

Research and Evaluation Report



(Town of Halton Hills 2024)

Atkinson – Lake House

15 Queen Street, Georgetown, Town of Halton Hills

January 2025

Project Personnel

Report Authors	Caylee MacPherson, CAHP Intern Member Planner – Development Review & Heritage with Laura Loney, MPlan, MCIP, CAHP, RPP Manager of Heritage Planning
Historical Research	Caylee MacPherson
Field Review	Caylee MacPherson
Report Preparation	Caylee MacPherson
Mapping Graphics:	Rehan Waheed, MA Planning Data Analyst
Report Reviewers:	Austin Foster, MA Cultural Heritage Assistant Laura Loney Bronwyn Parker Director of Planning Policy John Linhardt Commissioner of Planning & Development

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1.0 Property Description

15 Queen Street, Georgetown	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PLAN 37 LOT 7 PT BLK D; HALTON HILLS
Construction Date	c.1880s
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	James Skirrow Atkinson
Architectural Style	Vernacular with Gothic Revival Influence
Additions/Alterations	Rear Addition
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson; Laura Loney
Report Date	January 2025

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 15 Queen 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*.

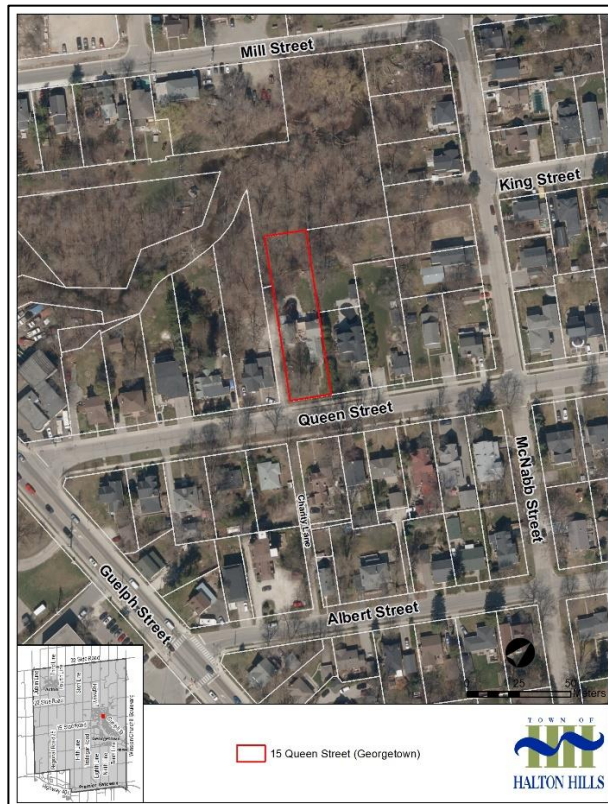


Figure 1: Location Map – 15 Queen Street, Georgetown

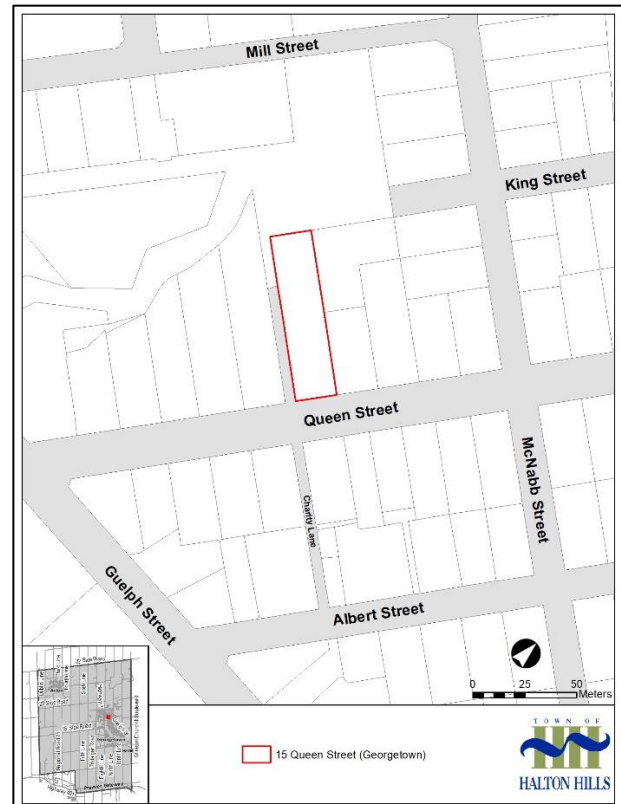


Figure 2: Aerial Photograph – 15 Queen Street, Georgetown

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.¹

Early Settlement History

John Moore 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. By 1867, Henry Bancroft had purchased the plot from Kennedy, and he maintained ownership until 1884 when the property was sold to James Skirrow Atkinson (1852-1923).

