

Research and Evaluation Report



(Town of Halton Hills 2024)

Ramsden House
8 Queen Street, Georgetown, Town of Halton Hills

June 2024

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1.0 Property Description

8 Queen Street, Georgetown	
Municipality	Georgetown, Town of Halton Hills
County or Region	Region of Halton
Legal Description	LT 4, PL 37, SE OF QUEEN ST; HALTON HILLS
Construction Date	c.1900s
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	George Alexander Ramsden
Architectural Style	Edwardian Classicism
Additions/Alterations	Rear accessory structure
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson with Laura Loney
Report Date	June 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 8 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 – 8 Queen Street

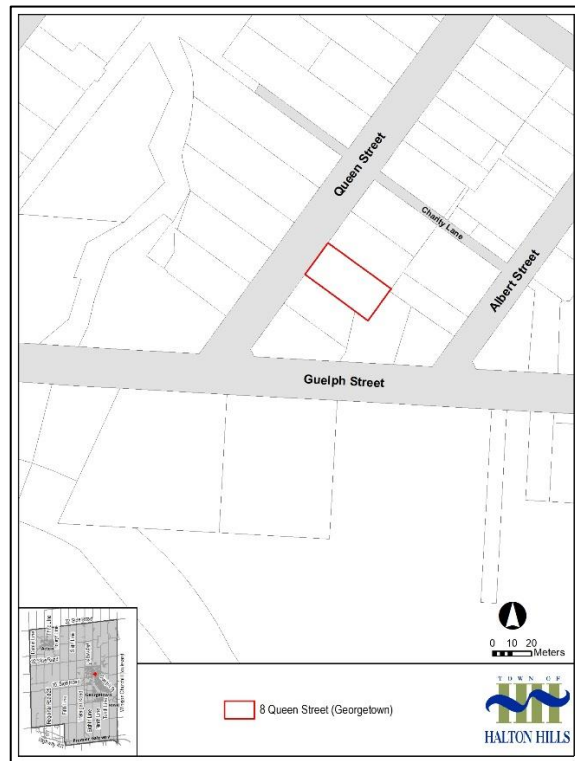


Figure 2: Aerial Photograph – 8 Queen Street

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 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.

Ramsden Family

The subject property was once owned by John Moore, who was granted Lot 18, Concession 9 of Esquesing township by the Crown in 1819. In 1823, Moore sold the land to George Kennedy, who eventually surveyed the land into separate plots, eventually selling the lots at an auction in 1852.

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.

Following the sale of Lot 4, the land was originally sold to Lewis Reese, and exchanged hands a number of times from David McKinnon to Daniel Cook, Cook to Parick Costigan, Costigan to Joseph Barber, Barber to Elizabeth Hearnie, and then Hearnie to Margaret and Angus McKinlay. In 1906, McKinlay sold the property to Major George Alexander Ramsden (1876-1943) for \$600.

