

# Research and Evaluation Report



(Town of Halton Hills 2024)

## **Gibbons-Ross House**

8 Albert Street, Georgetown, Town of Halton Hills

September 2024

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### 1.0. Property Description

<b>8 Albert Street, Georgetown</b>	
<b>Municipality</b>	Town of Halton Hills
<b>County or Region</b>	Regional Municipality of Halton
<b>Legal Description</b>	LT 72 SAS, PL 37; HALTON HILLS
<b>Construction Date</b>	c.1920s
<b>Original Use</b>	Residential
<b>Current Use</b>	Residential
<b>Architect/Building/Designer</b>	Constructed for John J. Gibbons
<b>Architectural Style</b>	Edwardian
<b>Additions/Alterations</b>	Rear Addition
<b>Heritage Status</b>	Listed on the Town’s Heritage Register
<b>Recorder(s)</b>	Caylee MacPherson with Laura Loney
<b>Report Date</b>	September 2024

### 2.0. Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 8 Albert 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*.

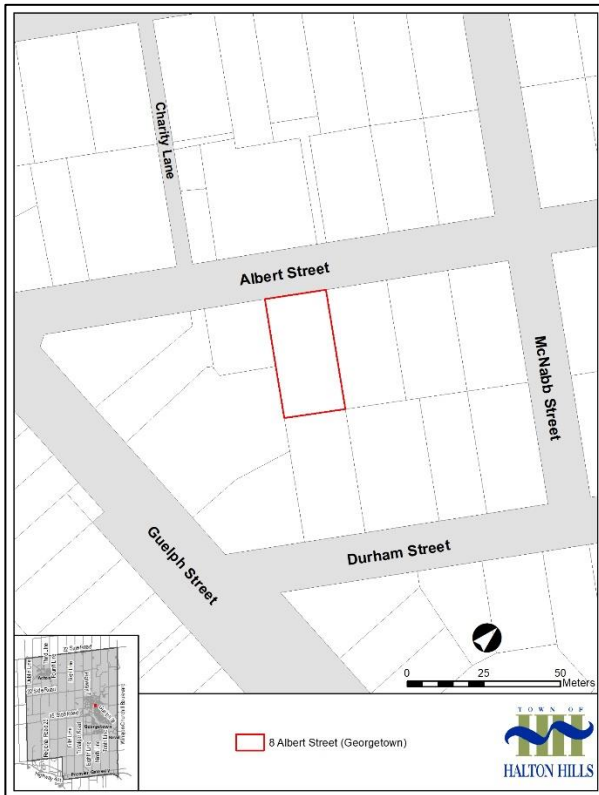


Figure 1: Location Map - 8 Albert Street



Figure 2: Aerial Photograph - 8 Albert 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>.

### *Early European History: 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, and George Kennedy transferred the ownership to his nephew Jacob Kennedy.

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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 1819 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

### McKay Family

The subject property was transferred to Walter McKay (1822-1886) in 1872. McKay was employed as a carpenter from 1851 to 1875, following which he worked as an architect and builder. McKay was involved in the design and construction of many buildings in the Town of Halton Hills, including the Presbyterian Church in Norval, the former Presbyterian Church in Ballinafad, and the Georgetown Congregational Church along Church and Market Street.



