

Research and Evaluation Report



(Town of Halton Hills 2024)

McCuaig-Feller House

2 King Street, Georgetown, Town of Halton Hills

January 2025

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1.0 Property Description

2 King Street, Georgetown	
Municipality	Town of Halton Hills
County or Region	Regional Municipality of Halton
Legal Description	PT LT 23, PL 37, SE OF EMERY ST, AS IN 616429; HALTON HILLS
Construction Date	c.1912
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Robert Waldie
Architectural Style	Edwardian
Additions/Alterations	Rear Addition
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Austin Foster with 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 2 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*.

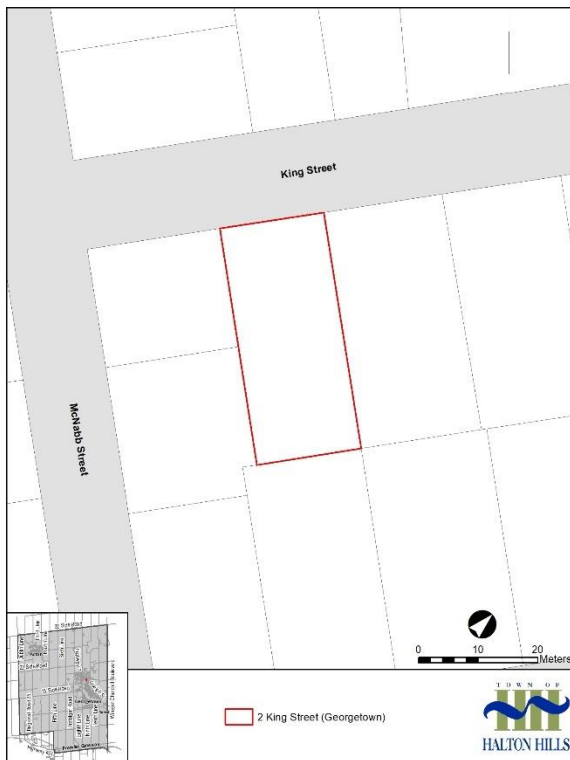


Figure 1: Location Map - 2 King Street



Figure 2: Aerial Photograph - 2 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 Nation.¹

Early European Settlement and Pre-Development

In 1821, the Crown granted 200 acres of Lot 18, Concession 9, in Esquesing Township to John Moore, who subsequently sold the property to George Kennedy (1799-1870) on December 15, 1823. Kennedy first subdivided the land in 1837, selling 13 acres and 3 rods, along with the right to dam the creek, to William and James Barber.² In 1854, Kennedy laid out a survey around the new railway station, and in 1856 Georgetown received its first passenger train. However, many lots remained vacant for years.

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.

² The rod, perch, or pole is an antiquated unit of length used in pre-twentieth-century surveying. In British imperial and U.S. customary units, it is standardized as 16.5 feet, equivalent to 5.0292 meters, or one-quarter of a surveyor’s chain. It also corresponds to 5.5 yards.

Kennedy left the eastern portion of Emery Street undivided and later commissioned James Warren in 1871 to complete the survey for Emery, McNabb, and Rosetta Streets.

In 1870, George Couse Kennedy (1826-1916), the eldest son of George Kennedy, sold Lots 23 and 24 to his uncle, Jacob Kennedy (1809-1884). On July 19 of that same year, Jacob sold Lot 23 to Hugh and Charity Lamb, George Kennedy's eldest daughter.

Hugh Lamb (1813-1906), originally from Ireland, immigrated to Esquesing Township with his family in 1826. During the Upper Canada Rebellion of 1837-1838, he served along the Niagara frontier as an artilleryman before returning to Georgetown to farm in 1839. In 1843, he married Charity Kennedy (1822-1907), and together they had seven children: Sarah Ann (1847-1914), James Emory (1848-1932), George Edward (1849-1916), Mary Louisa (1854-1873), Catharine Amelia (1857-1928), Charles Alfred (1860-1940), and Harriet Victoria (1863-1910).

By 1861, the Lamb family lived in a modest one-and-a-half-storey frame house built in 1850, located about a mile outside Georgetown. Hugh worked as a farm laborer and frequently donated to the local Georgetown Wesleyan Missionary Society.

In 1868, Hugh and Charity Lamb purchased Lot 16, Concession 6, in Mulmur to expand their agricultural holdings, using the subject property as collateral to secure loans to establish their new homestead. The property remained undeveloped during the Lambs' ownership. In 1905, Hugh and Charity sold Lot 23 to Owen and Annie Morris. Annie later sold the lot to Frederick Cook in 1910 for \$135, and Cook subsequently sold it to local builder Robert Waldie in 1912 for \$250.