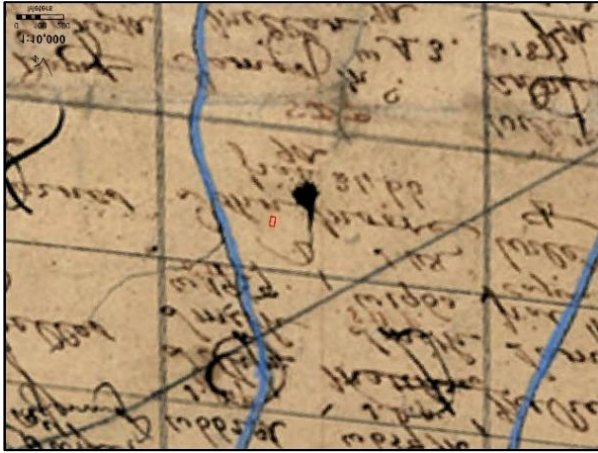


Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on the 1858 Tremaine Map

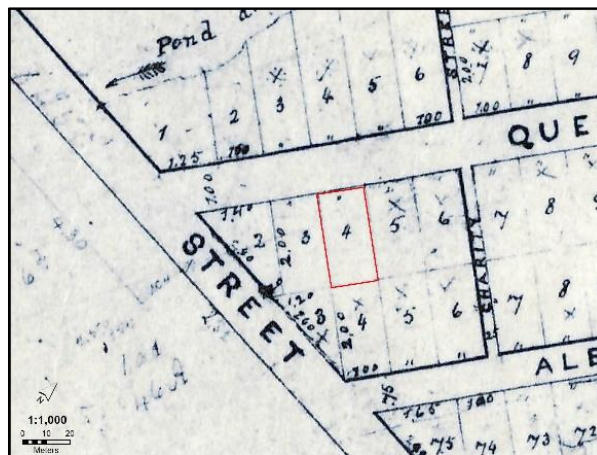


Figure 5: Subject property identified on the 1855 Plan of Town Lots, Georgetown

Ramsden was a druggist and owned his own pharmacy in the McGibbon Block, directly beside the *Georgetown Herald* office and the Bank of Georgetown. In the following years, Ramsden eventually moved his business to Main Street, later named “MacCormack’s Drugs”, and operated there between the 1930s and 1970s. During his time in Georgetown, Ramsden was also part of the Credit Lodge of the Free Masons.



Figure 6: Original location of Ramsden's Pharmacy in McGibbon Block c.1900 (EHS26086)



Figure 7: Advertisement for George Ramsden's Pharmacy (*Georgetown Herald*, March 4, 1903, p. 3)

In 1904, Ramsden married Margaret Russell (1882-1952), and constructed the dwelling in 1906. During this time, George and Margaret lived with their two children Margaret Charlotte (1905-1982) and Jessie (1907-1993). A few years later, the Ramsden family moved to Midland, and the property was sold to Frederick Near (1853-1926) in 1910.

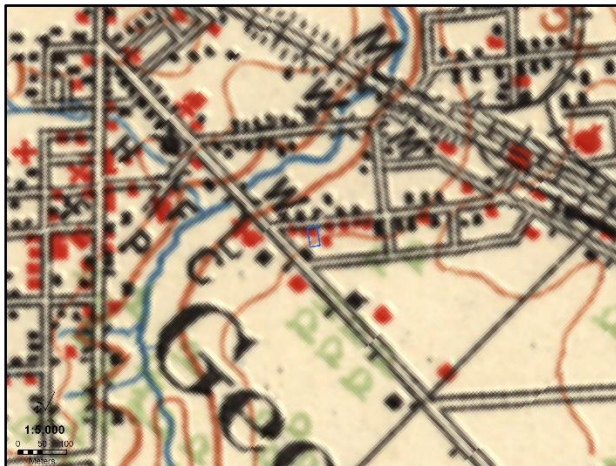


Figure 8: Subject property identified on the 1909 National Topographic Survey



Figure 9: Looking south towards Queen Street from the railway embankment, showing the surrounding streetscape c. 1909 (EHS11638)

Near Family

At the time of purchasing the property, Frederick lived with his wife, Christianna Near (1852-1931), and two children William (1877-1968) and Annetta (1878-1978). Frederick was retired but worked as a farmer in Esquesing before living on Queen Street. After Frederick's death in 1926, Christianna continued to live in the dwelling until 1931. During her time in Georgetown, Christianna was a member of the Georgetown United Church and an active member of the Women's Missionary Society.



Figure 10: Subject property identified on the 1922 National Topographic Survey

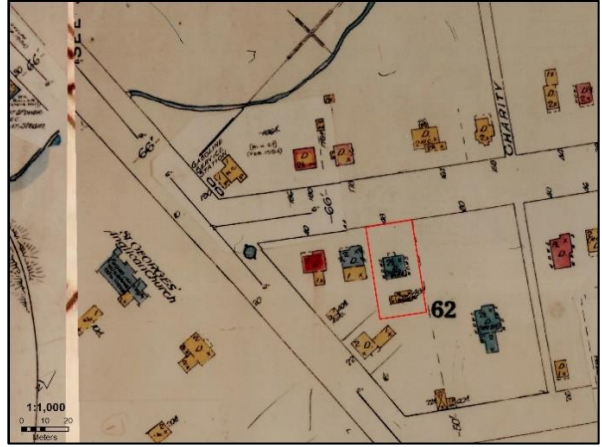


Figure 11: Subject property identified on the 1934 Fire Insurance Plan

1930s to Present

Following Christianna's passing, the property was then transferred to William (1877-1968) and Effie Near (nee. Townsend) (1883-1961) in 1937. Prior to moving to Queen Street, the 1931 Census shows William working as a farmer in Esquesing Township.



Figure 12: Alliance Paper Mills Ltd. Georgetown c. 1949 (EHSP25F)



Figure 13: Subject property identified in 1952 aerial photography

In 1945, William sold the property to Olive Logan (1899-1987), who moved to the subject property from Glen Williams with her father, William Logan (1874-1959). Olive worked as an office clerk at the Alliance Paper Mills Ltd. and was a member of the St. John's United Church in Glen Williams.