Figure 5: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

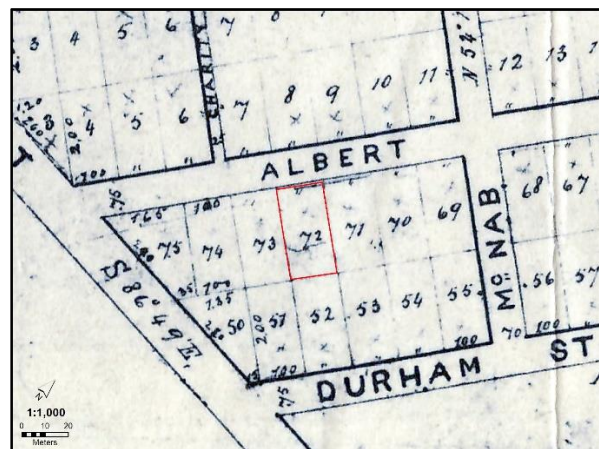


Figure 6: Subject property identified on the 1859 Georgetown Plan of Town Lots

In 1905, the subject property was transferred to Walter's son, Oliver McKay (1871-1931), who ran a local grocery store located on Mill Street before retiring in 1914. While living in Georgetown, Oliver was a member of Knox Presbyterian Church.

### Joseph Gibbons

In 1919, Oliver McKay sold the property to John (Joseph) Gibbons (1890-1968) for \$250. While living in Georgetown, Gibbons was a well-known member of the community, originally moving to Georgetown in

1917 to open a barber shop with his business partner along Main Street. In later years, Gibbons operated a barber shop on his own before becoming involved in local politics in 1931.

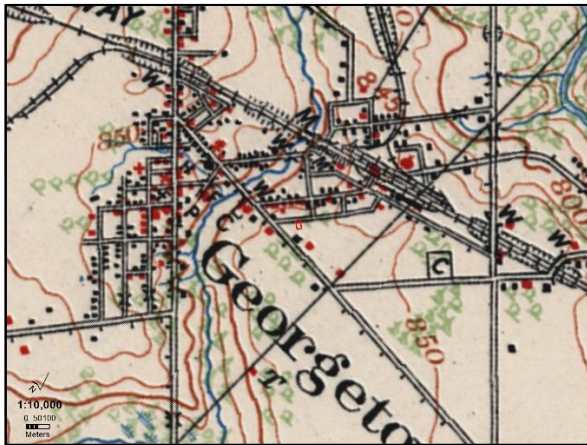


Figure 7: Subject property identified in the 1909 National Topographic Survey

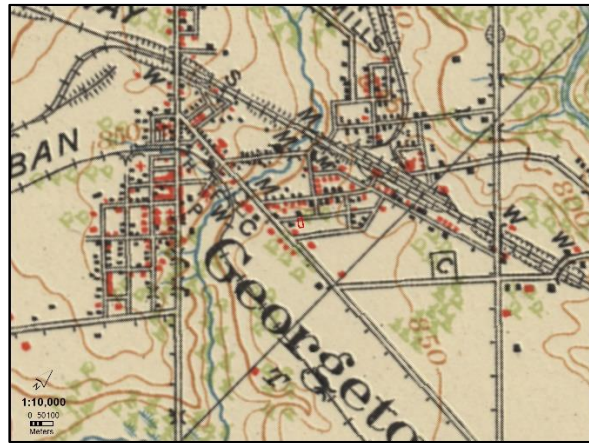


Figure 8: Subject property identified on 1922 National Topographic Survey

Gibbons was first elected as a councillor and held the position for three years before running for mayor. Following his election, Gibbons served a ten-year term from 1934-1943, and then took a break from politics for 2 years.

Following this leave, Gibbons was elected as a councillor and was elected mayor again between 1947-1949. In 1949, Gibbons was appointed as the Town's Assessment Commissioner, and later returned to politics, being re-elected as mayor once again from 1964-1968.



Figure 9: Councillor Joseph Gibbons sitting alongside his fellow Council members, c. 1930 (EHS00899)



Figure 10: Mayor Joseph Gibbons standing alongside Council, c. 1965 (EHS8079)

Gibbons served as a member of the Hydro Commission, the Board of Police Commissioners, and the Hospital Association. Outside of politics, Gibbons was a member of the Lions Club and Lawn Bowling Club.



