

# Research and Evaluation Report



(Town of Halton Hills 2023)

**King House**  
33 Queen Street, Georgetown, Town of Halton Hills

July 2024

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## 1.0 Property Description

|                                    |  |
|------------------------------------|--|
| <b>33 Queen Street</b>             |  |
| <b>Municipality</b>                | Town of Halton Hills   |
| <b>County or Region</b>            | Region of Halton   |
| <b>Legal Description</b>           | PT LT 15, PL 37, NW OF QUEEN ST, AS IN 669461; HALTON HILLS;<br>PIN: 250400045 |
| <b>Construction Date</b>           | c.1901   |
| <b>Original Use</b>                | Residential  |
| <b>Current Use</b>                 | Residential  |
| <b>Architect/Building/Designer</b> | Built for George King  |
| <b>Architectural Style</b>         | Craftsman  |
| <b>Additions/Alterations</b>       | Rear accessory structure   |
| <b>Heritage Status</b>             | Listed on the Town’s Heritage Register   |
| <b>Recorder(s)</b>                 | Caylee MacPherson with Laura Loney   |
| <b>Report Date</b>                 | July 2024  |

## 2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 33 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*.

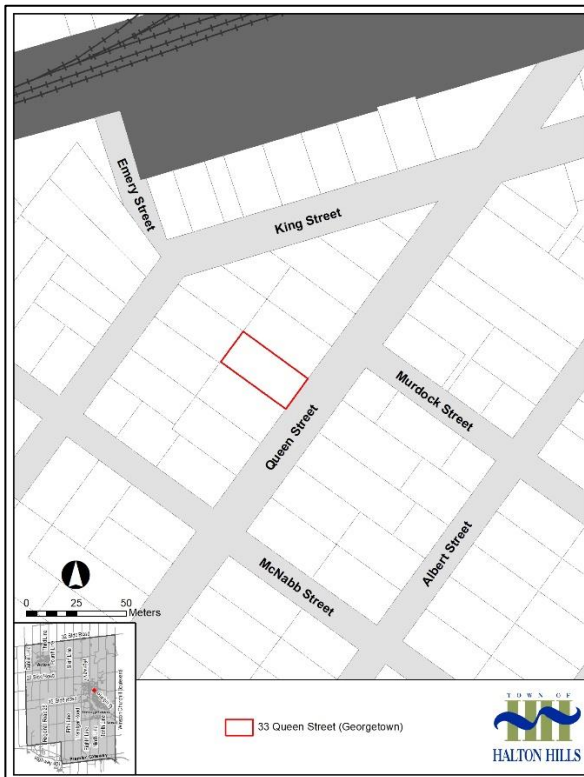


Figure 1: Location Map – 33 Queen Street



Figure 2: Aerial Photograph – 33 Queen 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 Nation<sup>1</sup>.

### *Kennedy Family*

Lot 18, Concession 9 was granted by the Crown to John Moore in 1821. In 1823, Moore sold the land to George Kennedy, who eventually surveyed the land into separate plots. An auction was held in 1852 to sell the building lots. Following the subdivision of land, the property was sold to Jane Eliza Murdock in 1859.

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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 1821 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

### King Family

Eliza transferred the property to William Barclay in 1884. In 1886, the property was sold to George King (1858-1910). King was originally born in England and immigrated to Canada in 1871. Shortly after immigrating to Canada, he married his wife, Alice Catharine (nee. Crocker) (1856-1922), in 1878. In 1901, George took out a mortgage and began constructing the extant dwelling.



Figure 5: Subject property identified on the 1859 Plan of Town Lots, Georgetown



Figure 6: Subject property identified on the Tremain's Map of the County of Halton, Canada West

King was employed as a foreman at the local Barber Paper Mill, and lived with his eight children, Alice (1880-1949), Mary Ann (1882-1970), Frederick (1884-1951), Lucy (1886-1955), Clara (1888-1905), William (1888-1915), Francis (1893-1929), and Percy (1895-1916), along Queen Street. At the time, Lucy and Mary worked as rag pokers at the Barber Paper Mill, and Frederick was employed as a laborer.

Alice was actively involved in the community, and was a member of the Methodist Church, as well as the Ladies Aid and the Women's Missionary Society. During WWI, Alice lost her two sons, William, and Percy, during battle.