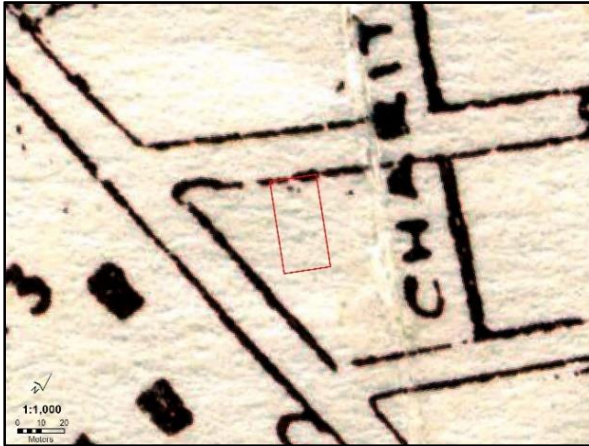


Figure 14: Subject property identified on the 1954 Town of Georgetown Survey



Figure 15: Subject property identified in 1960 aerial photography

Logan lived at the subject property until 1973 when she sold it to William and Marilyn Lowry. Before settling on Queen Street, the Lowry's lived in Nassagaweya, where William served on the Planning Board. Shortly after, the property was sold to Stanley and Grace Smith in 1975. Four years later, the property was purchased by James and Mary Roe in 1979.



Figure 16: Subject property identified in the 1960 Fire Insurance Plan

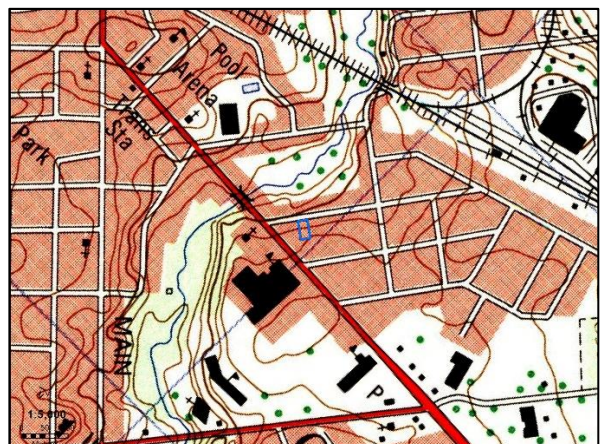


Figure 17: Subject property identified on the 1974 National Topographic Survey

In 1981, the Cribbs purchased the property and resided in the dwelling until 1984, when they sold the property to Robert and Rebecca Caverly. Following the Caverly family, Geoffrey and Karen Morrow maintained ownership of the property until 1996, where they sold the property Eric Doubt and Monique Van Tetering. The property was eventually sold to its present owners in 2005.



Figure 18: Subject property identified in 1985 aerial photography

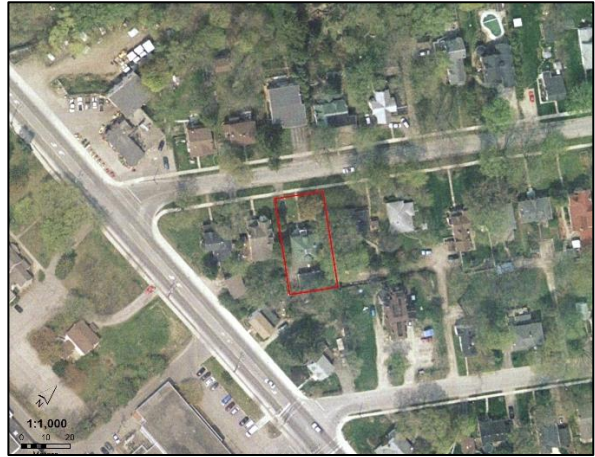


Figure 19: Subject property identified in 2005 aerial photography

2.2 Property & Architectural Description

The subject property is located along the southeast side of Queen Street in the community of Georgetown, within the Town of Halton Hills. The lot maintains a rectangular shape and features a two-storey dwelling with rusticated concrete block cladding, a hipped roof, and a projecting plinth foundation, as well as a detached accessory structure in the rear.



Figure 20: Subject property identified in 2023 aerial photography

The site can be accessed via an asphalt driveway along the southwest elevation. Similar to neighbouring properties, stairs provide a connection from the sidewalk to the front porch. The front (northwest) elevation consists of a central open porch, with plain tapered wooden columns, and a central entrance flanked by sidelights.