*Ross Family*

By 1920, the property was sold to William James Ross (1857-1945) for \$1574, indicating that Joseph Gibbons likely constructed a house on the property. Ross was born in Toronto in 1857, and later moved to Maxwell to work at his family's woollen mill before commencing work as a railway switchman for the Canadian Pacific Railway. After receiving his pension, William and his wife Elizabeth (née Osborne) (1855-1936) moved to the extant dwelling. While residing in Georgetown, William became a member of the Knox Presbyterian Church and was known to be a Conservative in politics.

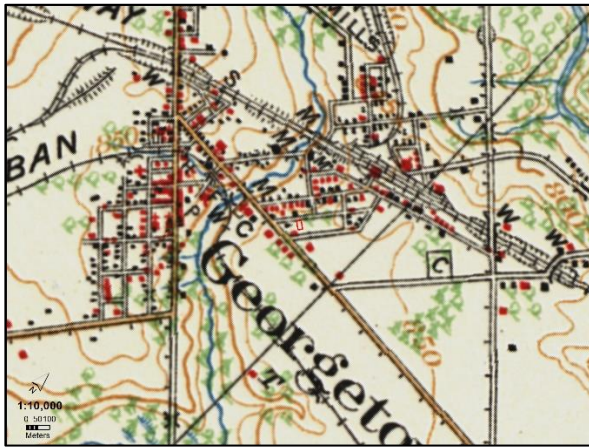


Figure 11: Subject property identified on the 1922 National Topographic Survey



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

*Glen Textiles Industries Ltd., and Hart Products Company of Canada*

Following William Ross' death, the subject property was sold to Glen Textile Industries Limited ("Glen Textiles") in 1945. The Glen Textiles company was formerly located in the Barraclough Mills in Glen Williams and operated until the 1950s. During WWII, Glen Textiles supplied cloth and blankets for troops and civilians in Britain, France, Belgium, Norway, and Holland.



Figure 13: Glen Woollen Mills, c. 1915 (EHS292)



Figure 14: Job Advertisement for Glen Textile Industries Ltd. (*Georgetown Herald*, August 12, 1942, p. 5)

The first tenants to live in the house were Edgar Scott (1917-1978) and Antonia Scott (née Magioli) (1925-1996) in 1945, who later moved to 69 Guelph Street in 1947, directly across from Georgetown High School. Following the Scott family, James Linton (1913-1975) and Maxine Linton (1915-2000) moved into the extant dwelling in October 1947. The Linton's were originally from New Zealand, and arrived in Canada in May 1947, following which James worked as the manager of the Glen Textiles.



Figure 15: Subject property identified on the 1942 National Topographic Survey

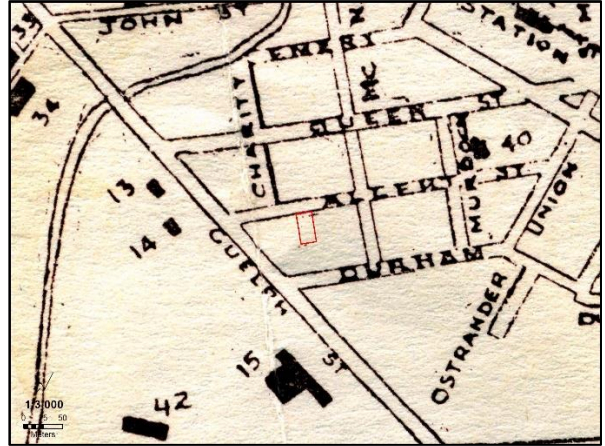


Figure 16: Subject property identified on 1954 Town of Georgetown Survey

Eventually, James Linton became involved with Knox Presbyterian Church and was added to the church's board of managers; James was also a member of the local Masonic Lodge. Maxine also became involved in the local community, participating as a member of the Imperial Order Daughters of the Empire (IODE) women's organization.



