830.



Figure 3: Subject property identified on the 1822 Patent Plan



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

In 1859, General Peter Adamson (1775-1865) purchased the mills and surrounding property, and appointed his son-in-law, Colonel Charles Mitchell (born 1808), to run the mills. General Adamson was a native of Dundee, Scotland, and had served in the Portuguese army, awarding him land in Upper Canada from the British Government for his distinguished military service.

During his ownership, General Adamson commissioned the survey of Norval, organizing the village into streets and plots. General Adamson eventually leased the mill lands to the famous Toronto distiller Gooderham and Worts from 1846 to 1858. In 1868, General Adamson ceased ownership of the mill, and the lands were purchased shortly after by Robert Noble (1835-1908).



Figure 5. Portrait of General Peter Adamson, date unknown. (Mississauga Library BA0201)



Figure 6: Portrait of Alexander Noble and his family c. 1920 (Halton Sketches Revisited)

Noble immigrated to Canada from Cumberland, England, first living in Dundas, Elora, and Freelon before settling in Norval. Upon purchasing the property, Noble began constructing the extant residential house in 1869, and rebuilt the mills in 1881 to feature “modern” technology. During this time, the Noble family was living in the McNab farmhouse. Robert Noble, alongside his son, Alexander L. Noble (1867-1963), oversaw the steady increase in flour mill production, and became prominent actors in the Canadian flour industry.

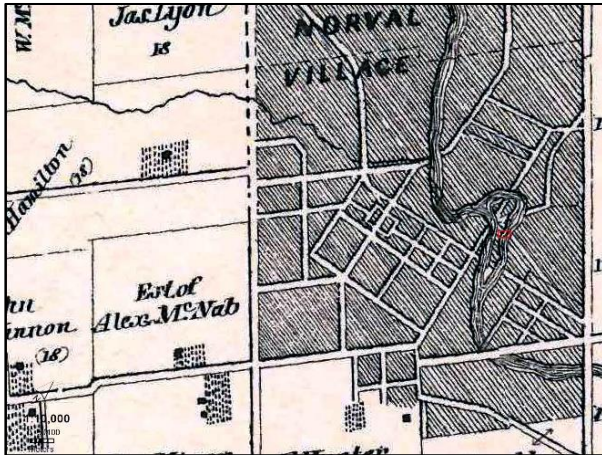


Figure 7: Subject property identified on the 1877 *Illustrated Historical Atlas of the County of Halton*



Figure 8: The Norval Flour Mill c. 1900 (EHS10187)



Figure 9: Advertisement for Norval Mills c.1909
(The Georgetown Herald, February 24, 1909, p.1)

The mill was eventually sold to W.J. Campbell Ltd., in 1919, however, the McNab farmhouse and house at 10 Noble Street remained under the ownership of the Noble family. Shortly after, the mill was purchased after by W.B. Browne and Co. of Toronto in 1923. Gordon Browne (1891-1938), W.B. Browne’s son, moved to Norval to oversee the mills, and rented the existing house on Noble Street (formerly “Race Street”) from Alexander L. Noble. In the 1931 Census, Browne was identified as working as a miller at a chopping mill.



Figure 10: Advertisement for Norval Flour Mills c.1925 (The Georgetown Herald, June 10, 1925, p. 2)



Figure 11: Image of the former Norval Flour Mills, prior to demolition c.1961 (EHS02326)

The mill was run by W.B. Browne and Co. until 1942. By 1954, the mill suffered significant structural damage from Hurricane Hazel and was eventually demolished to permit the reconfiguration of Guelph Street.

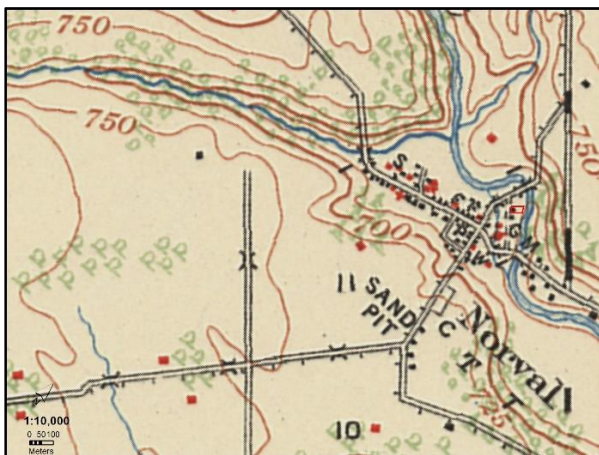


Figure 12: Subject property identified on the 1909 National Topographic Map



Figure 13: Subject property identified on the 1926 Birds Eye View of Norval (Artist's Impression)