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.

Atkinson Family

James Atkinson was born in the nearby community of Hornby, and later moved to Georgetown where he worked as a machinist. James likely constructed the extant dwelling in the late 1880s, as the 1891 Census showed James, his wife Caroline (née Clarridge) (1855-1923), and his three children William (b. 1874), Ida May (1876-1965), and Bennie (b. 1879) living along Queen Street.



Figure 3: Subject property identified on the 1819 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

By 1896, James and Caroline retired and moved to Toronto along Argyle Street. In the early 1900s, James and Caroline moved to Preston with their daughter Ida and son-in-law Clayton Hulbert (1876-1948), the Mayor of Preston and owner of the Hulbert Shoe Co.. Following James' death in 1923, Caroline moved to Cobourg Avenue in Toronto to live with Bennie.

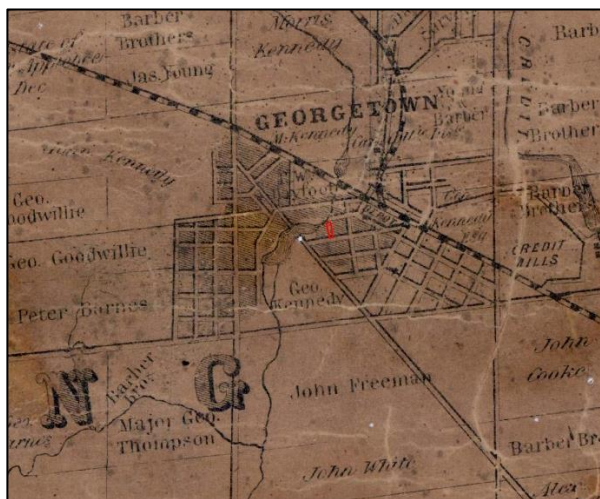


Figure 5: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

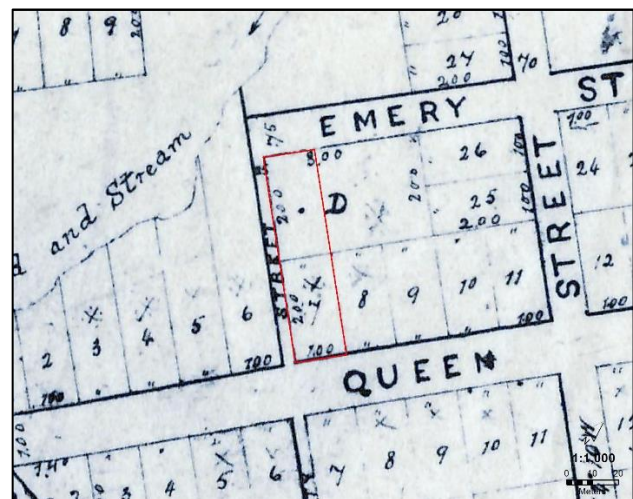


Figure 6: Subject property identified on 1859 Georgetown Plan of Town Lots

Lake Family

Before moving to Toronto, James and Caroline Atkinson had sold the subject property to Mary Jane (née Baker) (1847-1915) and Thomas Lake (1843-1928). Both Thomas and Mary were born in Stoke-on-Trent, Staffordshire, England, and immigrated to Canada in 1873 where they settled in Orillia for 20 years before moving to Seaforth, and then Georgetown with their five children: Thomas Jr. (b. 1880), Mary (1882-1975), Joseph (1885-1965), Charles (1888-1980), and George (b. 1890).