Figure 17: Subject property identified on 1954 aerial photography

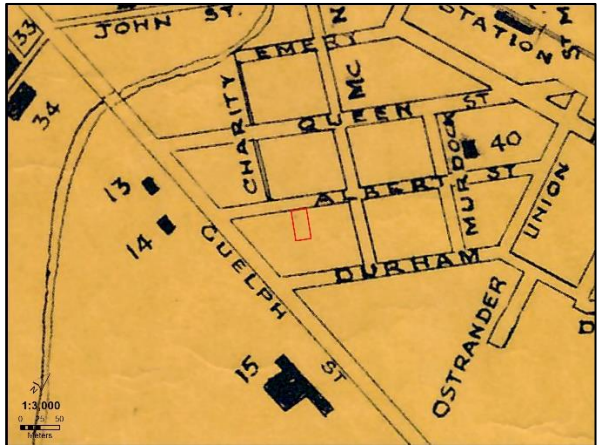


Figure 18: Subject property identified on 1956 Town of Georgetown Survey

In 1954, Hart Products Company of Canada purchased the property from Glen Textiles. During the same year, the Linton family purchased the property and continued to reside on Albert Street before selling the property to the Urquhart family in 1956 and moving to Lyons Court in Georgetown.

*1960s - Present*



Figure 19: Subject property identified on 1965 aerial photography

**IMMACULATE**  
6 ROOM BUNGALOW (clay brick) with all the trimmings. Allow yourself time to see it immediately, owner is moving away and it breaks his heart. This house is built by Mr. W. Pacholok in 1963 and has marvelous kitchen and dining area, good sized living room and three spacious bedrooms, professionally built recreation room with bar 20x25 and brick garage with paved driveway. Lot 50x150 (30 ft. hydro easement). 1st mortgage \$11,900 at 6 1/2%. Price \$21,900.

**NEAR PERFECT**  
THIS BUNGALOW is 8 years old and has 5 rooms, large kitchen, 11 1/2 x 15 and living room 13 1/2 x 19. You can just move in and place your furniture, that's how clean it is. Three nice bedrooms, basement with floor and walls painted, water-softener, garage, covered patio, paved driveway, very nice backyard, with several trees, and white birch and shrubs in front, owner also moving away due to circumstances. 1st mortgage \$9,300 at 6 1/4%. Price \$20,500.

**DYKSTRA REAL ESTATE**  
53 Delrex Blvd. North — 877-3245  
Representatives:  
PEARL KERBY: 877-3342 PHYLLIS MIERSMA: 877-9131

Figure 20: Advertisement for Pearl Kerby of Dykstra Real Estate (*Georgetown Herald*, November 2, 1967, p. 11)

Before living in Georgetown, Gordon (1899-1994) and Charlotte (1901-1975) Urquhart lived in Cornwall. The Urquhart family lived in the extant dwelling until 1974, when the property was purchased by Pearl Kerby (1929-2005), who worked as a real-estate agent in Georgetown.

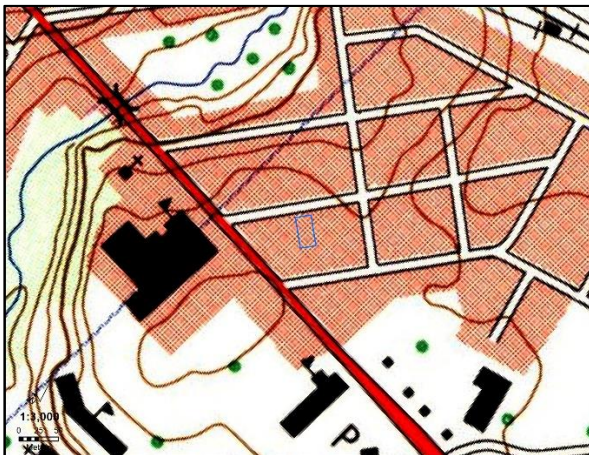


Figure 21: Subject property identified on 1974 National Topographic Survey



Figure 22: Subject property identified on 1985 aerial photography

Shortly after, the property was sold to Margaret Pratt in 1975. Pratt continued to live along Albert Street until 1978, when the property was purchased by Douglas Edward. In 1987, the property was sold to Walter Brooks and Patricia Firby who owned the dwelling until 2011, when they sold the property to Kerry Allen.