Figure 21: Partial front (northwest) elevation of the subject dwelling (Town of Halton Hills 2024)



Figure 22: Partial front (northwest) elevation of the subject dwelling (Town of Halton Hills 2024)

Directly above the porch is a balcony with metal railings, as well as a flathead entryway with a stone lintel. Along the first storey are three sash windows with flat headed openings, with stone sills and lintels. Similarly, at the second storey are single-hung windows with flat headed openings, along with stone sills and lintels. Above the roof line is a gable dormer with horizontal vinyl siding, and a flat headed window opening.



Figure 23: Looking southwest towards the subject property from Queen Street (Google Streetview 2023)



Figure 24: Looking southeast towards the subject property along Queen Street (Google Streetview 2023)

Along the side (northeast) elevation, is an enclosed one-storey sunroom, as well as three flat headed window openings with stone lintels and sills, at the second storey. The sunroom features an entryway

flanked by sidelights, and window openings on the northeast elevation. Below the roofline is plain decorative wood trim. Above the northeast roofline is a projecting brick chimney.



Figure 25: Partial front (northwest) and side (northeast) elevations of the existing dwelling, showcasing the sunroom (Town of Halton Hills 2024)



Figure 26: Side (southwest) elevation of the existing dwelling (Google Streetview 2020)

On the opposite side (southwest) elevation are two flat-headed window openings with stone lintels and sills at the first storey. Along the second storey are two one-over-one hung windows, with stone lintels and sills.

2.3 Architectural Style

The Edwardian style emerged during the 20th century and was a more simplified and humble style compared to the more intricate architectural styles found throughout the late 19th century. In *Ontario Architecture*, Shannon Kyles notes that Edwardian Classicism style buildings typically feature modest and balanced facades, and featured details such as, but not limited to:

- Gabled or hipped roof shapes;
- Dormers included on the front and/or side elevations
- Three to four bedrooms on the upper storey (Four-Square layout);
- Front porch containing white painted wood, as well as clustered or half columns;
- Smooth brick facades and chimneys; and,
- Multiple windows on each elevation with stone sills with flat openings.

The dwelling at 8 Queen Street features many of the characteristics found in Edwardian style homes. These features include a hipped roof, front porch with white painted wood half columns, balanced façade, American Four-Square layout, smooth brick chimney, numerous flat headed window openings with plain sills and lintels, and a central dormer.

A similar example of an Edwardian Classicism dwelling is the Listed property located at 93 Guelph Street, in the Town of Halton Hills. The dwelling exhibits a similar Four-Square layout, hipped roof, concrete sills and lintels, along with a rubble stone foundation. In contrast to 8 Queen Street, the structure at 93 Guelph Street features a smooth concrete block exterior.



Figure 27: Edwardian Classicism example at 93 Guelph Street, Georgetown (Google Streetview 2011).

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 8 Queen Street has design and physical value, as it remains representative of an early 20th century Edwardian Classicism style residential building in the community of Georgetown, within the Town of Halton Hills. The two-storey dwelling exhibits many features typical of the Edwardian style, including a rusticated concrete block exterior, including stone sills and lintels, a symmetrical façade, hipped roof, and various flat headed window openings. Throughout the dwelling, the original window and door openings have been maintained.

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 8 Queen Street has historical and associative value, due to its associations with local pharmacy owner, George Alexander Ramsden. Ramsden was a druggist who originally owned and managed a pharmacy that was located in the bottom corner unit of the former McGibbon Block in Downtown Georgetown. The pharmacy later relocated to Main Street North, where the former MacCormack's drugs was located in the later 1940s.

The property also has historical and associative value, due to its associations with the development of Queen Street during the expansion of the railroad. During this time, the surrounding area experienced significant development and growth.

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 8 Queen Street has contextual value as it maintains and defines the early 20th century character of Queen Street in the community of Georgetown. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within proximity to the Georgetown GO Station. The property 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 8 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 8 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.1900s, two-storey Edwardian residential building with hipped roof and parged foundation featuring a projecting plinth;
- The materials, including concrete block, stone sills, and details throughout;
- Front (northwest) elevation:
 - o Central open porch with wood columns (stairs and stone columns are contemporary), containing an entryway flanked by sidelights;
 - Central open porch at the second storey, featuring an entryway with a stone lintel;
 - o Two flat-headed windows with stone lintels and sills at the first and second storeys
 - o Dormer featuring horizontal vinyl siding and a casement window;

- Side (northeast) elevation:
 - Enclosed sunroom on the first storey;
 - Two flat-headed window openings on the second storey, with stone sills and lintels; and,
- Side (southwest) elevation:
 - Two flat-headed windows with stone lintels and sills at the first and second storeys.

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

5.0 Sources

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