

Research and Evaluation Report



(Town of Halton Hills 2024)

Pinegrove Cottage

53 Charles Street, Georgetown, Town of Halton Hills

January 2025

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1.0 Property Description

| 53 Charles Street, Georgetown | |
|------------------------------------|--|
| Municipality | Town of Halton Hills |
| County or Region | Region of Halton |
| Legal Description | PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2, 20R11480, S/T 115332, 788609; HALTON HILLS |
| Construction Date | c.1887 |
| Original Use | Residential |
| Current Use | Residential |
| Architect/Building/Designer | John McDermid |
| Architectural Style | Italianate |
| Additions/Alterations | Contemporary Garage |
| 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 53 Charles Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.



Figure 1: Location Map - 53 Charles Street

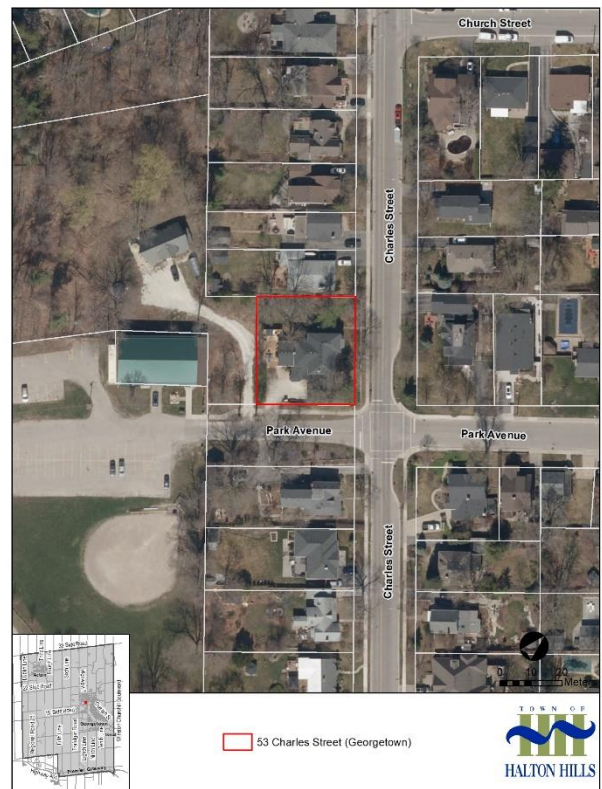


Figure 2: Aerial Photograph - 53 Charles Street

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

The Young and Barber Survey

Georgetown’s Park District developed within the eastern portion of Lot 18, Concession 8, Esquesing Township, over the late-nineteenth and early-twentieth centuries. In 1844, the Crown granted the 200-acre lot to Christian Barnes, who later sold the eastern 52 acres to Joseph Pratt. In 1853, Pratt sold this land to prominent Georgetown businessmen William Barber (1809-1887) and James Young (1820-1888).

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.

Between 1853 and 1854, Young and Barber surveyed their portion of Lot 18, subdividing it into over 150 village lots. They named three streets running northwest to southeast, parallel to Main Street: Market Street, after the reserved block designated as the village market square and fairground; Edith Street, after Young's sister-in-law, Edith Phillips; and Charles Street, after Young's eldest son. Streets running southwest to northeast, intersecting Main and Charles Streets, included: Young Street, named for James Young; Church Street, for its proximity to Knox Presbyterian Church on Main Street and the Congregational Church behind it; Factory Street, later renamed Park Avenue in 1953, originally referring to the series of factories along this road northeast of Main Street; William Street, in honour of William Barber; and Joseph Street, after Barber's father, Joseph Barber.

The Young and Barber Survey aimed to accommodate Georgetown's expanding population driven by the village's industrial growth. The area's proximity to nearby industries and to Main Street, Georgetown's commercial center, made it an attractive location for middle-class residential development. Lot prices ranged from \$50 to \$300 in the 1860s. Lot sizes ranged from a quarter acre to a full acre, with the largest lots located along Charles and Young Streets. Lots on Charles, Market, and Edith Streets were among the first sold, with many buyers purchasing adjoining lots for garden spaces, investment purposes, or additional building space. By the late-nineteenth century, the Park District had become a prestigious neighborhood, attracting prominent industrialists, successful main street merchants, and affluent professionals.