Robert John Waldie (1876-1938), born to Alexander and Margaret Waldie on Lot 24, Concession 1, Esquesing, near Acton, initially farmed with his father before becoming a carpenter in Georgetown. In this new profession, he constructed several red-brick Edwardian residences in the early twentieth century, including his own home near the subject property on Lot 25 (now 12 McNabb Street). In 1909, Waldie purchased Lot 24, where he began construction on two Edwardian-style brick homes at what would become 17 and 19 McNabb Street. In February 1912, he also acquired Lot 23, the subject property, and proceeded with the construction of a red-brick residence over the summer. By August of that year, the house was completed. The property was subsequently sold to Christina and Robert McCuaig for \$2,950.



Figure 3: Subject property identified on the 1819 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

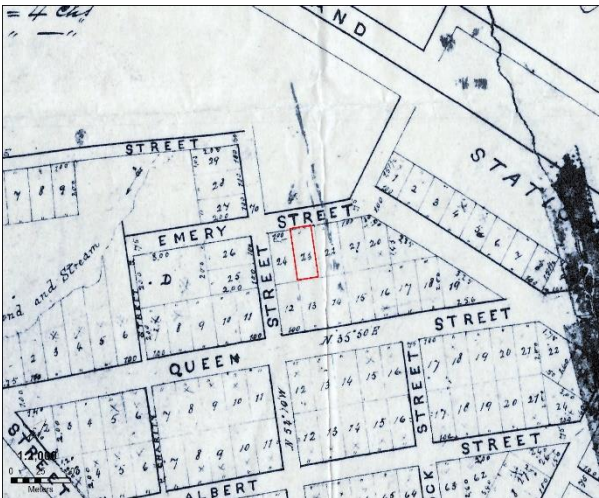


Figure 5: Subject property identified on the 1859 Plan of Town Lots, along what was then known as Emery Street, Georgetown



Figure 6: Subject property identified on the 1909 National Topographical Map

The McCuaig Family

Robert Roderick McCuaig (1875-1957) was born on May 15, 1875, in Bryson, Quebec, to Scottish parents. He relocated to Toronto in the mid-1890s, where he worked as an iron moulder and eventually advanced to the position of foundry supervisor. On June 14, 1900, he married Christina Towers Chalmers (1874-1968) in Toronto, and shortly afterward, the couple moved to Georgetown where they raised five children: John Chalmers (1901-1986), Marion Kathleen (1902-2002), Robert Murchison (1904-1987), Edith Doreen (1906-1988), and Audrey Christine (1916-2008).

Between 1912 and 1922, Robert worked as a farm manager in Georgetown and earned an annual wage of \$7,500. The 1921 Census describes the McCuaig family home as a six-room brick residence, occupied by Robert, Christina, and their five children. In the winter of 1922, Robert accepted a job as a crane operator, prompting the family to return to Toronto. They purchased a house at 155 Glendale Avenue in

the Hyde Park neighborhood and in January 1923, Robert and Christina McCuaig sold the subject property to Frank Fisher for \$5,250. Fisher subsequently sold the property to Arnim Feller in 1925 for \$5,000.



Figure 7: Subject property identified on the 1915 *National Topographic Map*

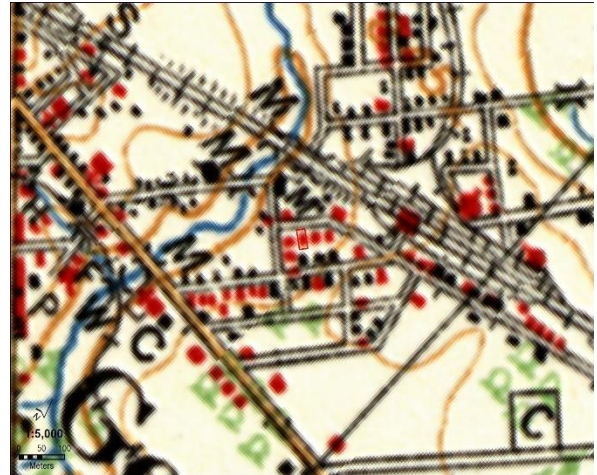


Figure 8: Subject property identified on the 1922 *National Topographic Map*

The Feller Family

Arnim “Ernie” Hulbert Feller (1882-1972) was born in Suffolk, England, and immigrated to New York with his family in 1907. In 1908, they relocated to Canada and settled in Georgetown. Ernie then joined the Harley-Kay knitting machinery firm, serving as the firm’s manager until it became Harley-Kay-Marsland and relocated its operations from Georgetown’s Water Street to Kitchener in the 1930s.