Figure 23: Subject property identified on 1995 aerial photography



Figure 24: Subject property identified on 2007 aerial photography

Allen oversaw ownership of the property for two years, before Bryan and Crystal Hoffman purchased the property in 2013. By 2016, the property was sold to Barbara Elvidge and Antonio Lee, who sold the property to its current owner in 2021.



Figure 25: Subject property identified on 2011 aerial photography

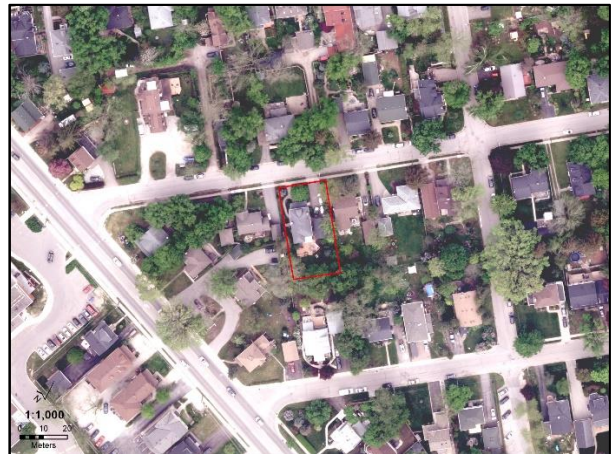


Figure 26: Subject property identified on 2017 aerial photography

## 2.2 Property & Architectural Description

The subject property is located along the southeast side of Albert 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 (southeast) elevation. The property can be accessed by vehicle via an asphalt driveway, located along the side (northeast), fronting onto Albert Street.



Figure 27: Subject property identified on 2023 aerial photography

The front (northwest) elevation features a one-storey covered wooden porch with white painted square half wooden columns and brick piers, plain eaves, and a contemporary metal railing. Along the first storey is an asymmetrical design, featuring a segmentally arched door opening with a brick voussoir, segmentally arched tripartite window opening with a brick voussoir and stone sill, as well as a smaller square window opening with a segmental arch, brick voussoir and stone sill. Surrounding the windows are contemporary vinyl window shutters.



Figure 28: Looking south towards the existing dwelling from Albert Street (Town of Halton Hills 2024)



Figure 29: Looking east towards the existing dwelling (Town of Halton Hills 2024)



Figure 30: Obscured front (northwest) elevation of the existing dwelling (Town of Halton Hills 2024)

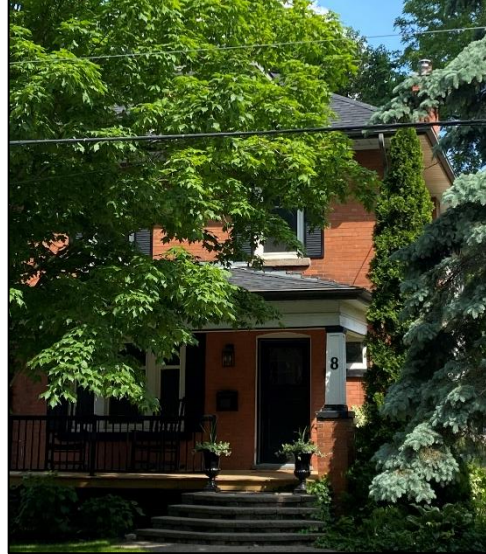


Figure 31: Obscured front (northwest) elevation of the existing dwelling (Town of Halton Hills 2024)

At the second storey are two symmetrically placed, segmentally arched window openings, with radiating brick voussoirs and stone sills. Above the roofline is a dormer with a hipped roof, grey vinyl cladding, and a flatheaded window opening. Like the first storey, both window openings are encased by black vinyl window shutters.