During Thomas Lake's time in Georgetown, he worked as a baker at a local bakery and was a member of the local St. George's Anglican Church located along Guelph Street. Both Mary and Thomas remained in Georgetown until their respective deaths in 1915 and 1928.

Glassey and Dale Family

In 1906, Thomas and Mary Lake sold the property to John (1859-1918) and Margaret Glassey (née McCallum) (1861-1944). Born in Georgetown in 1859, John worked at the Barber and Provincial Paper Mills as a paper maker and lived with his children John Jr. (1886-1980) and Ellen (1891-1971).

John died in 1918, leaving the house for his wife Margaret; in 1920, daughter Ellen married LeRoy Dale (1889-1956) and continued to live in the dwelling with Margaret. By 1934, Margaret granted the property to Ellen and moved to the home of her niece, Mrs. Helen Hortop (1876-1954), at 126 Pendrith Avenue in Toronto.

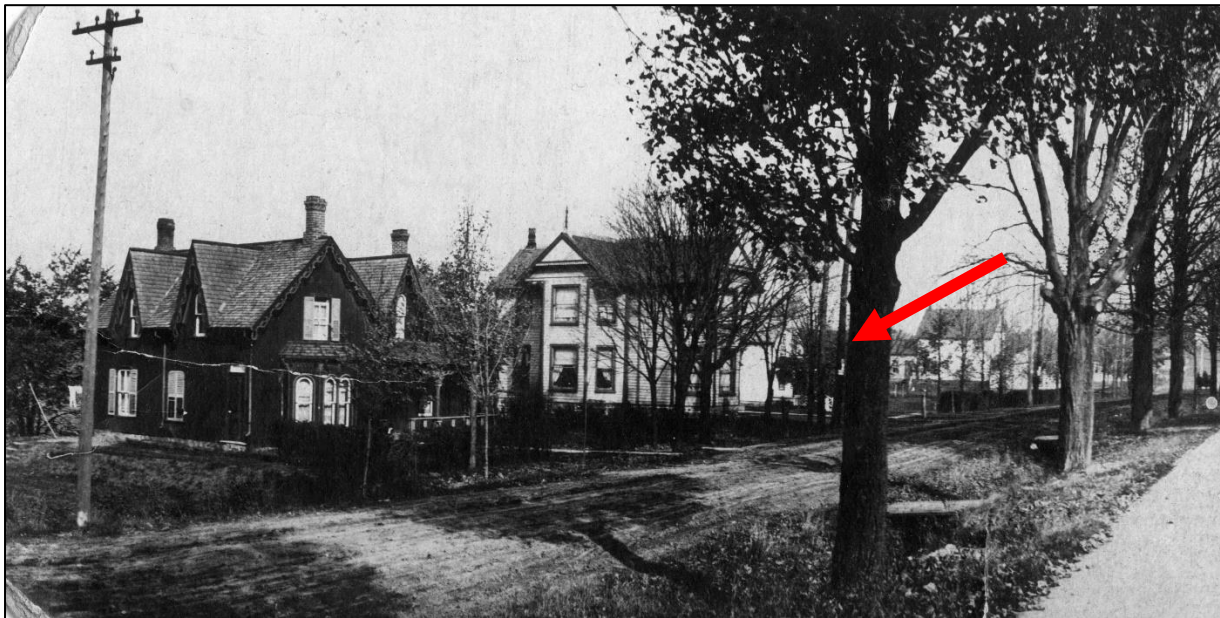


Figure 7: View of Queen Street c.1910 looking northwest towards 9 and 11 Queen Street; 15 Queen Street is obstructed in the background (EHS21543)

Ellen continued to live in the house with Dale, who worked as a lawyer at the Dale and Bennett law firm in Georgetown. Born in Madoc, Dale attended Albert College in Belleville, later graduating from Osgoode Hall in 1914. After graduating, Dale settled in Georgetown in 1914, and practiced as a lawyer at the firm Shilton, Wallbridge, & Dale before transferring to Dale and Bennett in 1930. In 1934, LeRoy was

made King's Counsel and served as the Town Solicitor and Esqueing Township Solicitor on several occasions.