William Barber retained ownership of Lots 148 and 149 (the subject property) until 1884, when he transferred them to his nephews, Joseph Barber (1839-1906) and John Roaf Barber (1841-1917), for \$1. The lots remained vacant until March 1887, when the Barber brothers sold Lots 148 and 149 to John and Ellen McDermid for \$260.



Figure 3: Subject property identified on 1858 Patent Plan (Town of Halton Hills 2024)

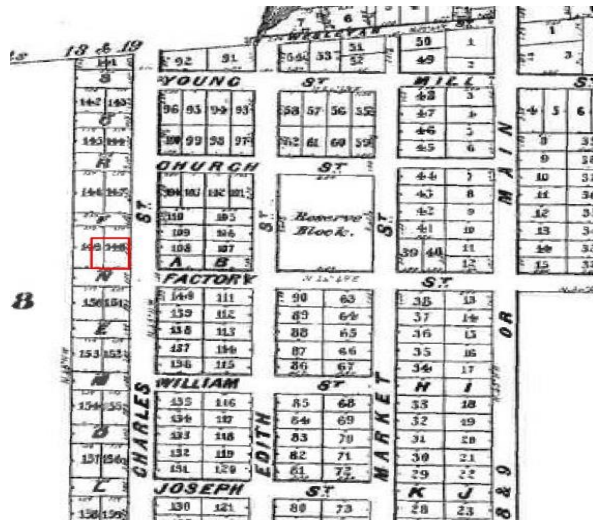


Figure 4: Subject Property identified in 1877 Illustrated Historical Atlas of the County of Halton, Ontario (Town of Halton Hills 2024)

The McDermid Family

John McDermid (1832-1897) was born in Lanarkshire County, Scotland, where he initially worked with his father as a grocer and merchant. In 1857, McDermid married Ellen McIntyre (1834-1912), and the couple moved to Glasgow to live with Ellen's family before immigrating to Canada in 1862. The McDermids first settled in Toronto before relocating to Stratford, Ontario where John worked as a stove clerk. During this period, the McDermids had six children: Ellen (1862-1928), Kate (1867-1897), Jessie (1868-1931), Duncan (1871- 1934), Maggie (1873-1943), and John (1874-1939).

The McDermid family moved to Georgetown in 1880, where the family joined Knox Presbyterian Church on Main Street and John established himself as a grocer and bookkeeper. In 1885, John established "The Star Grocery" at the corner of Mill and Main Streets in the McLeod Block and gained a reputation as "the most reputable merchant of his line in the county of Halton" (*Toronto Daily Mail*, June 24, 1893). By 1891, the store employed three workers, including John McDermid's sons, John and Duncan.



Figure 5: An Advertisement for The Star Grocery (*Georgetown Herald*, March 31, 1892, p. 3)



Figure 6: A delivery wagon in front of Star Grocery on Main Street, owned by J. M. McDermid. c.1880s (EHS 0104270)



Figure 7: McDermid's shop on South-West corner of Main and Young (Mill) Streets in 1898 (EHS 01087)

53 Charles Street | PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2, 20R11480, S/T 115332, 788609; HALTON HILLS

In March 1887, John and Ellen McDermid purchased Lots 148 and 149 (two acres) from the Barber brothers and soon commenced construction of their new family residence, Pinegrove Cottage. The residence was built using bricks salvaged from the original Knox Presbyterian Church on Main Street, which was demolished in 1887 to allow for a larger stone building. The existing house, completed in 1889, was described in 1893 as a “twelve-room brick cottage surrounded by commodious grounds ornamented with flowering plants, trees, and shrubs, backed by clusters of tall pine trees” (*Toronto Daily Mail*, June 24, 1893).



Figure 8: c.1886 photograph of the original brick Knox Presbyterian Church erected in 1867 and dismantled in 1887. The dismantled bricks were used to construct Pinegrove Cottage (EHS 00447)

The McDermid family became prominent in Georgetown’s social and business community. Ellen hosted cooking classes at her husband’s shop throughout the 1890s, while John maintained connections with local elites, hosting events at Pinegrove Cottage attended by prominent figures, including Hugh McKay, Dr. Nickell, R.J. Creelman, and Dr. Webster. Their son, John McDermid III, was a member of the local lawn bowling club. In February 1897, John McDermid became ill and died within a month, leaving an estate valued at \$6,557.04. Ellen managed Star Grocery until John McDermid III assumed ownership, later selling the business to become the village postmaster in 1912. Meanwhile, Duncan and Maggie McDermid relocated to Manitoba.