1930s to Present

In 1937, Noble sold the property containing the residential house to Lillian Laird (1864-1949). Laird was the mother of Lewis O. Laird (1894-1964), who resided at the neighbouring property at 8 Noble Street. The house was maintained by Laird until her death in 1949, and in 1951 was sold by Irma Laird Bovaird

to Norman Moffat. Moffat continued to rent the house to a number of families, including the Cooley family (1957-1962 and 1967-1968) and the House family (1962-1967). In 1968, Moffat sold the property to Flora Redman and Patricia Steele, who owned the property for approximately 3 years before selling to Leslie and Mary Bond in 1971. The Bond's maintained ownership of the property until 2018, when the property was sold to its current owner.



Figure 14: Subject property identified in 1960 aerial photography

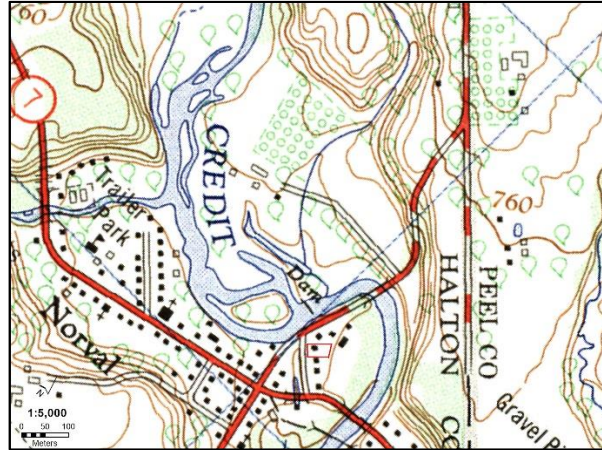


Figure 15: Subject property identified on the 1973 National Topographic Map

2.2 Property & Architectural Description

The subject property at 10 Noble Street is located along the northeast side of Noble Street in the community of Norval. The property consists of a rectangular shaped parcel and contains a one-and-a-half-storey frame residential building, a rear addition, as well as a one-and-a-half-storey barn towards the rear of the property. Access to the property is provided via a gravel driveway along the side (northwest) elevation, which extends from Noble Street to the existing barn.



Figure 16: Subject property identified in 2021 aerial photography



Figure 17: Looking northwest along Noble Street (Town of Halton Hills 2024)



Figure 18: Looking southeast along Noble Street (Town of Halton Hills 2024)

The front (southwest) elevation features a symmetrical façade, with contemporary stucco cladding, as well as a central entrance flanked by sidelights and a transom. The existing entrance is surrounded by an open porch, which features a gable roof, decorative wood detailing, and wooden decorated columns. On the first storey, the existing windows feature flat-headed 2/2 wood windows with original glass panes, and contemporary vinyl shutters. A lancet window with a plain sill is located beneath the centre gable peak. On all elevations, the existing sills have been modified, however, the original material is likely extant beneath the stucco cladding.



Figure 19: Looking towards the subject property from Noble Street, showing the front (southwest) elevation (Town of Halton Hills 2024)

The side (northwest and southeast) elevations both feature two symmetrically placed, flat-headed wood windows with original glass panes at the first and second storeys. A stucco chimney projects from the northwest elevation and extends beyond the gable roofline.



Figure 20: West corner of the existing dwelling (Town of Halton Hills 2024)



Figure 21: South corner of the existing dwelling (Town of Halton Hills 2024)

The one-storey addition located at the rear features stucco cladding and a gable roof. The northwest elevation of the existing addition contains a sunroom, flat-headed windows, two flat-headed doorways, and a brick chimney above the roofline. On the southeast elevation is a contemporary enclosed sunroom and a flat-headed window opening. The rear elevation features a flat-headed window beneath the gable roof.



