

Research and Evaluation Report



(Town of Halton Hills 2024)

Beamish–Appelbe House

5 King Street, Georgetown, Town of Halton Hills

September 2024

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1.0. Property Description

| 5 King Street, Georgetown | |
|-----------------------------|--|
| Municipality | Town of Halton Hills |
| County or Region | Regional Municipality of Halton |
| Legal Description | PT LTS 31, 32 & 33, PL 51, N/E OF "MCNABB ST", AS IN "G9117"; HALTON HILLS |
| Construction Date | c.1912 |
| Original Use | Residential |
| Current Use | Residential |
| Architect/Building/Designer | Thomas William Beamish |
| Architectural Style | Edwardian |
| Additions/Alterations | Rear Addition |
| Heritage Status | Listed on the Town's Heritage Register |
| Recorder(s) | Caylee MacPherson with Laura Loney |
| Report Date | September 2024 |

2.0. Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 5 King Street in Georgetown, 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*.

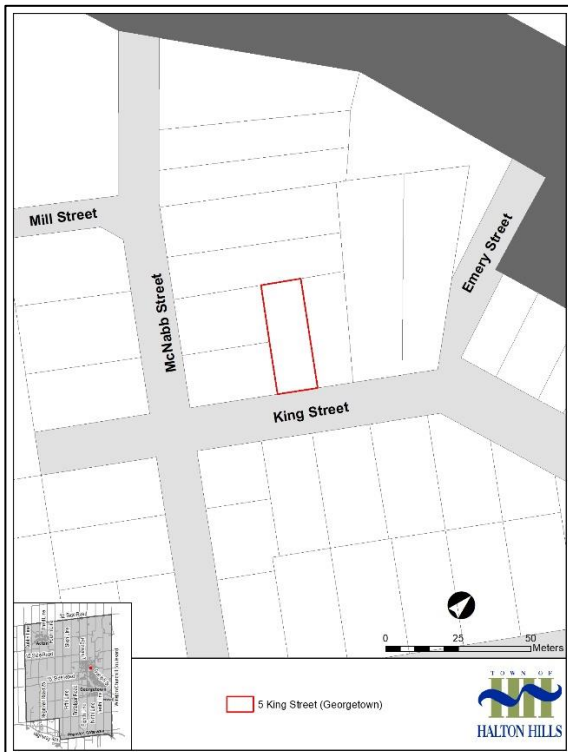


Figure 1: Location Map - 5 King Street



Figure 2: Aerial Photograph - 5 King 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 European Settlement History

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. George Kennedy sold Lot 31 along McNabb Street to George Powell in 1862.

George Kennedy left the eastern portion of Emery Street undivided, and later retained James Warren in 1871 to complete the survey for Emery, McNabb, and Rosetta Streets. In 1875, George Powell sold Lot 31 to William Walker, who also purchased Lots 32 and 33 of Warren’s Survey. Parts of Lots 31, 32, and 33 conjointly changed hands a number of times, from William Walker to Alfred Watson in 1881, Thomas

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.

Harris in 1890, Isaac Markle in 1907, John B. MacKenzie in 1911, and to Robert Waldie in 1911, before being sold to Thomas Beamish in 1912 for \$1,750.



Figure 3: Subject property identified on the 1819 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

Beamish Family and Appelbe Family

In 1912, Thomas William Beamish (1875-1947) constructed the extant dwelling along King Street (formerly Emery Street) across part Lots 31, 32, and 33. Originally born in Toronto, Beamish moved to Thamesville in the late 1890s, working as a harness maker. By 1911, Beamish was living and working in Haldimand County as a harness maker before moving to Georgetown.