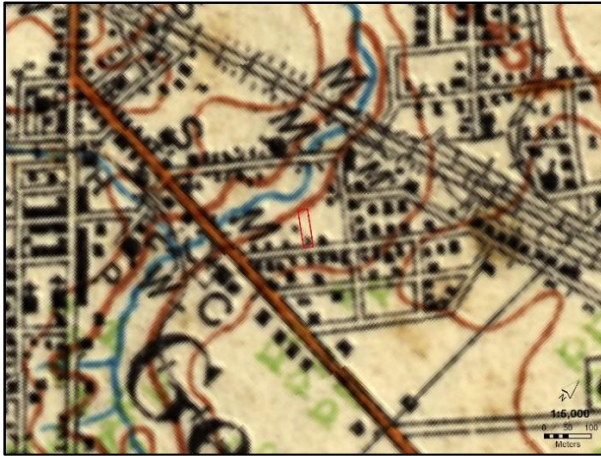


Figure 8: Subject property identified on the 1929 National Topographic Survey



Figure 9: Subject property identified on the 1931 National Topographic Survey

Dale was also involved in local politics, having been elected as a Georgetown Village Councilor in 1919, a Reeve in 1920, and the first Mayor of Georgetown upon the Village's incorporation as a Town in 1922. Dale served as Mayor until 1926, taking a break from politics for two years before returning as Mayor in 1928 for another two-year term.

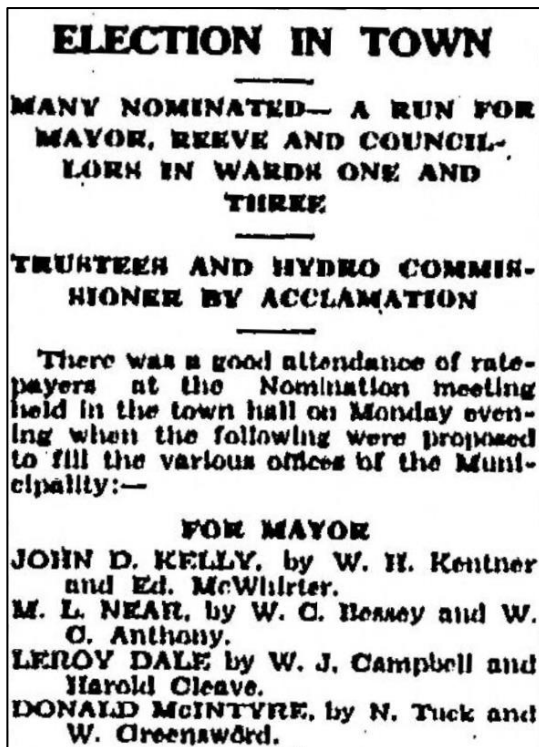


Figure 10: LeRoy Dale listed as one of the candidates for the 1929 Georgetown town election (*Georgetown Herald*, November 28, 1928, p. 2)

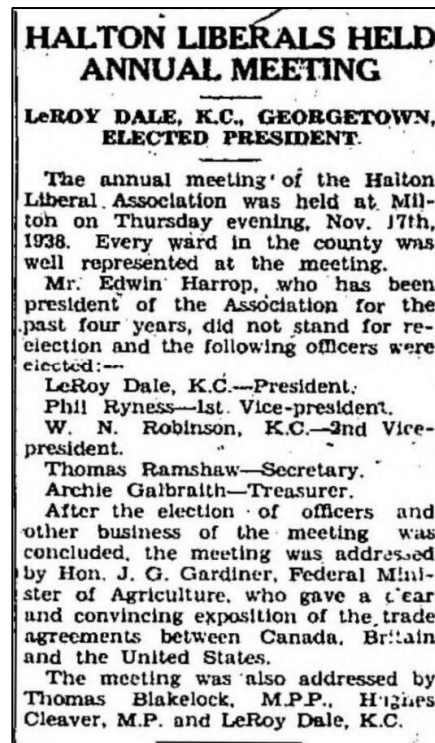


Figure 11: Article announcing LeRoy Dale being Elected as the President of the Halton Liberals Association (*Georgetown Herald*, November 23, 1938, p. 1)

