

Research and Evaluation Report



(Town of Halton Hills 2024)

R.D. Warren House

2 Guelph Street, Georgetown, Town of Halton Hills

August 2024

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1.0 Property Description

2 Guelph Street, Georgetown	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LTS 41 & 42, PL 32, S OF TORONTO & GUELPH PLANK RD, AS IN 634149; HALTON HILLS
Construction Date	c. 1912
Original Use	Residential
Current Use	Commercial
Architect/Building/Designer	Constructed for R.D. Warren
Architectural Style	Edwardian
Additions/Alterations	Sunroom Addition; Door Infill
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Caylee MacPherson with 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 2 Guelph 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 – 2 Guelph Street

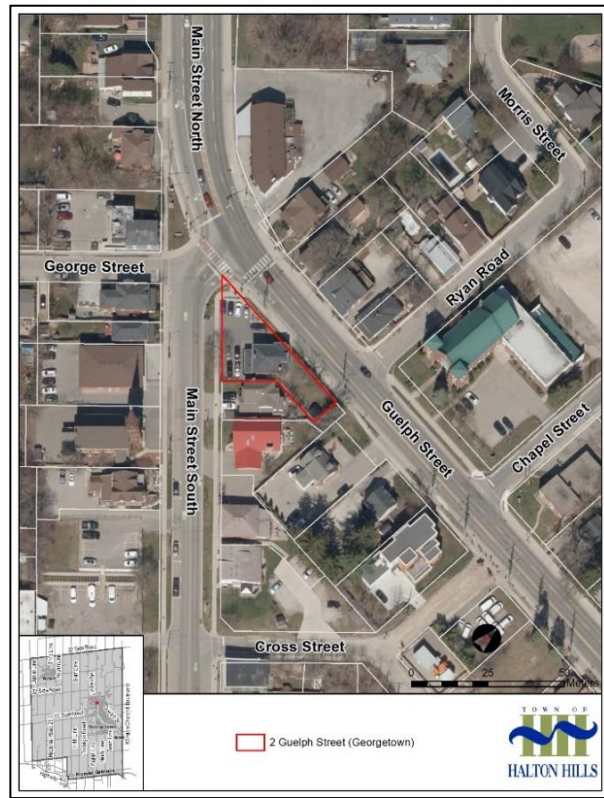


Figure 2: Aerial Photograph – 2 Guelph Street

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 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 European History: 1843-1909

During the mid-nineteenth century, Morris Kennedy was appointed to survey the village of Georgetown. Kennedy laid out the plan of subdivision along Guelph Street, and in 1843, Lot 41 was sold to Maurice O’Carroll. Over the next several years, the property exchanged hands several times, from Maurice O’Carroll to James Moore, James Moore to William Patterson Moore, William Patterson Moore to Mary Jane Moore, Mary Jane Moore to Arthur Burnham Castell, and then from Castell to Robert Donald Warren (1864-1943) for \$600 in 1909.

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.

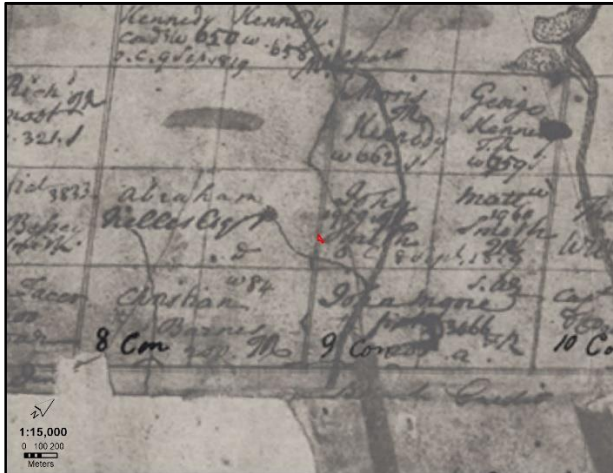


Figure 3: Subject property identified on the 1819 Patent Plan



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

Warren Family

Robert Warren constructed the extant dwelling on the subject property in 1912. Warren was a prominent member of the community, originally born in Acton, and attended Acton Public School, Brampton High School, and Milton Normal School. He was also the former editor of the *Georgetown Herald* from 1886-1909 and owned the *Halton Conservator* which operated from 1901 until 1906. Between 1903 and 1904, Warren served as the Reeve for Georgetown.