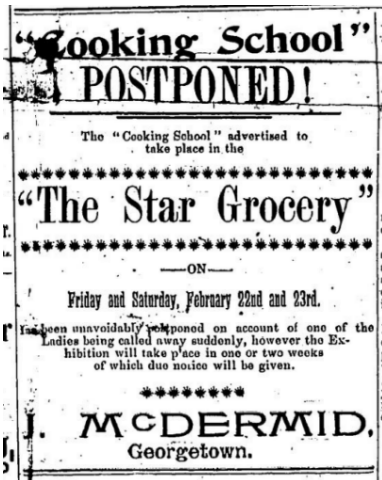


Figure 9: An announcement from Ellen McDermid's cooking school posted in the *Georgetown Herald* on February 20, 1895, p. 2



Figure 10: A 1907 photograph of the Georgetown Lawn Bowling Club, John McDermid III identified in red (EHS 00117)

After John McDermid's death, Pinegrove Cottage remained a central family residence. Daughter Ellen McDermid married local baker Samuel Byron Worden (1856-1929) in 1905, and they lived on the subject property with Ellen McDermid Sr. until her death in 1912 when the property was transferred to Ellen and Samuel Worden for \$1.

Following her mother's death, Ellen McDermid Worden (1862-1928) and her husband, Samuel Byron Worden, continued to live at the McDermid family home on Charles Street for another decade. Despite their affiliation with different Christian denominations (Samuel being Baptist and Ellen being Presbyterian) the couple attended their respective churches separately and often supported each other's congregational events, regularly hosting social gatherings at Pinegrove Cottage for members of both congregations. The 1921 census notes Samuel's dual occupations as a baker and deliveryman. He was widely respected in the community, with active memberships in the Credit Lodge, Halton Chapter R.A.M., and the Baptist congregation.

From 1925, both Ellen and Samuel's health began to decline. Ellen's extended illness culminated in her death on February 18, 1928, at Guelph General Hospital. Later that year, her estate transferred to Samuel, who subsequently moved to his brother Adolphus Worden's residence near Acton, where he died on January 28, 1929. Samuel Worden's estate was sold in December 1932 to Joseph McAndrew, who held the property briefly until his death in 1934. The property changed ownership several times thereafter, until it was purchased by Leonard Bell in 1941 for \$16,000.



Figure 11: Subject property identified on the 1922 Fire Insurance Plan (Town of Halton Hills 2024)



Figure 12: Subject property identified on the 1931 topographical survey

The Bell Family

Leonard Bell (b. 1913) and Ellen Margaret Buchanan Bell (née Shepard) (b. 1915) married in June 1939. Two years later they purchased the subject property, where they raised their four children: Richard, Dennis, Ellen, and Brenda. Leonard built his career in manufacturing, advancing to become manager and part-owner of Georgetown Clay Products Ltd. on King Street, while Ellen pursued a career in biological research and eventually trained as a chemical engineer. Ellen was active in community affairs, holding leadership roles within Georgetown's Imperial Order Daughters of the Empire (IODE). She served as Regent of the IODE in 1941 and again in 1945, frequently hosting meetings and weekly tea gatherings at their Charles Street home. By 1942, the Bell family employed both a maid and a gardener.

The Bell family maintained a summer residence at Eight-Mile Point on Lake Simcoe, where they often hosted Georgetown guests. Leonard was involved in various recreational activities, including the Georgetown Hockey Club, Lawn Bowling Club, horseshoes, and tennis. In 1942, he ran for Ward 3 councilor, garnering 100 votes but ultimately losing the election.

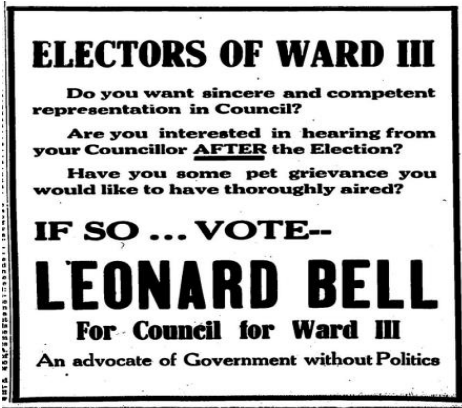


Figure 13: A campaign advertisement for Leonard Bell posted in the *Georgetown Herald* (December 2, 1942 p.4)