During his time as mayor, Dale oversaw the integration of Georgetown’s first waterworks system. In 1956, he returned to politics and was elected as a Councilor, becoming Chair of Veterans’ Affairs and the Georgetown Firefighters.

Dale was also involved with the local community, being a member of St. John’s Church, where he later presented memorial windows located on the east side of the Church. He was also a president of the Georgetown Red Cross society for several years during and after WWII, and was an honorary president of Branch 120, Canadian Legion, and donated a memorial plaque for the Legion auditorium. Dale served as a prominent member of the Liberal party and had served several terms as the president of the Georgetown Liberal Association. Dale’s interest in sports also led him to become the first president of the Georgetown Arena Company, a private arena constructed by citizens that later became a municipally-owned arena.



Figure 12: LeRoy Dale with the Georgetown Baseball Team, c. 1920 (EHS84)



Figure 13: LeRoy Dale posing with the Georgetown Men’s Group, c. 1920 (EHS1372)

In 1942, Ellen sold the property to John J. Gibbons (1890-1968). Gibbons was born in Eramosa Township, later moving to Acton, and then Albert Street in Georgetown in 1919. During his time in Georgetown, Gibbons opened a barber shop with his business partner along Main Street. In later years, Gibbons operated his own barber shop before becoming involved in local politics in 1931. Gibbons was first elected as a Councilor in 1931, holding the position for three years before running for Mayor. Following the election, Gibbons served a ten-year term from 1934-1943, taking a break from politics in 1943 for 2 years.

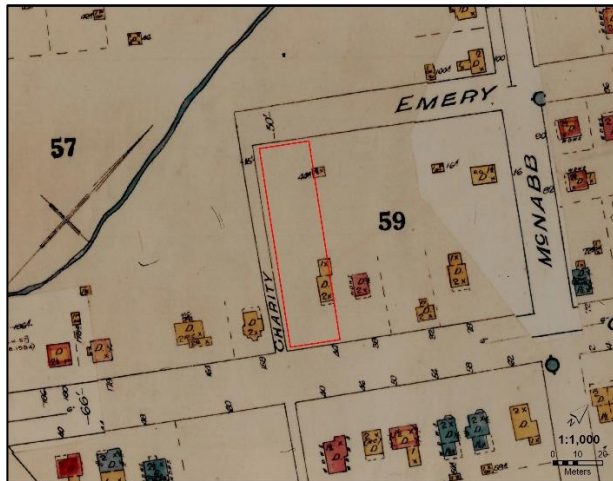


Figure 14: Subject property identified on the 1934 Georgetown Fire Insurance Plan

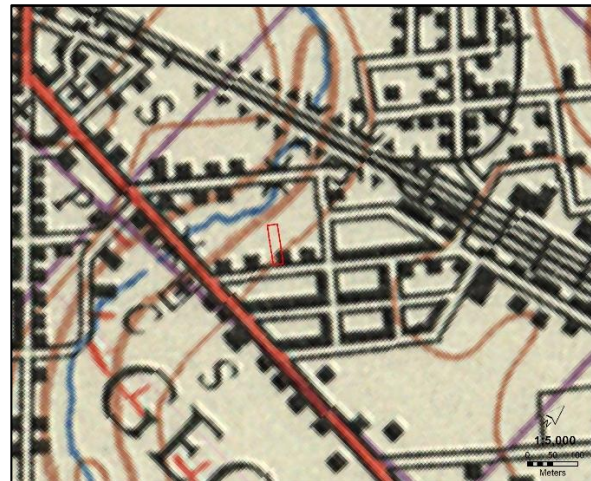


Figure 15: Subject property identified on 1942 National Topographic Survey

Following this break, Gibbons was elected as a Councillor in 1945 and was elected as 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. 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.