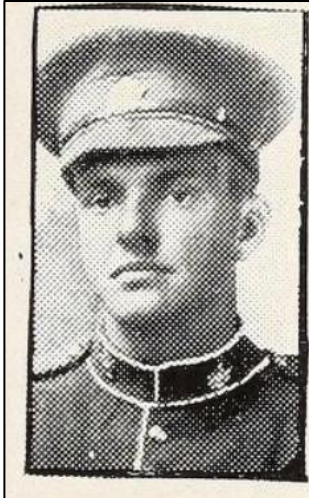


Figure 7: Pte. Percival Albert King, c.1919 (Government of Canada)



Figure 8: Subject property identified on the 1909 National Topographic Survey

Following George's death in 1910, Alice King assumed ownership of the property in 1911. Alice continued to live at the subject property before selling the property to Robert Cole (1855-1940) in 1918.

#### *Cole and Campbell Families*

Before moving to Georgetown, Robert Cole worked as a farmer in Esquesing Township. While living on Queen Street, Robert also lived his wife, Mary Jane Cole (1860-1923). After residing in the house for a year, Robert Cole sold the property to William Campbell (1868-1956) and moved back to Ballinafad in 1919.



Figure 9: SS. No. 9, Limehouse School, c.1920 (EHS21867)



Figure 10: Subject property identified on 1918 National Topographic Survey

**Mr. Robert Cole hold a very successful sale last Wednesday. Mr. Cole is leaving the farm and intends living in Georgetown.**

Figure 11: *Georgetown Herald* (Georgetown, ON), September 4, 1918, p. 2



William Campbell was originally born in Trafalgar Township and worked as a fruit farmer. William married his wife, Margaret (1870-1952) in 1896, and lived with his four daughters, Ina (1897-1977), Rose (1899-1960), Margaret (1901-1978), and Lorna (1904-1980).

Robert's wife, Margaret, was a member of the Knox Presbyterian Church, and belonged to various ladies' organizations in the Church. Robert's daughters were also employed locally: Rose was employed as a schoolteacher at S.S. No. 9, Limehouse, Ina worked as a nurse for the public-school board, and Margaret worked as a bookkeeper.

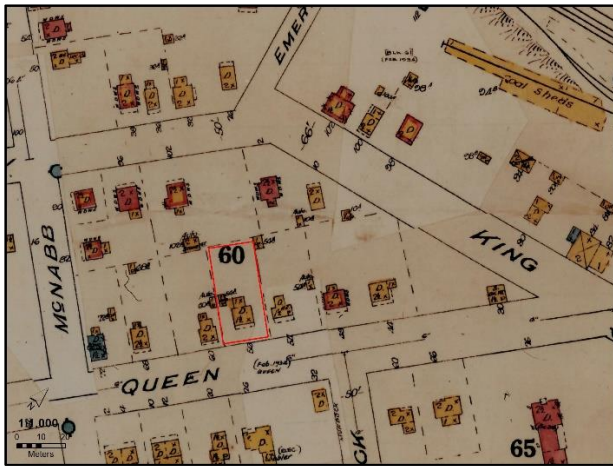


Figure 12: Subject property identified on the 1934 Fire Insurance Plan



Figure 13: Obituary for Mrs. William Campbell (Georgetown Herald, November 12, 1952, p. 1)

Following the deaths of William and Margaret Campbell, the property was transferred to Ina (nee Parr) Harding in 1956. Ina lived at the subject property from 1956-1977 with her husband, Percy Harding (1896-1965). Percy was a Corporal in WWI and was employed as a machine operator at the local landfill.



Figure 14: Subject property identified on the 1954 Town of Georgetown Survey



Figure 15: Subject property identified in 1960 aerial photography

### 1970s to Present

Following Ina Harding's death in 1977, the property was purchased by Maitland Kenneth (1944-2022) and Jacqueline Money Penny. Kenneth was a Veteran of the Canadian Navy and served on the HMCS Bonaventure and was later employed as a carpenter. Prior to moving to Queen Street, Kenneth and Jaqueline had resided on Maple Avenue in Georgetown.