Figure 14: Georgetown Clay Products sponsors a Legion lunch to support the war effort. Leonard Bell is named as plant manager in the *Georgetown Herald* (March 17, 1943. p.4)

On January 5, 1944, Leonard enlisted in the Royal Canadian Air Force, leaving for Edmonton in February for training. By July, he was stationed in St. Thomas, Ontario and graduated there as a flight engineer. He was later stationed in Moncton, New Brunswick, and by December 1944 had arrived in England. Leonard returned to Canada in September 1945, arriving in Quebec City aboard the *Empress of Scotland*, where Ellen greeted him before they returned together to Georgetown. Following his discharge, he resumed his managerial role at the Georgetown Clay Products plant in 1946, a role that his brother William had filled from 1944 to 1946.

Between the 1940s and 1960s, Leonard made several modifications to the Charles Street property. Around 1941, he built a barn where the family kept horses that they exercised at the Georgetown Fairgrounds. The property featured an orchard with plum, apple, and peach trees, and a large chestnut tree on the front lawn. Leonard excavated a swimming hole behind the house, used by both the children and horses. He replaced damaged bricks on the house with bricks from his brother William Bell's brickworks and, in the mid-1950s, painted the exterior bricks white. During this time, Leonard replaced several windows and the home's original oval-top wooden shutters with replicas. Leonard also added an extension to the rear of the home, featuring a fireplace and chimney constructed from his brother's bricks. A flagstone terrace overlooked the orchard and paddock on the northwest side of the house, and a two-bay garage was built on the southeast side in the early 1950s; this garage later served as a home office. Interior floors were replaced using reclaimed wood from the old armoury and drill hall.



Figure 15: A 1952 aerial photograph of the subject property. The existing residence is identified in red (Town of Halton Hills 2024)

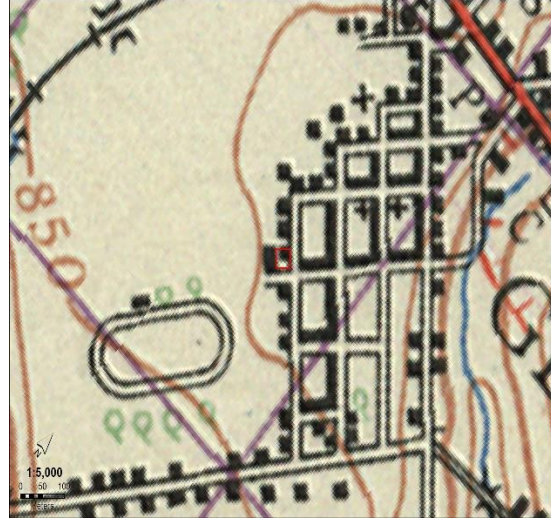


Figure 16: Subject property identified on 1942 *Fire Insurance Plan* (Town of Halton Hills 2024)

The Bell family was very active in the Georgetown community. In 1949, Leonard established Georgetown's first tennis club and lead the construction of three horseshoe pits at the fairgrounds. Ellen contributed to community life by teaching figure skating and helping to organize the Georgetown Arts and Crafts Association. By the early 1950s, she served as the head of the association, which often held meetings at members' homes, including Pinegrove Cottage.

In April 1959, Leonard Bell acquired a warehouse on John Street to establish Kippin-Ker Boat Works, producing small craft for the Royal Canadian Navy. By 1951, Bell filed a patent for a reinforced plastic hot water tank. H.M.S. Associates manufactured the hot water tank at the John Street factory, meeting demands from Georgetown's post-war housing boom. Kippin-Ker also produced synthetic oil fuel tanks and developed a line of fiberglass boats. One of Bell's best-known models, a 15-foot hull designed for outboard motors, weighed only 220 pounds and cost \$350, featuring built-in flotation tanks. To demonstrate the boat's resilience, Bell staged a public demonstration, shooting the boat multiple times with a high-caliber revolver and then dropping it from a second-storey window.