Figure 32: Unobscured front (southwest) elevation of the existing dwelling (HouseSigma 2021)



Figure 33: Existing covered wooden porch along the front (southwest) elevation (Town of Halton Hills 2024)

The side (northeast) elevation along the first storey features a brick chimney that extends above the roofline, and a twin segmentally arched window opening with a brick voussoir and stone sill. On the second storey are two differently sized segmentally arched window openings with brick voussoirs and stone sills.



Figure 34: Side (northeast) elevation of the existing dwelling (Town of Halton Hills 2024)



Figure 35: Side (southwest) elevation of the existing dwelling (Town of Halton Hills 2024)

On the alternate side (southwest) elevation is segmentally arched entrance with a brick voussoir, segmentally arched window openings with brick voussoirs and stone sills, and a chimney extending from the first storey above the roofline. Like the other side (northeast) elevation, the second storey features two differently sized segmentally arched window openings with brick voussoirs and stone sills.

Towards the rear of the property is a contemporary two-storey addition clad with vinyl siding. The addition features multiple flatheaded window openings on both side (northeast and southwest) elevations.

### 2.3 Architectural Style

The Edwardian style, or Edwardian Classicism, emerged during the 20<sup>th</sup> 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, 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 (American Four-Square layout);
- Front porch containing white painted wood, as well as clustered or half columns; and,
- Smooth brick facades and tall brick chimneys.

The extant dwelling at 8 Albert Street features smooth red brick cladding with tall chimneys extending beyond the roofline on both side (southwest and northeast) elevations, a central dormer along the front

(northwest) elevation, a one-storey wooden covered porch with white painted half columns atop brick bases, 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.

<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 8 Albert Street has physical and design value as it is a representative example of an early twentieth-century residential building in the Edwardian architectural style. The two-storey residential building 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 a covered porch with white painted half wood columns with brick bases, which are elements and characteristics typical to the Edwardian style.

<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 has historical and associative value, due to its associations John Joseph Gibbons. Gibbons was a local business owner, and long-term politician in Georgetown, serving as a Councillor from 1931-1934, before being elected as mayor for three terms from 1934-1943, 1947-1949, and 1964-1968. Gibbons also served as a member of the Hydro Commission, the Board of Police Commissioners, and the Hospital Association, along with having membership with the Lions Club and Lawn Bowling Club. The property also has associations with the William James Ross, who worked as a railway switchman for the Canadian Pacific Railway and was a member of the local Knox Presbyterian Church.

The property is also associated with Glen Textiles Industries Ltd., a textile company formerly located in the Barraclough Mills in Glen Williams during the mid-nineteenth century. During WWII, Glen Textiles played a key role in the war effort and was a supplier of cloth and blankets for troops and civilians in Britain, France, Belgium, Norway, and Holland.

The property also has historical and associative value due to its associations with the development of Albert Street following the construction of the Grand Trunk Railway Station. During this time, the surrounding area experienced significant residential development and growth.



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

The property at 8 Albert Street has contextual value as it is important in defining and maintaining the late-nineteenth and early twentieth-century character of Albert 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 Albert 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 8 Albert 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 Albert Street are identified as follows:

- The setback, location, and orientation of the existing building along Albert Street in Georgetown;
- The scale, form, and massing of the existing c.1920s, two-storey Edwardian residential building with hipped roof, brick chimneys, and stone foundation;
- The materials, including smooth red brick, wood, and stone;
- The front (northwest) elevation, including:
  - o The covered wooden porch with square half wooden columns and plain eave detailing, brick podiums;
  - o Segmentally arched window openings with brick voussoirs and stone sills at the first and second storey;
  - o Dormer located at the second storey with hipped roof and flatheaded window opening; and,
- The side (southwest and northwest) elevations, including:
  - o Segmentally arched window openings with brick voussoirs and stone sills at the first and second storey.

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

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