Figure 5: R.D. Warren, c. 1893 (EHS894)



Figure 6: The Georgetown Herald building along Main Street, c. 1900 (EHS26086)

In later years, Warren served as the editor of the *Canadian Baptist* and as Officer of the Treasurer of the Baptist Convention. During his time in Georgetown, Warren was the Superintendent of the Baptist School for 30 years and a member of the Senate of McMaster University.

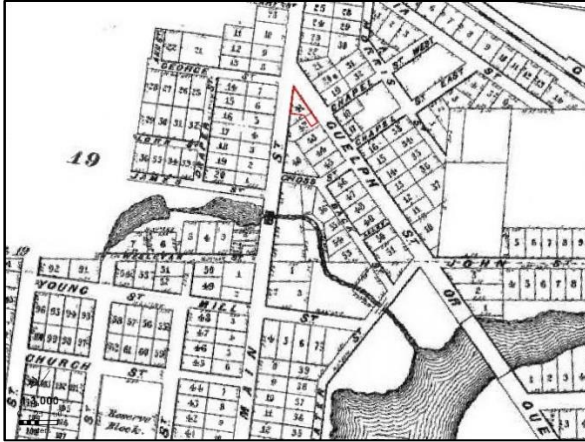


Figure 7: Subject property identified on 1877 Halton County Atlas

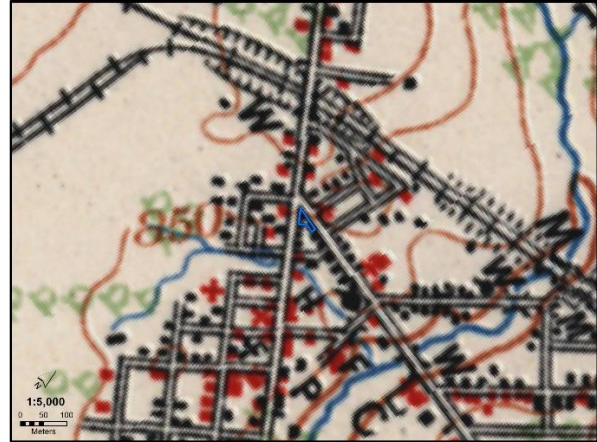


Figure 8: Subject property identified on 1909 National Topographic Survey

While residing on Guelph Street, Warren lived with his wife Minnie (nee. Bessey) (1861-1934). Minnie Warren was involved in various community organizations, primarily the Georgetown Baptist Church in which she served as the organist and choir leader. In 1913, the Warren family relocated to Toronto.

Garbutt Family

Frederic Garbutt (1877-1965) purchased the property from Robert and Minnie Warren in 1914. Garbutt was a longstanding clerk of the McGibbon Hotel during his time in Georgetown until moving to the City of Welland in 1919.

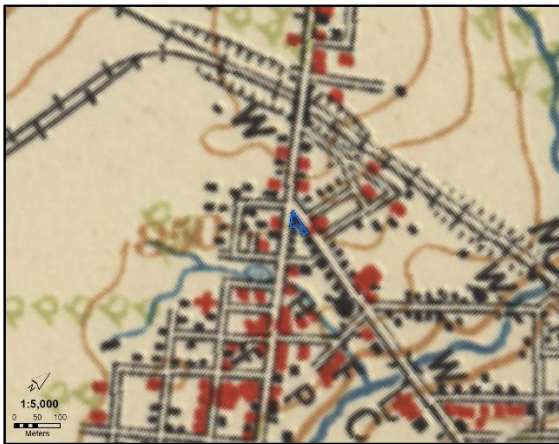


Figure 9: Subject property identified on 1915 National Topographic Survey



Figure 10: McGibbon Hotel located along Main Street, where Frederic Garbutt worked as a clerk, c. 1911 (EHS245)

After arriving in Welland, Frederic was the proprietor of the Dexter Hotel. He also purchased the Victoria Hotel in Dunnville which he operated until 1960. Frederic's wife Anna (nee. McLean) (1889-1945) and daughter Mary (1910-1984) lived with Frederic on Guelph Street.