Figure 16: Councillor John Joseph Gibbons with Town Council, c. 1930 (EHS00899)



Figure 17: Mayor John Joseph Gibbons, c. 1964 (EHS06900)

While living along Queen Street, Gibbons lived with his wife Harriet (née Sykes) (1895-1996). Harriet was born in Glen Williams to parents Mary and Albert Sykes and attended Georgetown High School. In the early 1920s, Harriett worked in the office of the Morris Saxe Creamery. Harriett lived to be one of Georgetown's oldest residents, reaching the age of 101.



Figure 18: Subject property identified on 1952 aerial photography



Figure 19: Subject property identified on 1960 aerial photography

Kerr and McBride Families

In 1946, Gibbons sold the property to John Kerr (1899-1985) and Mary Kerr (1896-1978), who also lived with their daughter Eileen (1934-2020). John worked as a mechanic and was part of Branch 120 of the Georgetown Legion and the Georgetown Volunteer Fire Brigade. Mary was a part of the Local Council of Women and was elected as President in 1957. By 1958, the Kerr family sold the property to Thomas McBride (1875-1970), relocating to Dorset shortly thereafter.



Figure 20: Eileen Kerr with the Georgetown Girls Pipe Band, c.1948 (EHS00953)



Figure 21: Jack Kerr with the Georgetown Volunteer Fire Brigade, c.1950s (EHS1081)

McBride purchased the property after moving from his farm in Nassagaweya. Originally born in Glen Williams, McBride attended school in Terra Cotta and was an active member of the Orange Lodge in Glen Williams. Shortly after moving to Queen Street, McBride sold the property to Willem and Aske Braam in 1959.

1960s - Present

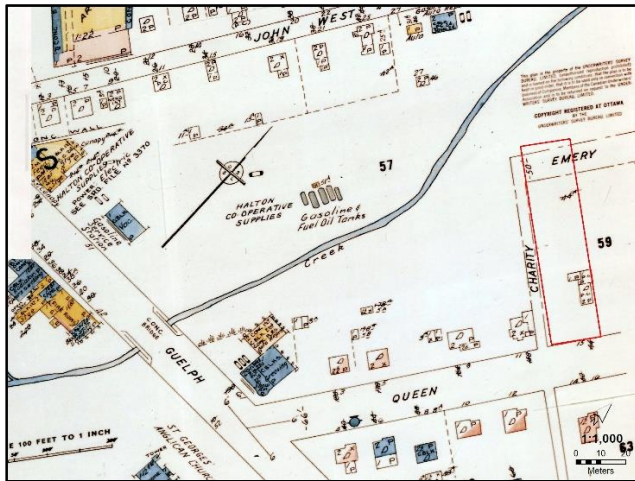


Figure 22: Subject property identified on the 1960 Georgetown Fire Insurance Plan



Figure 23: Subject property identified on 1965 aerial photography

Both Willem Braam (1917-2012) and Aske Braam (1918-2011) (née Haan) were born in the Netherlands and immigrated to Canada in the mid-twentieth century. Willem worked as a stationary engineer and was a member of the First Baptist Church, playing the organ every Sunday during morning service.

In 1967, the Braam family sold the property to Hazel Hill (1967-1968), and moved to Main Street South in Georgetown. Hazel lived on Queen Street for a year before selling the property to Norma Burnside in 1968. Norma owned the subject property for 4 years and sold the property to Kevin Sandifer (b. 1949) in 1972.

Kevin immigrated to Canada at the age of 8 in 1957, and moved to Main Street with his family, arriving from Britain with his mother Bettie, father George, and brother Oliver. While living on Queen Street, Kevin lived with his wife Lynda (née Majuery), after they were married during the same year in 1972. By 1973, the Sandifer family moved, and the property was purchased by James Torswick.