Figure 17: A 1951 photograph of Leonard Bell in the *Georgetown Herald* (May 9, 1951, p. b6)



Figure 18: Job posting for Leonard Bell's Kippin-Ker Boat Works in the *Georgetown Herald* (March 18, 1953, p. 6)

In 1957, Leonard pursued a business venture in Cadillac, Michigan, prompting the family to relocate temporarily while renting out the Charles Street property to various tenants. In 1958, William and Ellen McMillan Sinclair moved into the property, followed by Paul Weber and his family, who lived there from 1958 to 1960. A basement fire in March 1958 caused minimal damage but required minor interior repairs. The Bells returned to the property around 1960. The accessory structures at the rear of the residence were demolished between 1960 and 1965 to clear road access following a 1.5-acre severance of the southwest portion of Lot 149. Following a marital separation in 1969, Ellen sold the property in June 1970 to Boyd Clifford Hoddinott.

The Hoddinott Family

Dr. Boyd Clifford Hoddinott (b. 1942) was born in Parry Sound, Ontario. His father, Boyd Hoddinott Sr. worked as a supervisor for Canadian Industries Limited in Hamilton. The Hoddinott family later relocated to Carlisle and subsequently to Waterdown in the 1950s, where Dr. Hoddinott completed his high school education. He then attended McMaster University, earning a Bachelor of Science degree and playing for the Marauders football team. Hoddinott later graduated with high honors from the Schulich School of Medicine and Dentistry at the University of Western Ontario in 1968, followed by an internship at Toronto Western Hospital, completed in 1969.

In 1968, Dr. Hoddinott married Jane Lindley (b. 1943) of Burlington. The couple initially resided in Georgetown with Jane's uncle, B.T. Lindley, superintendent of business and finance for the Halton Board of Education. Dr. Hoddinott established his medical practice in Georgetown in July 1969 at 36 Main Street South, relocating to the Georgetown Medical Centre at 18 Princess Anne Drive in September 1975.

The Hoddinotts purchased the subject property in 1970 and began several interior and exterior restorations and renovations. A December 18, 1991, article in the *Georgetown Herald* remarked of Pinegrove Cottage that it was "impossible to describe the profusion of decorative touches in this large house. Only the steady stare of the camera could catch all these elements and freeze them for quiet contemplation," continuing to describe the house's "dramatic" entrance hall and a "huge, high-ceilinged drawing room" featuring a white marble fireplace.



Figure 19: Subject property identified in 1980 aerial photography (Town of Halton Hills 2024)



Figure 20: Subject property identified in 1990 aerial photography (Town of Halton Hills 2024)

Dr. Hoddinott was an active member of the Georgetown community. In 1972, he founded the Georgetown Racquet Club, participating in the Georgetown Squash Club and winning the Georgetown Racquet Club Championship Trophy six times between 1975 and 1981. Throughout the 1980s, he also coached Georgetown High School's baseball team. By the mid-1970s, Dr. Hoddinott gained recognition as a skilled hypnotist, frequently lecturing on therapeutic hypnosis at universities across Southern Ontario.

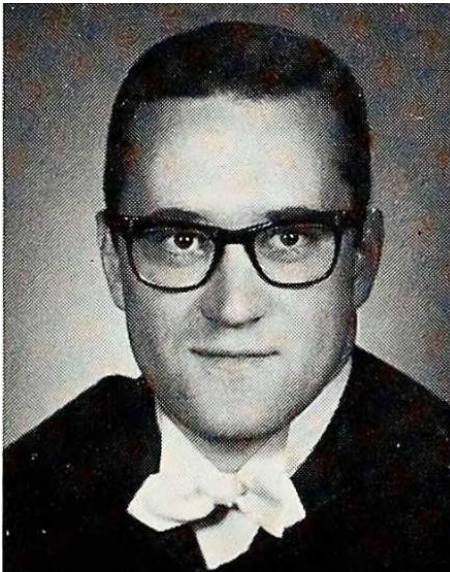


Figure 21: A portrait of Boyd Clifford Hoddinott c.1950s (Canada, Selected School Yearbooks, 1901-2010 via Ancestry.)



Figure 22: Dr. Hoddinott lectures on the medical benefits of therapeutic hypnosis at Western University (*Georgetown Herald*, January 16, 1980, p. 11).

Jane Hoddinott sold the Charles Street property in September 1994. In March 1995, Dr. Boyd and Jane Hoddinott relocated to Bellefontaine, Ohio, where Dr. Hoddinott established a new medical practice.

53 Charles Street | PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2, 20R11480, S/T 115332, 788609; HALTON HILLS

The new residents retained ownership until 2016, when the subject property was sold to its current owner.