Gollop Family and Evans Family

The subject property was transferred to Anna Garbutt in 1919, who the same year sold the property to Benjamin Gollop (1865-1936). Benjamin lived with his wife, Victoria (nee. Pearen) (1869-1957), son Frederick (1898-1984), and daughter Marion (b. 1907).

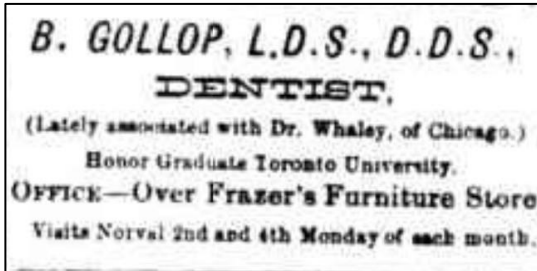


Figure 11: Advertisement for Dr. Benjamin Gollop's dentistry practice (*Canadian Champion*, 19 Feb 1891, p. 3)

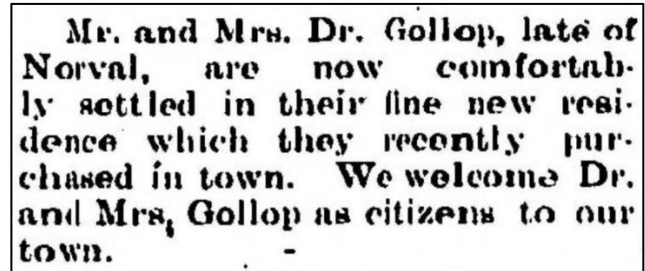


Figure 12: Welcome announcement for Mr. and Mrs. Gollop (*Georgetown Herald*, November 5, 1919, p. 4)

By trade, Benjamin was employed as a dentist and received his diploma from the Royal College of Dental Surgeons in 1890. Before settling in Georgetown, Benjamin owned dental practices in both Milton and Norval, occasionally practicing within Campbell's Hotel in Georgetown. After moving to Georgetown, he relocated directly above the storefront at 76 Main Street South. Benjamin's wife, Victoria was an active member of the community as she was involved in the Georgetown Women's Institute and sang in the Norval Methodist Church choir.



Figure 13: Subject property identified on the 1922 Georgetown Fire Insurance Plan



Figure 14: The former building of Benjamin Gollop's dentistry practice, c. 1940 (EHS10440)

Following Benjamin's death in 1936, Victoria inherited the property and continued to live in Georgetown until the mid-1940s before moving to Milton. Victoria sold the property to James Evans (1914-1974) and June Evans (1914-2015) in 1945.

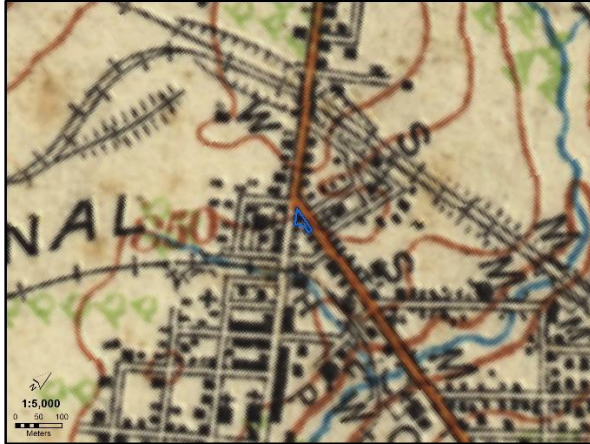


Figure 15: Subject property identified on the 1929 National Topographic Survey



Figure 16: Subject property identified on the 1934 Georgetown Fire Insurance Plan

James and June had married in 1941 and lived in Nassau, Bahamas where James was stationed for two years during WWII before moving to Georgetown. While enlisted, June saved James' military salary, so they could afford their first home at 2 Guelph Street. The Evans also raised their two daughters, Mary and Barbara, while living at the subject property.