Figure 9: An advertisement for a Machinist Apprentice posted by Arnim Feller on behalf of Harley-Kay Ltd. (*Georgetown Herald*, March 10, 1920, p. 4)



Figure 10: A view of the Harley Kay Knitting Factory in 1913 (EHS 13477)

In April 1913, Ernie married Lucy Ellen Lake (1892-1996). The couple had two children, Mary Holley (1919-1976) and Floria Elizabeth (1921-2024). In 1925, the Fellers purchased the subject property (then known as 2 Emery Street) for \$5,000.

Both Ernie and Lucy were active members of the Georgetown community. They attended St. George Anglican Church, and Ernie was engaged in local politics. He was nominated as Ward 2 councillor first in 1922 but declined. However, in 1927, he accepted the nomination and was elected as Ward 2 councillor. From 1927 to 1932, he served as the chairman of the Georgetown Water and Fire Committee.

Ernie Feller was a founding member of the Georgetown Lions Club in 1931 and served as its first Vice President. In addition, he held leadership roles in local Masonic organizations, including serving as principal of the Halton Chapter of Royal Arch Masons in 1930 and as a Shriner in 1933. Lucy Feller was equally active in local organizations and was a prominent member of the Georgetown Women's Institute (GWI). She hosted weekly meetings at the subject property from the 1930s to the 1960s and was elected president of the GWI in 1934. Lucy was known for hosting garden parties and numerous social events on the subject property.



Figure 11: Members of the Georgetown Women's Institute dress in pioneer costumes to celebrate the group's 50th Anniversary in 1953. Lucy Feller is the first figure on the left in the front row (EHS 00158)



Figure 12: Subject property identified on the 1931 National Topographic Map

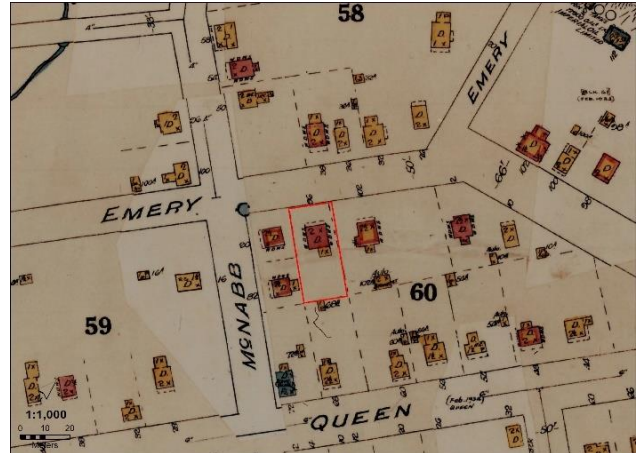


Figure 13: Subject property identified on the 1934 Georgetown Fire Insurance Plan

In the spring of 1945, Ernie accepted a position as Master Mechanic at Provincial Paper Ltd., where he worked until his retirement in 1952. The Fellers remained on the subject property during their retirement, often hosting gatherings both at their home and at their cottage in Inverhuron. Ernie died on May 4, 1972, after which the subject property was transferred to Lucy in June 1972. Lucy continued to live at the property until 1981 when she sold the property to the Brand family and moved to the Bennett Long-term Care Centre in Georgetown. The Brand family then sold the property to its current owners in 1985. Lucy died on January 15, 1996, at the age of 104, then the oldest resident of Georgetown. At 104, Lucy's daughter, Floria, became one of Halton's oldest residents before passing away in 2024.



Figure 14: Subject property identified in 1952 Orthographic Imagery



Figure 15: Subject property identified in 1969 Orthographic Imagery



Figure 16: Subject property identified in 1980 Orthographic Imagery



Figure 17: Subject property identified in 1990 Orthographic Imagery

2.2 Property & Architectural Description

The subject property is located along the southeast 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. A one-and-a-half storey accessory structure is located at the southeastern corner of the lot. The property can be accessed by vehicle via an asphalt driveway, located along the side (southwest) elevation, fronting onto King Street. The property is legally described as PT LT 23, PL 37, SE OF EMERY ST, AS IN 616429; HALTON HILLS.