Figure 23: Subject property identified in 2002 aerial photography (Town of Halton Hills 2024)

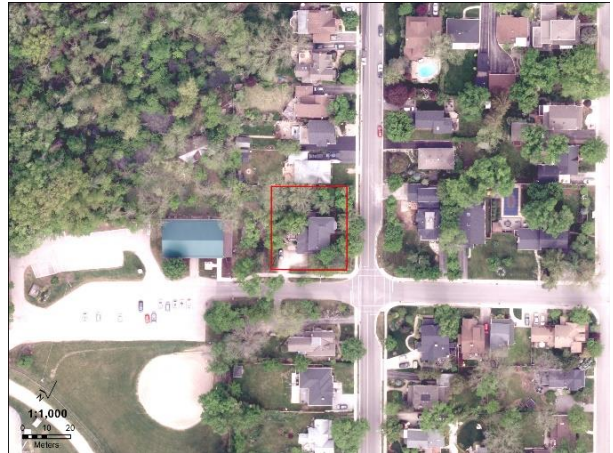


Figure 24: Subject property identified in 2017 aerial photography (Town of Halton Hills 2024)

2.2 Property & Architectural Description

The subject property is located on the southwest corner of Charles Street and Park Avenue, northwest of the Georgetown Fairgrounds entrance in the community of Georgetown within the Town of Halton Hills. The property is a square shaped lot and features a two-storey brick dwelling with a rear one-storey addition, and a two-bay garage. The property can be accessed by vehicle via a paved driveway off Park Avenue. The property is legally described as PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2, 20R11480, S/T 115332, 788609; HALTON HILLS.



Figure 25: Subject property identified in 2023 aerial photography (Town of Halton Hills 2024)



Figure 26: Front (northeast) elevation of the existing dwelling (Town of Halton Hills 2024)

Front (Northeast) Elevation

The residence on the subject property is a two-storey Italianate-style structure constructed of yellow-painted red brick laid in a common bond pattern, with a mildly-pitched hipped roof. A white-painted cornice extends around the perimeter of the building, capped by projecting eaves with a boxed soffit design.

The front (northeast) elevation is divided into two bays: a projecting portion at the northwestern end and a stepped-back portion extending eastward. The projecting portion is dominated by a prominent two-storey bay, with four window semi-circular openings on each storey. The bay's front face includes tall, narrow twin semi-circular arched windows, each topped by a rounded-arch hood mould in white-painted brick and standing on stone sills. Identical single window openings are extant on the bay's diagonal walls. Above the first-storey windows, an inset dog-tooth brick pattern separates the first and second storey bay windows.



Figure 27: The projecting bay on the Front (northeast) elevation of 53 Charles Street (Town of Halton Hills 2024)



Figure 28: Inset "dogtooth" brick detailing on the projecting bay of 53 Charles Street (Town of Halton Hills 2024)

The stepped-back portion of the elevation includes an entrance located adjacent to the projecting wall. A modern door is flanked by sidelight windows and capped by a transom, all crowned by a sunburst pediment consisting of painted wood. To the left of the entryway, a single flat-headed rectangular window opening on the first storey is topped by a brick soldier-course lintel.

On the second storey of the stepped-back portion, a single, segmentally arched window opening is aligned vertically with the first-storey window opening below, topped with a rounded-arch hood mould in painted brick and seated on a stone sill. To the right, a header-framed octagonal window with a matching rounded arch hood mould in painted brick is situated above the entrance. The infilled segmental arch, matching hood mould, interrupted brick pattern, and painted wooden boards aligned with the sill of the adjacent window suggest that the octagonal window may represent a later, period-appropriate alteration to the façade.



Figure 29: Front entry featuring sidelight windows, transom, and wooden sunburst pediment (Town of Halton Hills 2024)



Figure 30: Second storey octagonal window featuring infilled segmental arch and hood mould (Town of Halton Hills 2024)



Figure 31: Side (southeast) elevation (Town of Halton Hills 2024)