June attended Hamilton Normal School, and then studied at McMaster University to pursue a career in teaching. While balancing her studies, June was an avid pianist, and often performed in a band which was broadcast from CKOC radio-station at the Royal Connaught Hotel in Hamilton. At the age of 17, June moved back to Esquesing to begin her teaching career at SS#7 Nassagaweya School, later teaching at Georgetown Public School, and Chapel Street School in Georgetown.



Figure 17: June Evans photographed with Georgetown Public School Staff, c. 1950 (EHS09635)



Figure 18: June Evans photographed with Chapel Street School Teaching staff, c. 1965 (EHS02535)

James was involved with the local board of education as a secretary-treasurer for 15 years, before being appointed to the position of Supervisor of Plant Maintenance and Operation for the Georgetown Public School Board.



Figure 19: Subject property identified on 1954 aerial photography



Figure 20: Subject property identified on 1965 aerial photography

In addition to his work at the school board, James operated an insurance agency with his father, known as the “Walter T. Evans Insurance Agency”. The family business was operated out of the former Gregory Theatre on Mill Street in Georgetown. James was also a member, Elder, Member of the Board, and Trustee of St. John’s United Church.

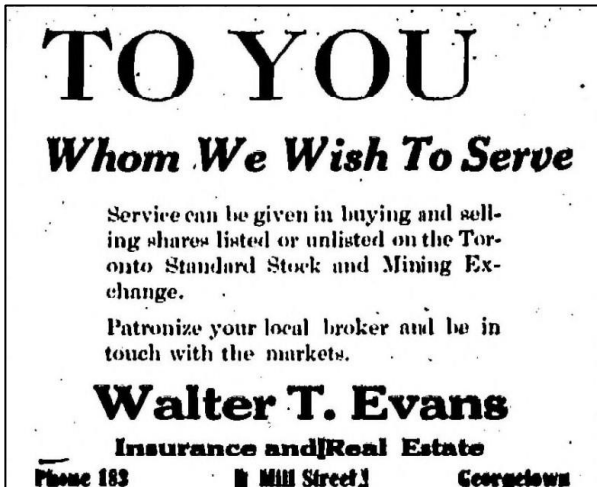


Figure 21: Advertisement for Walter T. Evans Insurance Agency (*Georgetown Herald*, June 6, 1928, p. 2)

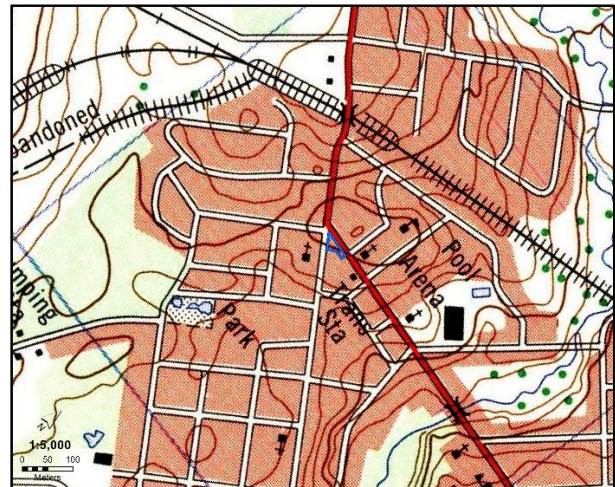


Figure 22: Subject property identified on the 1974 National Topographic Survey

1970s to Present

In 1972, James and June sold the property to Joan Jeffery (1926-2021) and Robert Jeffrey. In 1981, the property was sold to Timothy Thexton and Marie Martineau. In 1982, the property was sold to Eric and Cathrine Lucas, and later to William Manderson in 1986. During the 1990s, the property changed hands several times before being purchased by its current owners in 2017.