Figure 16: Subject property identified on 1969 aerial photography

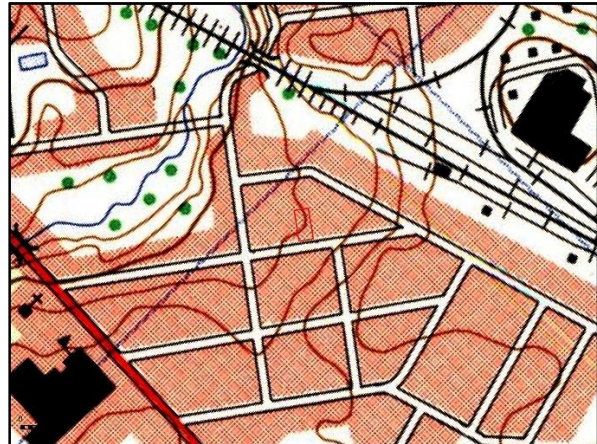


Figure 17: Subject property identified on 1974 National Topographic Survey

Shortly after, the property was purchased by David and Kimberley Smith in 1979. The Smith family continued to reside on Queen Street until 1983, when the property was purchased by John and Robin James.



Figure 18: Subject property identified in 1985 aerial photography



Figure 19: Subject property identified in 2023 aerial photography

Eventually, the property was sold to Susan Platz in 1985, who formerly lived in Oakville on Reynolds Street. By 1987, the property was purchased by its present owners.



## 2.2 Property & Architectural Description

The subject property is located along the northwest side of Queen Street in the community of Georgetown within the Town of Halton Hills. The property is a rectangular-shaped lot and features a one-and-a-half storey dwelling with horizontal white siding, a gable roof, front dormer, and a covered porch. The property can be accessed by vehicle via an asphalt driveway, located at the front of the property, fronting onto Queen Street.

The front (southeast) elevation features a wooden covered porch, supported by plain tapered wood columns with stone podiums. The first storey features an asymmetrical façade, with two flat-headed window openings, along with a flat-headed door opening. At the second storey is a dormer with a gable roof, which features a large window opening. Located below the gable peak are cedar shake shingles.



Figure 20: Front (southeast) elevation of the existing dwelling (Town of Halton Hills 2023)



Figure 21: Central dormer along the front (southeast) elevation (Town of Halton Hills 2023)



Figure 22: Looking southwest along Queen Street, towards the existing dwelling (Town of Halton Hills 2024)

The side (southwest) elevation features a projecting one-storey bay window with three flat-headed window openings. To the side of the bay window is a flat-headed window opening. Along the second storey are two flat-headed window openings located beneath the gable peak. Above the roofline is a single brick chimney.



Figure 23: Partial side (southwest) elevation (Town of Halton Hills 2023)



Figure 24: Partial view of the bay window along the side (southwest) elevation (Town of Halton Hills 2024)



Figure 25: Partial side (northeast) elevation (Town of Halton Hills 2023)



Figure 26: Partial side (northeast) elevation (Town of Halton Hills 2023)

On the opposite side (northeast) elevation, the first storey consists of a single flat-headed window opening, as well as two flat-headed window openings beneath the gable peak, at the second storey.



Towards the rear of the property is a contemporary one-storey detached accessory structure. The structure features a gable roof, with wood shakes beneath the gable peak, along with decorative wood beams.



Figure 27: Rear accessory structure located along the side (southwest) elevation (Town of Halton Hills 2023)

### 2.3 Architectural Style & Analysis

The existing dwelling at 33 Queen Street is representative of a Craftsman Bungalow in the Arts and Crafts architecture style, which was prevalent in Ontario from 1900 to 1940. Based on Shannon Kyles of *Ontario Architecture*, the Craftsman Bungalow style often features influence from the Arts and Crafts movement, which includes ornamental designs, ample garden spaces, and greater attention to material details. The Arts and Crafts movement prioritized function over aesthetics and was designed to connect the house to natural elements, such as taking advantage of sunlight.

The Craftsman Bungalow architectural style typically features one to one-and-a-half storey massing, with low-pitched roofs, overhangs, large porches, single chimneys, grouped windows, and materials such as brick cladding, stone, siding, or shingles.

Within the Town of Halton Hills, there are many examples of Craftsman Bungalows listed on the Register, including 25 King Street (Figure 28) and 32 Brock Street (Figure 29). These properties exhibit compatible massing and designs, and include features similar to 33 Queen Street, including covered porches, central dormers with multiple windows, brick chimneys, and steep roofs. However, compared to many other Craftsman Bungalows, the extant dwelling features frame construction compared to traditionally used brick. Typically, Craftsman Bungalows are designed using a mixture of building materials, such as brick or stone with siding or shingles.