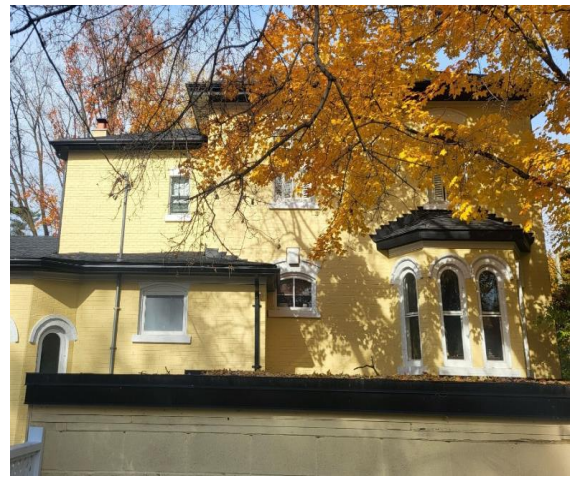


Figure 32: Side (southeast) elevation (Town of Halton Hills 2024)

Side (Southeast) Elevation

The southeast elevation comprises three distinct sections: the northeastern block, the center block, and the southwestern block. The northeastern block features a single-storey bay window projecting from the wall at the first storey. This bay features paired narrow, semi-circular window openings on its front face,

each topped by a rounded arch hood mould in painted brick with stone sills. The bay's angled sides contain single windows of identical form and detailing. To the left of the bay window, a small segmentally arched window opening features a keystone and rounded hood mould set atop a stone sill. The second storey features two evenly spaced segmentally arched window openings, each with hood moulds and stone sills.

The first storey of the center block projects slightly beyond the wall of the front block and is dominated by a five-faced polygonal bay capped with a shallow hipped roof. The front face of the bay includes paired narrow, semi-circular window openings, each topped by a rounded arch hood mould in painted brick and resting on stone sills. Each of the four diagonal walls of the bay contains an identical single segmentally arched window opening with a rounded arch hood mould in painted brick and stone sills. Positioned to the right of the bay on the northeast portion of the first storey of the center block is a single, small, segmentally arched window opening with a stone sill. The southwest wall of this projecting portion features a segmentally arched window opening set with a stone sill. Positioned to the right of this window is a secondary entrance that provides access to the driveway.



Figure 33: Projecting Bay on the southeast elevation of 53 Charles Street (Town of Halton Hills 2024)



Figure 34: Side (southeast) elevation (Town of Halton Hills 2024)

The second storey of the center block steps back considerably, forming a T-shaped footprint in alignment with the front block. The northeast section of the second storey wall contains a single, flat-headed rectangular window opening, set on a stone sill and topped by a stone lintel.

The southwestern block comprises a single-storey brick addition topped with a moderately pitched gable roof. A chimney extends from the ridge at the northeastern end of the gable, rising above the eaves of the center block's second storey. This rear addition includes a prominent multi-pane casement window that spans a substantial portion of the elevation, with evenly divided lights separated by slender faux muntins. The window is framed by a soldier-course brick lintel above and rests upon an extended stone sill.

A single storey, flat-roofed mid twentieth century garage is observable from this elevation.



Figure 35: Side (northwest) elevation (Town of Halton Hills 2024)

Side (Northwest) Elevation

The side (northwest) elevation is divided into three distinct sections: northeast block, the center block, and the southwestern block. The northeastern block contains two evenly spaced, segmentally arched window openings with rounded arch hood moulds and stone sills on the first storey, with two identical window openings on the second storey. Positioned at the southwest portion of this section is an entrance capped by a stone lintel.

The center block is set back from the front block, featuring an entrance on the first storey framed by a wooden Georgian-style door surround. The second storey of the center block is significantly recessed, forming a T-shaped footprint aligned with the front block. This recessed wall section contains a single flat-headed rectangular window opening centered in the wall, set on a stone sill and capped with a stone lintel.

The southwestern block consists of a single-storey brick addition with a moderately pitched gable roof. An entrance topped with a stone lintel is located at the northeast section of this wall, while a single rectangular window opening with a stone lintel and stone sill is positioned at the southeast portion.



Figure 36: Looking east on Charles Street from subject property (Town of Halton Hills 2024)



Figure 37: Looking west on Charles Street from subject property (Town of Halton Hills 2024)



Figure 38: Looking north up Park Avenue (subject property on left) (Town of Halton Hills 2024)



Figure 39: Looking south down Park Avenue (subject property on right) (Streetview, 2023)

2.3 Architectural Style

The existing building at 53 Charles Street is representative of the Italianate architectural style, which was prevalent in Ontario between 1850 and 1900. Based on John Blumenson's *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, buildings constructed in this architectural style feature decorative elements such as, but not limited to:

- Two-storey construction with a mildly pitched hip roof;
- Frontispiece projection without elaborate corners or gables;
- Projecting bay windows on the front elevation;
- Tall, narrow windows, frequently arched or rounded;
- Eyebrow-like window cornices and hood-moulds;
- Oculus or Octagonal windows;
- Heavy roof-cornice brackets;
- Mixed Classical and Gothic Revival decorative elements;

- Decorative entryway flanked by transoms and sidelights; and,
- Dichromatic or polychromatic brick patterns.