Figure 23: Subject property identified on 1985 aerial photography

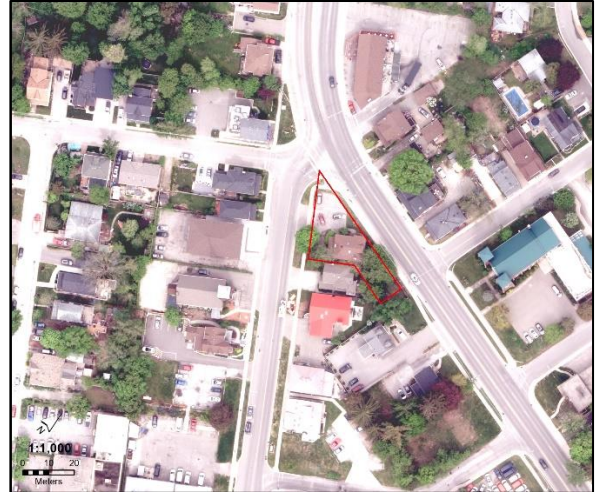


Figure 24: Subject property identified on 2017 aerial photography

2.2 Property & Architectural Description

The subject property is located along the southeast corner of the Guelph Street and Main Street South intersection in the community of Georgetown, within the Town of Halton Hills. The irregularly shaped lot features a two-storey red brick dwelling with a hipped roof, projecting brick and stone plinth foundation, and one-storey attached sunroom.

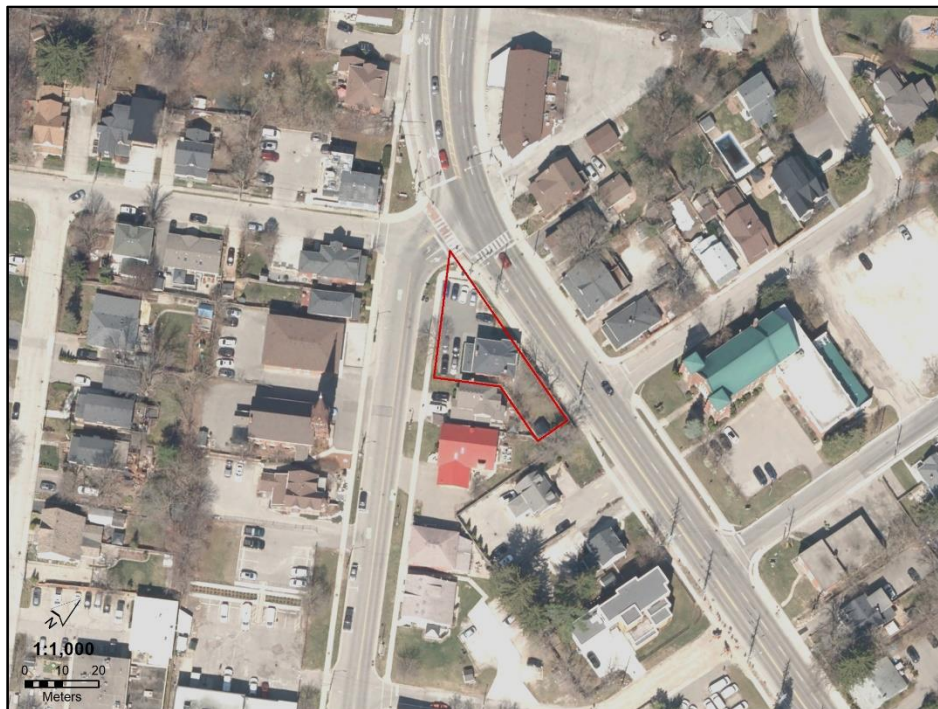


Figure 25: Subject property identified in 2023 aerial photography



Figure 26: Looking southeast towards the subject property from Guelph Street (Town of Halton Hills 2024)



Figure 27: Looking east from Main Street South towards the subject property (Town of Halton Hills 2024)

The front (northwest) elevation features a bay with flatheaded window openings with stone sills and lintels at the first and second storeys, along with a central flatheaded entryway with a limestone lintel, enclosed by a painted wooden portico with gable roof and plain columns, and a wooden porch. To the right of the entrance is a flatheaded window opening with a stone sill and lintel.

Directly above the portico at the second storey is a flatheaded window opening with a stone sill and lintel, along with a larger flatheaded window opening with a stone sill and lintel to the right.