Figure 18: Front (northwest) Elevation (Town of Halton Hills 2024)

The front (northwest) elevation features a one-storey covered wooden porch footed by a wooden scalloped knee-wall, with painted square wooden columns arranged in an asymmetrical twin configuration topped with a thick architrave and plain eaves. The first storey of the front elevation is an asymmetrical design featuring a flatheaded entrance with stone lintel, flanked by a large flatheaded window opening with stone lintel and sill, and a smaller flatheaded window opening with a stone lintel and sill. The second storey features two symmetrically placed, flatheaded window openings, with stone sills and lintels. Contemporary black shutters flank every window of this elevation. Above the roofline is a dormer with a hipped roof, vinyl cladding, and a tripartite window opening.



Figure 19: Looking northeast up King Street. Subject property on right (Google Street View, 2009)



Figure 20: Looking southwest down King Street. Subject property on left (Town of Halton Hills, 2024)



Figure 21: Obstructed partial side (southwest) elevation of the existing dwelling (Town of Halton Hills 2024)

The side (southwest) elevation features two flatheaded window openings with stone sills and lintels on the first storey, and a single, narrower flatheaded window opening with a stone sill and lintel on the southeastern-most section of the second storey. The southwest elevation of the residence is bisected by a chimney that extends above the eaves.



Figure 22: Side (northeast) elevation (Town of Halton Hills 2024)

The side (northeast) elevation includes four flatheaded window openings with stone sills and lintels, positioned asymmetrically and varied in size, with three at grade and one on the second storey. Above the roofline, a dormer with a hipped roof and vinyl cladding contains a tripartite window opening. A contemporary two-and-a-half storey rear addition, clad in vinyl siding, is also visible from this elevation.

2.3 Architectural Style

The Edwardian style, or Edwardian Classicism, emerged during the twentieth 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 feature 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 2 King Street features smooth red brick cladding, a hipped roof, a central dormer along the front (northwest) elevation and side (northeast) elevation, a one-storey wooden covered porch with white painted square columns, and an American Four-Square layout typical to Edwardian style dwellings.

The James Warren survey area of the former Grand Trunk Railway neighborhood, including Emery, McNabb, and Rosetta Streets, was primarily developed in the early twentieth century, and the existing residential dwellings in this area showcase some of the finest examples of Edwardian Classical

2 King Street | PT LT 23, PL 37, SE OF EMERY ST, AS IN 616429; HALTON HILLS

architecture in Halton Hills. The subject property exemplifies this architectural style, reflecting the characteristic design and development patterns of the neighbourhood.



Figure 23: Designs for a contemporary Edwardian Residence (C.L. Bowes, *Our book of modern homes*. NY: Biowes, C. L., Nassau Lumber Co. 1924), 71.



Figure 24: Designs for a contemporary Edwardian Residence (C.L. Bowes, *Our book of modern homes*. NY: Biowes, C. L., Nassau Lumber Co. 1924), 76.



Figure 25: Edwardian style home located at 5 King Street (Town of Halton Hills 2024)



Figure 26: Edwardian style home located at 19 McNabb Street (Town of Halton Hills 2024)



Figure 27: Edwardian style home located at 4 King Street (Google Streetview 2017)



Figure 28: Edwardian style home located at 17 McNabb Street (Town of Halton Hills 2024)

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 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 Robert Waldie in 1912, the two-storey residential building exhibits features typical of the style including a hipped roof, central dormer along the front (northwest) and side (northeast) 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, and a wooden knee-wall.

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 2 King Street is directly associated with Robert John Waldie (1876-1938), one of Georgetown's most prolific builders of Edwardian residences in the early twentieth century, as well as the prominent Feller family. Waldie constructed the residence in 1912, along with three other Edwardian homes at 12, 17, and 19 McNabb Street between 1909 and 1912. The first family to own the subject property, the McCuaig family, lived in the residence for a decade while Robert Roderick McCuaig (1875-1957) worked as a farm manager in Georgetown before selling the property to Arnim and Lucy Feller in 1922.

Arnim "Ernie" Hulbert Feller (1882-1972), who managed the Harley-Kay knitting machinery firm before becoming Master Mechanic at Provincial Paper Ltd., also served as Ward 2 Councillor and chaired Georgetown's Water and Fire Committee. He co-founded the Georgetown Lions Club and held leadership roles within the local Masonic community. His wife, Lucy Ellen Feller (née Lake) (1892-1996) was an active member of the Georgetown Women's Institute (GWI), hosting weekly meetings from the 1930s through the 1970s and serving as GWI president in 1934. Both Lucy and her daughter Floria Elizabeth (1921-2024) both became Georgetown's oldest residents, each living to the age of 104, with Lucy passing in 1996 and Floria in 2024.

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 2 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 2 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 2 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 (northwest) elevation, including:
 - o The covered wooden porch with square wooden columns, knee wall, and plain eave detailing;
 - 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.

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