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

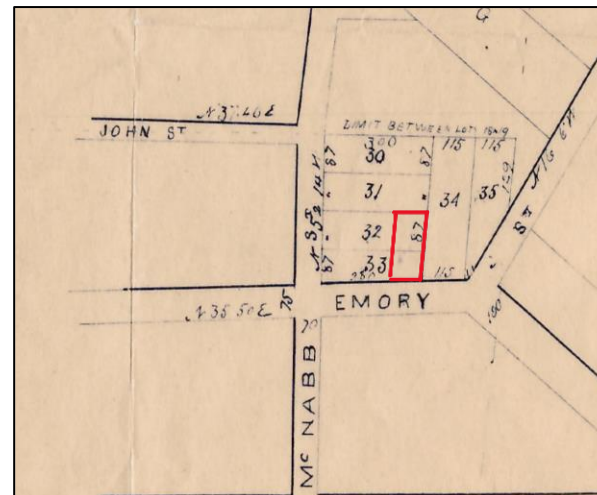


Figure 6: Subject property identified on the 1871 Plan of Parts of Georgetown, surveyed by James Warren

Once in Georgetown, Beamish established his own store along Main Street, selling leather shoes and harnesses. On King Street, Beamish lived with his wife, Flora (1875-1962), and children, Ethel (1901-1974), Derretta (1905-1968), and Vera (1906-1983). Beamish lived in the Town only for a brief period before returning to Toronto where he worked as an insurance agent. In 1914, Beamish sold the property to William Phillips Appelbe (1847-1930).



Figure 7: Advertisement for T.W. Beamish Shoe Company (*Georgetown Herald*, September 3, 1913, p. 1)



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

Before moving to King Street, Appelbe attended college in Toronto, studying military tactics, before taking charge of the training for the Northwest Rebellion in the 1880s. Trained in the ranks of the Queen's Own Rifles of Canada in Toronto, Appelbe became a lieutenant in the Lorne Rifles. He later became the Commanding Officer and served for 40 years.

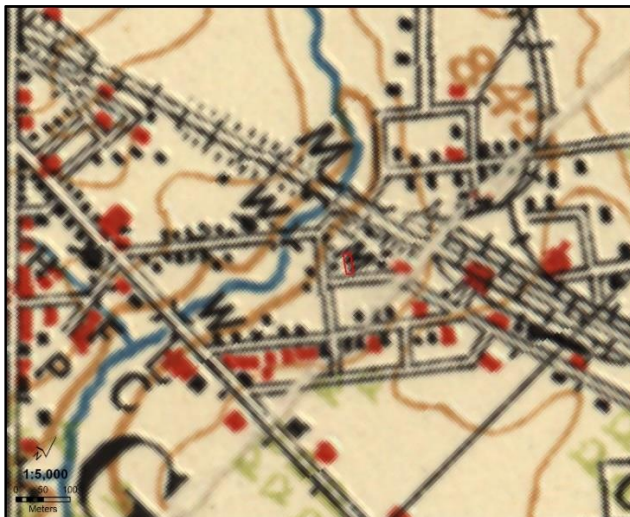


Figure 9: Subject property identified on the 1915 National Topographic Survey

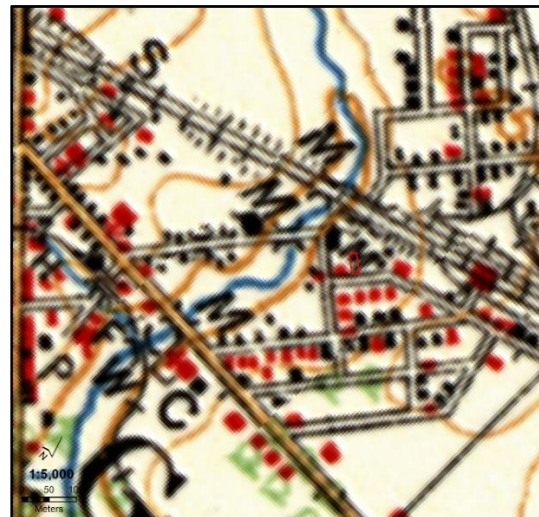


Figure 10: Subject property identified on the 1922 National Topographic Survey

Following his service in the Lorne Rifles, Appelbe returned to Stewarttown where he became a farmer. During his time in Stewarttown, Appelbe lost both his wife, Caroline (née Stewart) (1852-1914), and his only daughter Martha Stephens (née Appelbe) (1874-1910). Following his retirement from farming, Appelbe moved to Georgetown in 1914. While living in Georgetown, Appelbe was part of the local Methodist Church, and was known for being a Conservative in politics. Figure 12 shows the subject property extant in 1934 with brick veneer cladding.