Figure 22: Partial northwest elevation of the rear addition to the existing dwelling. (Housesigma 2018)



Figure 23: Looking towards the southeast elevation of the dwelling, showing the rear addition (Housesigma 2018)

Towards the rear of the yard is a one-and-a-half storey barn with a gable roof, which features stucco cladding on the first storey, and vertical wood siding on the second storey. Located on the front (southwest) elevation of the barn is an entrance at the first storey, as well as a hay-loft entrance at the second storey. The side (southeast) wall has been previously altered and reconstructed using concrete block. It is likely that the barn was constructed at a later date and added in the early 1900s.



Figure 24: Looking towards the southeast and northeast elevations of the dwelling (Housesigma 2018)



Figure 25: Existing accessory structure located at the rear of the property (Housesigma 2018)

2.3 Architectural Style and Analysis

The residential building can be described as Gothic Revival, as it is reflective of the prevalent characteristics featured in residential Gothic Revival Cottage in Ontario throughout the mid-nineteenth century. The Gothic Revival style was prevalent in Ontario between 1830 and 1900, with the Gothic Revival Cottage being the most popular home style until the 1950s. There are many variations of the Gothic Revival Cottage in Ontario, with many featuring different exterior finishes and detailing. However, the pattern and footprint of these cottages remained similar and consistent. These Cottages were often constructed of brick, stone, and wood. Gothic Revival Cottages typically feature a one-and-a-half storey massing, central lancet window beneath a gable peak, gable roof, and a central entrance flanked by sidelights and transoms.

Architectural features extant within the residential building that contribute to this style include the scale, form, and massing of the building, the lancet window beneath the centre gable, the two window openings on the first storey of the front elevation, and the sidelights and transom flanking the doorway.

Over time, the dwelling has been modified, with contemporary stucco cladding, vinyl shutters, and an early rear addition. There is also evidence of a remaining finial along the gable peak, however, the pinnacle has since been removed. Despite the exterior modifications to the dwelling, the house still maintains the footprint and massing of a typical Ontario Cottage and remains a representative example of an Ontario Cottage in the Gothic Revival style.

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 10 Noble Street has physical and design value as it retains a representative example of a late-nineteenth-century Ontario Cottage in the Gothic Revival style. The one-and-a-half storey frame residential building exhibits many features typical of this style including the lancet window beneath the central gable on the primary elevation, two flat-headed wood window openings on the first storey of the front elevation, as well as sidelights and a transom flanking the doorway. The original window and door openings are extant throughout the building, and the structure has retained much of its physical form since its original construction. However, the stucco cladding is a contemporary addition to the building.

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 10 Noble Street has significant historical and associative value due to its associations with the Noble family, who were the owners of the Norval Flour Mill from 1868 to 1919. The Norval Flour Mill was a respected and reputable company, which played an important role in the establishment of Norval. Robert Noble was involved in the community and was a member of the nearby Norval Presbyterian Church, served on the local school board as secretary, and was a magistrate. Noble's son, Alexander L. Noble was also involved in the local Presbyterian Church and had significant influence on the church's location during construction.

The property also has associations with the Laird family, who were associated with Lucy Maud Montgomery, whose son, Stuart Macdonald, was once in a relationship with Joy Laird. Montgomery is a famously known Canadian author, who wrote five novels and a third of her personal journals during her time in Norval, while also serving the Norval Presbyterian Church between 1926 and 1935 and residing in the Norval Presbyterian Manse. Montgomery often described the relationship between the Laird family and herself in her personal journal entries.

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 10 Noble Street has contextual value as it serves to define and maintain the late nineteenth century character of the community of Norval. The property remains physically, functionally, and historically linked to its surroundings, and while the Norval Flour Mill is no longer extant, the house is representative of the growth and development of Norval; associated with the Norval mills between the 1830s and 1950s.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 10 Noble 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 10 Noble Street are identified as follows:

- The setback, location, and orientation of the existing residential building along Noble Street in the community of Norval, Town of Halton Hills;
- The scale, form, and massing of the existing one-and-a-half storey Ontario Cottage featuring a gable roof;
- On the front (southwest) elevation:
 - The porch with gable roof, decorative wood detailing and wood columns;
 - Single entrance flanked by a glass transom and sidelights;
 - Beneath the gable peak, the single lancet window opening;
 - Flat-headed window openings, including the wood frames and glass panes, at the first storey; and,
- On the side (northwest and southeast) elevations:
 - Flat-headed window openings, including the wood frames and glass panes, at the first and second storeys.

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

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