Figure 24: Subject property identified on 1969 aerial photography



Figure 25: Subject property identified on 1974 aerial photography

Torswick worked as a lithographer and lived with his wife Jane who worked as a secretary. The Torswicks lived in the extant dwelling for a short period before selling the house in 1975 and moving to Europe.

In 1975, Laurent Thibault purchased the subject property with his wife, Paulette. Shortly after moving to Georgetown, Laurent began coaching boys' soccer in 1975 and has since become an active member of the community, volunteering for several community organizations.

Overtime, Thibault has served as a chair member for many foundations and organizations, such as the Georgetown Hospital Foundation, the Halton Hills Cultural Round Table, as well as the Economic Pillar Subcommittee of the Town's Sustainability Advisory Committee. Additionally, Thibault has participated on the Board of Governors at McMaster University, the Board of Directors of the Canadian Foundation for Economic Education and has been instated as an honorary life member for the Canadian Association for Business Economics.



Figure 26: Subject property identified on 1977 aerial photography



Figure 27: Advertisement for Portraits from Paulette Thibault (*Georgetown Herald*, November 15, 1978, p. 16.)

In 1981, Thibault sold the subject property to Pauline Shay. Shay owned the property for two years before selling the house to Russell and Caroline Thompson in 1984. In 1986, the property was sold to Daniel Darcy and Pamela Backhouse. The property was sold several times over the years before being purchased by its present owners.



Figure 28: Subject property identified on 1980 aerial photography

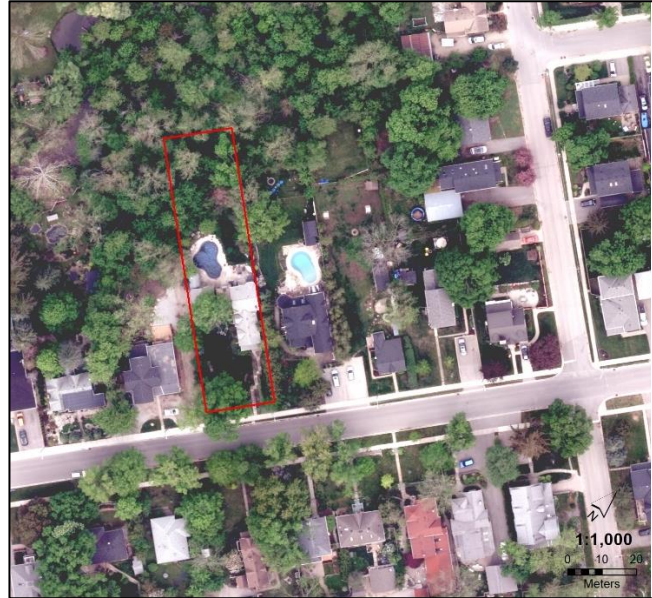


Figure 29: Subject property identified on 2017 aerial photography

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 two-storey frame dwelling with vinyl siding, a hipped-roof, front porch, and rear one-storey addition. The property can be accessed via Charity Lane fronting onto Queen Street.



Figure 30: Subject property identified on 2023 aerial photography

The front (southeast) elevation of the existing two-storey residential building features a one-storey open wooden porch with contemporary wood pillars and railings, a flatheaded tripartite window opening and

a flatheaded doorway opening. Above the front porch, along the second storey, are two flatheaded window openings beneath the gable roof.



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



Figure 32: View of the side (southwest) and front (southeast) elevations of the subject dwelling from Charity Lane (Town of Halton Hills 2024)

The side (southwest) elevation features a flatheaded, tripartite window opening, along with a one-storey projecting bay window with a hipped roof. At the second storey are two gable peaks, each containing a semi-circular window opening beneath the roofline. A contemporary brick chimney is located between the two gable peaks and extends from the first storey past the roofline. The side (northwest) elevation is not visible from the public right of way and is concealed with evergreen coniferous trees.



Figure 33: View of the front (southeast) and side (southwest) elevation (Town of Halton Hills 2024)



Figure 34: View of the side (northwest) elevation from Queen Street (Town of Halton Hills 2024)

Towards the rear (northwest) elevation is a contemporary two-storey rear addition. A contemporary detached single-car garage with a gable roof is also located adjacent to the dwelling on the southwest side of the property.