Architectural features extant within the dwelling, that contribute to the Craftsman Bungalow style, include the one-and-a-half storey massing, broad roof, front dormer with multiple windows, horizontal siding, large wooden porch with overhang, and single chimney.

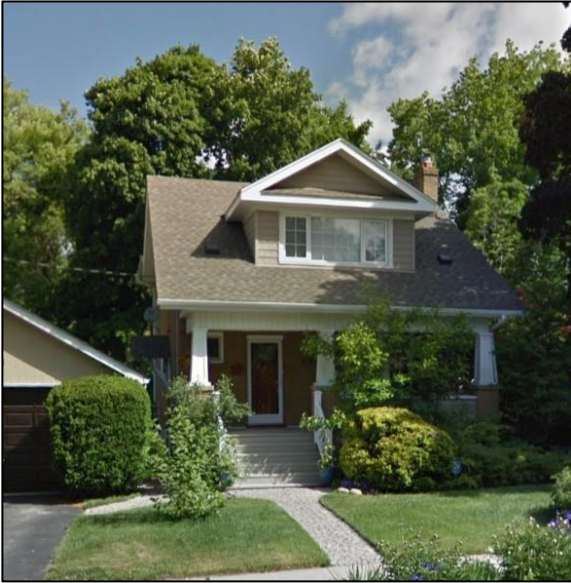


Figure 28: Example of a Craftsman Bungalow at 25 King Street, Georgetown (Google Streetview 2016)



Figure 29: Example of a Craftsman Bungalow at 32 Street, Acton (Google Streetview 2023)

The existing dwelling has been somewhat modified with the addition of vinyl horizontal siding, and new vinyl windows along the front dormer. Despite these alterations, the dwelling has retained its original form and scale and remains a representative example of a residential building in the Craftsman 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.

| <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 33 Queen Street has physical and design value as it is representative of a Craftsman Bungalow in the community of Georgetown within the Town of Halton Hills. Despite the alterations to the siding material, windows on the front dormer, and porch podiums, the dwelling remains a representative example of the Craftsman Bungalow style. The building has retained typical characteristics including its one-and-a-half storey massing, broad roof, front dormer with multiple grouped windows, horizontal siding, large wooden porch with wooden columns and overhang, and single brick chimney. The extant dwelling is also frame construction, whereas most Craftsman Bungalows are constructed using a mixture of building materials, such as brick or stone with siding or shingles.

| <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 33 Queen Street has historical and associative value due to its associations with the King family, who were a working-class family.

George King immigrated to Canada in 1871 and began working at the Barber Paper Mill shortly after settling in Georgetown in the 1880s. George worked at the local paper mill as a foreman, while his daughters Mary and Lucy worked as rag pokers. The Barber Paper Mill was established in 1854 and was a significant company in the papermaking industry. The mills were owned by the Barber family and were instrumental to the development of Georgetown ("Papertown"). The industrial operation became the largest industry in the County of Halton and was a significant employer of the community by the early 20<sup>th</sup> century.

Two of George's sons, William and Percy, served in WWI, and both passed away during battle. George's wife, Alice, was an active member of the community, and was a member of the Methodist Church, as well as the Ladies Aid and the Women's Missionary Society.

| <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 33 Queen Street has contextual value as it serves to define and maintain the late-nineteenth and early-twentieth century character of the area surrounding the Grand Trunk Railway. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within proximity to the Georgetown GO Station. The existing building is relative in its scale, form, and massing to the surrounding residential buildings along Queen Street and has not been identified as a landmark in the community.

#### **4.0 Summary**

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 33 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 33 Queen Street are identified as follows:

- The setback, location, and orientation of the existing building along Queen Street in Georgetown;
- The scale, form, and massing of the existing c.1901, one-and-a-half storey frame Craftsman Bungalow with its gable roof and central dormer;
- The materials, including wood and stone;
- The front (southeast) elevation, including:
  - o The front wooden porch, with a broad roof, and simple turned wooden columns;
  - o Extant flat-headed window openings at the first storey;
  - o Offset entryway, featuring a wooden exterior door;
  - o Central dormer with gable roof, grouped windows, and wood shakes beneath the gable peak;
- The side (northwest) elevation, including:
  - o One-storey projecting bay window with three flat-headed window openings;
  - o Flat-headed window openings at the first and second storeys; and,
- The side (northeast) elevation, including:
  - o Flat-headed window openings at the first and second storeys.

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



## 5.0 Sources

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