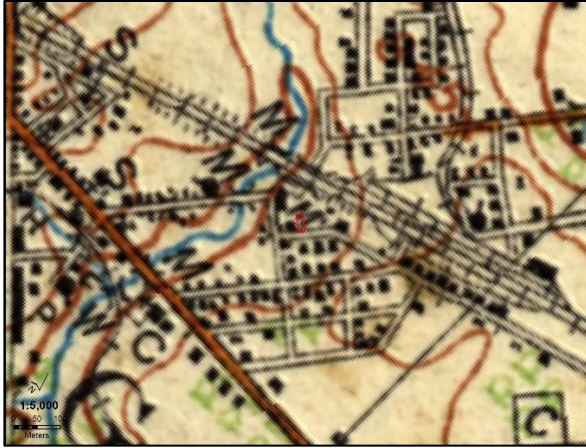


Figure 11: Subject property identified on the 1929 National Topographic Survey

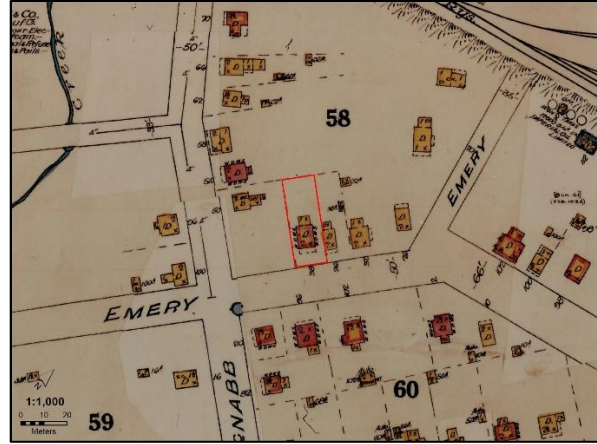


Figure 12: Subject property identified on the 1934 Fire Insurance Plan

Lucas Family

Following Appelbe's death in 1930, his son-in-law Joseph Stephens sold the property to John Lucas (1907-1987) and Grace (née McMenemy) (1908-1977) Lucas in 1943. John and Grace were married in the United Church Parsonage in Limehouse in 1932. After living on Albert Street for several years, the Lucas family sold the property to Myrtle and Arthur Scott in 1948 and moved to Glen Williams.

1950s to Present

Arthur Scott (1911-2001) and his wife, Myrtle (née Kirby) (1914-1969) operated the Georgetown Transportation Company in town, which operated as a bus line servicing the Town and providing links to Milton and various school bus routes. Additionally, the Scott family operated the Chevrolet-Oldsmobile franchise at the corner of Queen and Guelph Streets in Georgetown before selling the business to Andrew Murray.



Figure 13: Arthur Scott Motors Ltd. Chevrolet Oldsmobile dealer at the corner of Queen and Guelph Streets, Georgetown (EHSP17F)

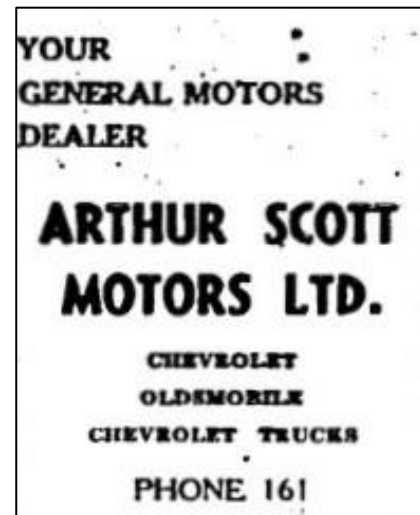


Figure 14: Advertisement for Arthur Scott Motors Ltd. (*Georgetown Herald*, May 28, 1952, p. 9)

Myrtle Scott was a Director of the North Halton Golf and Country Club and belonged to the Business & Professional Women's Club and other community civic organizations. In 1951, the Scott family moved to Maple Avenue, and Pauline Ostrowski purchased the subject property. In 1958, Pauline sold the property to William (1893-1964) and Veronica (née Barry) (1898-1998) Jeffrey.