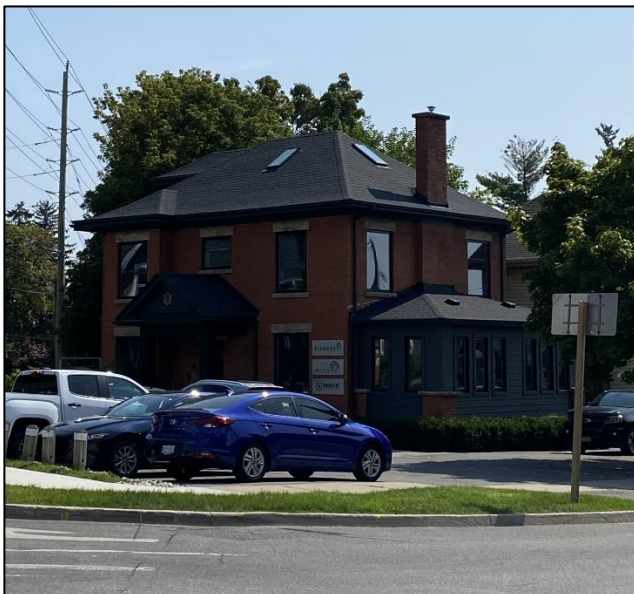


Figure 28: Front (northwest) elevation of the subject building (Town of Halton Hills 2024)



Figure 29: Front (northwest) elevation of the subject building (Town of Halton Hills 2024)



Figure 30: Front elevation of the subject building (Town of Halton Hills 2024)



Figure 31: Front elevation of the subject building (Town of Halton Hills 2024)

Along the side (northeast) elevation facing Guelph Street is a flatheaded window opening with a stone sill and lintel at the first storey. To the right of the window is an entrance that has been infilled with brick. At the second storey are two flatheaded window openings with stone sills and lintels. Above the roofline is a shed dormer with a single flatheaded window opening, and horizontal gray vinyl siding.



Figure 32: Side (northeast) elevation of the subject building (Town of Halton Hills 2024)



Figure 33: Partial side (northeast) elevation of the subject building obscured by vegetation (Town of Halton Hills 2024)

On the opposite side (southwest) elevation is a one-storey enclosed sunroom with hipped roof, horizontal vinyl siding, multiple flatheaded window openings, and brick piers with stone tops on the corners. The second storey features two flatheaded window openings with stone sills and lintels, as well as a projecting chimney which extends beyond the roofline.



Figure 34: Side (southwest) elevation of the subject building (Town of Halton Hills 2024)



Figure 35: Side (southwest) elevation of the subject building (Town of Halton Hills 2024)

Towards the rear (southeast) of the existing building are three flatheaded window openings and a single flatheaded door opening along the first storey, with stone sills and lintels. Along the second storey are two flatheaded window openings with stone sills and lintels. The rear (southeast) elevation also features a chimney that extends from the first storey above the roofline.

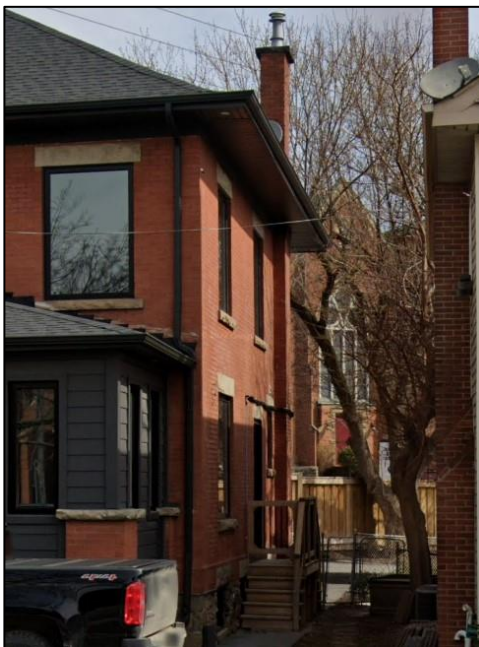


Figure 36: Rear (southeast) elevation of the existing building (Google Streetview 2022)



Figure 37: Partial rear (southeast) and side (northeast) elevations presently obscured by vegetation (Google Streetview 2022)

2.3 Architectural Style

The Edwardian style, or Edwardian Classicism, emerged during the 20th century and was a simplified and humble style compared to the more intricate architectural styles found throughout the late-nineteenth century. The Edwardian style provided an alternative to contemporary period and Colonial Revivals, which were often influenced by Victorian architecture.