Extant architectural features that represent the Italianate style include its two-storey construction with a mildly pitched hip roof, projecting bay, segmentally arched windows, hood-moulds, octagonal window, mixed classical elements, and decorative entryway flanked by transoms and sidelights.

The existing dwelling has been somewhat modified with the construction of a rear addition and an accessory structure southeast of the residence along Park Avenue. Despite these alterations, the dwelling remains a representative example of a residential building in the Italianate architectural style.

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 | X |
| Demonstrates a high degree of technical or scientific achievement | N/A |

The property at 53 Charles Street has design and physical value, as it is a representative example of a late-nineteenth-century residential building in the Italianate style. The two-storey brick residential building exhibits features typical of this style, a mildly pitched hip roof, projecting bay, segmentally arched and rounded windows, hood-moulds, octagonal window, stone sills and lintels, mixed classical elements, and decorative entryway flanked by transoms and sidelights. The decorative brick patterns, octagonal window, hood-moulds, and structural detailing on the front elevation display a high degree of craftsmanship and artistic merit.

| 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 holds historical and associative value due to its connections with the McDermid family, notably John McDermid, owner of "The Star Grocery," a prominent business in late-nineteenth-century Georgetown. The McDermids were influential members of Georgetown society, actively participating in both business and community life. In the mid-twentieth century, the Bell family continued this legacy of prominent ownership. Leonard Bell served as manager and part-owner of Georgetown Clay Products Ltd., trained as a flight engineer during WWII, ran for public office, and founded the Kippin Kerr company. Ellen Bell, a biological researcher and chemical engineer, held notable leadership roles within

Georgetown’s Imperial Order Daughters of the Empire (IODE), serving as both Regent and President of the Georgetown chapter. Dr. Boyd Clifford Hoddinott and his wife, Jane, were also active community members; Dr. Hoddinott served as a community physician, participated in local politics, and coached several sports teams and community events. The residence holds additional significance as it was constructed using bricks from the first Knox Presbyterian Church, built in 1867 and later demolished in 1887.

| 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 | X |

The property at 53 Charles Street has contextual value as it serves to define and maintain the late-nineteenth century character of the Park District. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within the proximity of the Georgetown Fairgrounds, Georgetown Lawn Bowling Club, and Main Street. The existing building is relative in its scale, form, and massing to the surrounding residential buildings along Charles Street and has been identified as a landmark in the community as the “gatehouse” to the public fair grounds.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 53 Charles 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 53 Charles Street are identified as follows:

- The setback, location, and orientation of the existing building along Charles Street in Georgetown;
- The scale, form, and massing of the existing c.1887, two-storey Italianate residential building with hipped roof and stone foundation;
- The materials, including brick, stone, and detailing throughout;
- The front (northeast) elevation, including:
 - o The two-storey projecting bay containing eight semi-circular window openings with stone sills and hood-mould;
 - o Dog-tooth brick detailing;
 - o Entrance with sidelight windows and transom;
 - o Wooden sunburst pediment in white-painted wood;
 - o A flat-headed rectangular window opening with a soldier-course brick lintel;
 - o Segmentally arched window opening with a rounded arch hood and stone sill;
 - o A header-framed octagonal window;
- The side (southeast) elevation, including:
 - o One storey bay window featuring four narrow, semi-circular window openings with rounded arch hood moulds and stone sills;

- Small segmentally arched window opening with a keystone and rounded hood mould, and stone sill;
- Segmentally arched window openings with hood moulds and stone sills;
- One storey polygonal bay with a shallow hipped roof and five semi-circular windows, with rounded arch hood moulds and stone sills;
- A flat-headed rectangular window opening with stone sill and stone lintel;
- The multi-pane casement window with soldier-course brick lintel above and stone sill.
- The side (northwestern) elevation, including:
 - Four segmentally arched window openings with rounded-arch hood moulds and stone sills;
 - Two rectangular entrances with stone lintels; and,
 - Two flat-headed rectangular window openings with stone sills and stone lintels.

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

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