Figure 15: Subject property identified on 1952 aerial photography

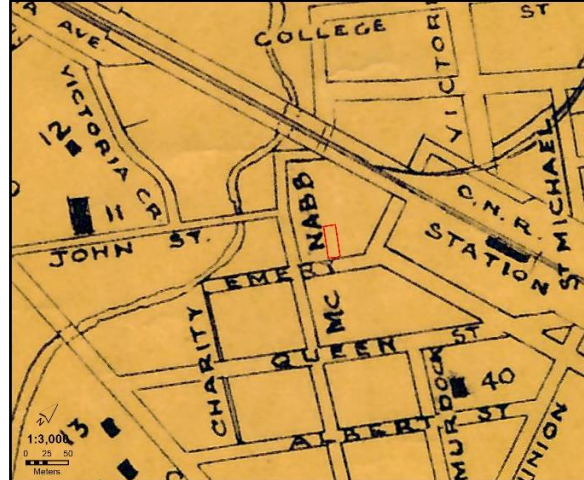


Figure 16: Subject property identified on the 1956 Town of Georgetown Survey

William Jeffrey was originally born in Lanarkshire, Scotland, and moved to Canada in 1919. Four years later, in 1923, William married Veronica, and moved to Windsor, Ontario with their child William (1925-



Figure 17: Subject property identified on 1965 aerial photography

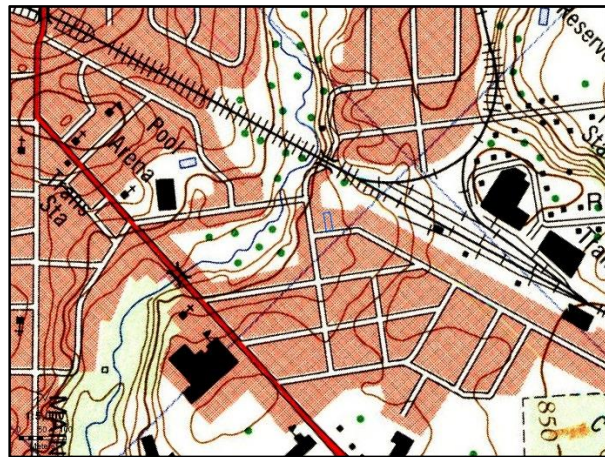


Figure 18: Subject property identified on the 1972 National Topographic Survey

2008).

After William's death in 1964, Veronica Jeffrey continued to own the property until her hundredth Birthday in 1998, where it was sold shortly after to its present owners.



Figure 19: Subject property identified on 2002 aerial photography



Figure 20: Subject property identified on 2023 aerial photography

2.2 Property & Architectural Description

The subject property is located along the northwest side of King Street (formerly Emery Street) in the community of Georgetown within the Town of Halton Hills. The property is a rectangular-shaped lot and features a two-storey red brick dwelling with a stone foundation, hipped roof, dormer, wooden covered porch, and an addition along the rear (northwest) elevation. The property can be accessed by vehicle via an asphalt driveway, located along the side (southwest) elevation, fronting onto King Street.



Figure 21: Looking south towards the existing dwelling from Albert Street (Town of Halton Hills 2024)



Figure 22: Looking east towards the existing dwelling (Town of Halton Hills 2024)

The front (southeast) elevation features a one-storey covered wooden porch with painted square wooden columns, plain eaves, decorative brackets, and a wooden railing. The first storey of the front

elevation is an asymmetrical design, featuring a flatheaded entrance with stone lintel, flatheaded window opening with stone lintel and sill, and a smaller flatheaded window opening with a stone lintel and sill.