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;
- Large painted wooden porches or large porticos;
- Multiple window openings with flatheaded openings; and,
- Smooth brick facades and tall brick chimneys.

The existing dwelling at 2 Guelph Street is reflective of many characteristics found in Edwardian style buildings, including the hipped roof, smooth brick façade and tall brick chimneys, multiple flatheaded window openings, portico encasing the front entryway, and dormer along the side (northeast) elevation. On the northeast (side) elevation, an existing door opening has been enclosed and infilled with red brick. Despite these interventions, the building has maintained its massing and shape, and remains an excellent example of Edwardian Classical architecture.

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 2 Guelph Street has physical and design value as a representative example of Edwardian Classical architecture in the community of Georgetown, within the Town of Halton Hills. The existing building features a modest design with a hipped roof, smooth brick façade and two tall brick chimneys, multiple flatheaded window openings, portico encasing the front entryway, and dormer along the side (northeast) elevation. Overtime, the building has been modified with the infill of an existing door opening along the northeast elevation. Despite this intervention, the building has maintained its original footprint and location, and retains many characteristics of the Edwardian Classical style.

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

Historical or Associative Value	
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 2 Guelph Street has historical and associative value due to its associations with the early owners of the property throughout the early-to-mid twentieth century. The extant dwelling was originally constructed for R.D. Warren, editor of the *Georgetown Herald* from 1886-1909, and owner of the *Halton Conservator*, which was published between 1901 and 1906. Between 1903-1904, Warren served as the Reeve for Georgetown, and was the superintendent of the Baptist School for 30 years. R.D. Warren also served as the editor of the *Canadian Baptist* and was a member of the Senate of McMaster University. Minnie Warren was also involved in the Georgetown Baptist Church as well, serving as its organist and choir-leader for several years.

The property is also associated with the Gollop family, who lived in the house from 1919-1945. Benjamin Gollop was a dentist and local businesses owner who owned a practice along Main Street in Georgetown. Victoria Gallop was involved in the Georgetown Women's Institute and sang in the Norval Methodist Church choir.

The property is also associated with June and James Evans. June worked as a teacher at the former SS#7 Nassagaweya School along Fifth Line and at Chapel Street School in Georgetown. James was involved with the local board of education as a secretary-treasurer for 15 years, before being appointed to the position of Supervisor of Plant Maintenance and Operation for the Georgetown Public School Board. James also operated an insurance agency with his father in the former Gregory Theatre along Mill Street in Georgetown. Additionally, James was also a member, Elder, Member of the Board, and Trustee of 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 2 Guelph Street is important in defining, maintaining, and supporting the early twentieth century character and development of Downtown Georgetown. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, as a former residential building. The existing building within the subject property 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 2 Guelph 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 2 Guelph Street are identified as follows:

- The setback, location, and orientation of the existing building along Guelph Street in Georgetown;
- The scale, form, and massing of the existing c.1912, two-storey Edwardian residential building with hipped roof, brick chimneys, and projecting brick and stone plinth foundation;

- The materials, including red brick and stone detailing throughout;
- Front (northwest) elevation:
 - o Two-storey bay with two flatheaded window openings with stone sills and lintels;
 - o Flatheaded window openings at the first and second storey with stone sills and lintels;
 - o Flatheaded entryway with stone lintel;
 - o The one-storey wooden portico located directly above the entryway;
- Side (northeast) elevation:
 - o Flatheaded window openings at the first and second storey with stone sills and lintels;
 - o Shed dormer with flatheaded window opening;
- Side (southwest) elevation:
 - o Two flatheaded window openings at the second storey with stone sills and lintels;
 - o Brick chimney extending from the first storey above the roofline;

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

5.0 Sources

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