Figure 35: View of the detached single-car garage from Queen Street (Town of Halton Hills 2024)



Figure 36: View of the rear addition from Queen Street (Town of Halton Hills 2024)

2.3 Architectural Style & Analysis

The existing dwelling located at 15 Queen Street is representative of a vernacular late-nineteenth-century residential building with Gothic Revival architectural influences. The Gothic Revival architectural style was prevalent in Ontario between 1830 and 1900 and was used for a variety of buildings from brick and frame cottages to stone castles. Characteristics of the Gothic Revival style include, but are not limited to, one-and-a-half to two-storeys in massing, a steep gabled roof with decorative wooden bargeboard, a bay window along the front elevation, and dichromatic or polychromatic brick patterns.

Vernacular buildings are not often defined by a particular style of architecture but can be influenced by or feature elements from certain architectural styles. Vernacular architecture is dependent on the local architectural context and is often used to describe buildings reflecting local designs and materials.

The subject dwelling is best described as a vernacular structure, however it also features certain influences derived from the Gothic Revival architectural style, including the two gable peaks on the side (southwest) and bay window along the side (southwest) elevation, as well as the gable roof. The existing porch on the front (southeast) elevation has been modified over time, however, it likely featured decorative Gothic Revival elements such as bargeboard and/or corbels.

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 15 Queen Street has design and physical value, and it is a representative example of a late-nineteenth-century vernacular residential building with Gothic Revival architecture influences in the community of Georgetown. The two-storey frame dwelling features influence from the Gothic Revival style, including elements such as the bay window and two gable peaks along the side (southwest) elevation, and the front porch on the front elevation. The dwelling has retained most of its original form and massing, however, the building has been modified; including alterations to the front porch and window openings beneath the twin gable peaks, as well as the construction of a two-storey rear addition.

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 15 Queen Street has historical and associative value as it is associated with the Glassey and Dale families, and because of its associations with the development of Queen Street during the expansion of the railroad. John Glassey worked at the Barber Paper Mill as a paper maker, alongside his children John Jr. and Ellen. In later years, Ellen was granted ownership of the property, and lived there with her husband, LeRoy Dale. Dale was involved in local politics, having been elected as a Georgetown Village Councillor in 1919, a Reeve in 1920, and the first Mayor of Georgetown upon the Village's incorporation as a Town in 1922. Dale served as the Mayor until 1926 and was re-elected as Mayor in 1928 after a 2-year break. Dale was also involved with the local community, being a member of St. John's Church, where he later presented memorial windows located on the east side of the Church. He was also a president of the Georgetown Red Cross society for several years during and after WWII, and was an honorary president of Branch 120, Canadian Legion, and donated a memorial plaque for the Legion auditorium. Dale's interest in sports also led him to become the first president of the Georgetown Arena Company, a private arena constructed by citizens.

The property is also associated with John J. Gibbons, who opened 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. Gibbons was first elected as a Councilor in 1931, holding the position for three years before running for Mayor. Following the election, Gibbons served a ten-year term from 1934-1943, taking a break from politics in 1943 for 2 years.

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 residential 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 15 Queen Street has contextual value as it serves to define and maintain the late-nineteenth and early-twentieth century character of properties surrounding the former Grand Trunk Railway Station. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within close 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 15 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 15 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.1880s, two-storey vernacular residential building with gable roof, one-storey covered porch, and frame construction;
- The front (southeast) elevation, including:
 - Flatheaded window openings located at the first and second storeys;
 - Flatheaded entryway located beneath the existing covered porch;
- The side (southwest) elevation, including:
 - One-storey projecting bay with three window openings;
 - Twin gable peaks located at the second storey; and,
 - Flatheaded window opening at the first storey.

The two-storey rear addition, one-storey detached garage, side (northeast) elevation, and interiors have not been identified as heritage attributes as part of this report.

5.0 Sources

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