Figure 23: Looking southwest towards King Street (Town of Halton Hills 2024)



Figure 24: Obscured front (northwest) elevation of the existing dwelling (Town of Halton Hills 2024)

At the second storey are two symmetrically placed, flatheaded window openings, with stone sills and lintels. Above the roofline is a dormer with a hipped roof, vinyl cladding, and a tripartite window opening.



Figure 25: Side (southwest) elevation of the existing dwelling (Town of Halton Hills 2024)



Figure 26: Obstructed partial side (northeast) elevation of the existing dwelling (Town of Halton Hills 2024)

Both side (southwest and northeast) elevations along the first storey features two differently sized flatheaded window openings with stone lintels and sills. On the second storey are two flatheaded window openings with stone lintels and sills.

Towards the rear of the property is a contemporary one-storey addition clad with vinyl siding.

2.3 Architectural Style

The Edwardian style, or Edwardian Classicism, emerged during the 20th century and was a more 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.

Shannon Kyles of *Ontario Architecture* notes that Edwardian Classicism style buildings typically feature modest and balanced facades, and featured details such as, gable or hipped roof shapes, dormers along the front and/or side elevations, wooden front porches with white painted roof, smooth brick facades as well as American Four-Square floorplan layouts.

The extant dwelling at 5 King Street features smooth red brick cladding, a hipped roof, a central dormer along the front elevation, a one-storey wooden covered porch with white painted square columns, and an American Four-Square layout typical to Edwardian style dwellings.

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 5 King Street has physical and design value as it is a representative example of an early twentieth-century residential building in the Edwardian architectural style. Built by Thomas Beamish in 1912, the two-storey residential building exhibits features a hipped roof, central dormer along the front elevation, smooth red brick façade and tall brick chimney, an American Four-Square layout, as well as one-storey covered wooden porch with white painted square wooden columns, plain eaves, decorative brackets, and a wooden railing, which are elements and characteristics typical to the Edwardian 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 5 King Street has associations with Thomas Beamish, who owned a shoe and harness business along Main Street from 1912-1914, while residing in Georgetown. The property also has associations with William Appelbe, who was trained in the ranks of the Queen’s Own Rifles of Canada in Toronto, later becoming the Commanding Officer of the Lorne Rifles for 40 years. Appelbe was also part of the local Methodist Church and worked as a farmer in Stewarttown before residing in Georgetown.

Additionally, the property has associations with Arthur and Myrtle Scott, who owned the Chevrolet-Oldsmobile franchise at the corner of Queen and Guelph Streets in Georgetown, along with a bus line servicing the Town, with links to Milton and various school bus routes. Myrtle Scott was a Director of the North Halton Golf and Country Club and belonged to the Business & Professional Women’s Club and other community civic organizations.

| | |
|--|------------|
| Contextual Value | |
| Is important in defining, maintaining, or supporting the character of an area | X |
| Is physically and functionally, visually, or historically linked to its surroundings | X |
| Is a landmark | N/A |

The property at 5 King Street has contextual value as it is important in defining and maintaining the late-nineteenth and early twentieth-century character of King Street, surrounding the former Grand Trunk Railway Station in Georgetown. The property remains physically, visually, and historically linked to its surroundings as a residential building along King Street. The property is relative in scale and design to neighbouring properties 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 5 King 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 5 King Street are identified as follows:

- The setback, location, and orientation of the existing building along King Street in Georgetown;
- The scale, form, and massing of the existing c.1910s, two-storey Edwardian residential building with hipped roof;
- The materials, including smooth red brick, wood, and stone;
- The front (southeast) elevation, including:
 - o The covered wooden porch with square wooden columns, plain eave detailing, and decorative brackets;
 - o Flatheaded window openings with stone sills and lintels at the first and second storey;
 - o Dormer located at the second storey with hipped roof and tripartite window opening; and,
- The side (southwest and northeast) elevations, including:
 - o Flatheaded window openings with stone sills and lintels at the first and second storey.

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

5.0 Sources

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