

Research and Evaluation Report



Ivens House
11309 22 Side Road, Limehouse, Town of Halton Hills

January 2026

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1.0 Property Description

11309 22 Side Road, Limehouse	
Municipality	Town of Halton Hills
County or Region	Halton Region
Legal Description	PT LT 23, CON 6 ESQ, PART 2, 20R9558, T/W 732274; HALTON HILLS/ESQUESING
Construction Date	c.1909
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Constructed for Thomas Ivens
Architectural Style	Vernacular residential building with Queen Anne Revival influences
Additions/Alterations	Contemporary porch
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson with Laura Loney
Report Date	January 2026

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 11309 22 Side Road 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*.

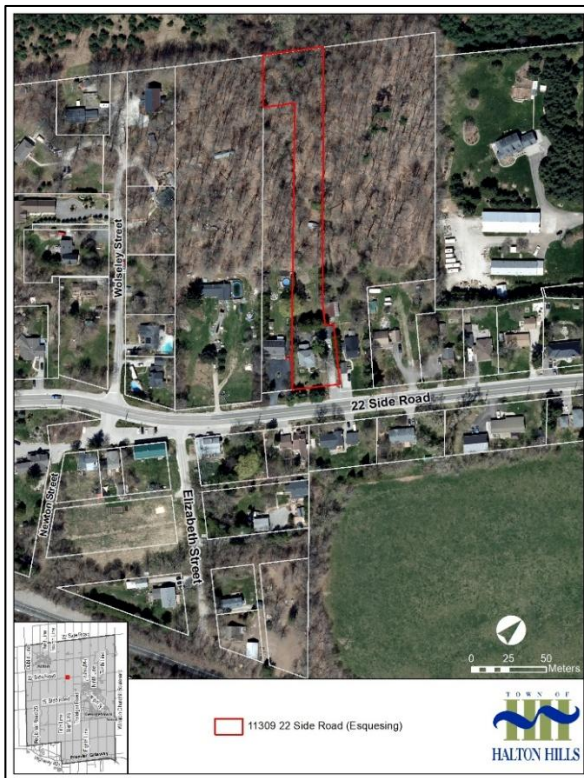


Figure 1: Location Map – 11309 22 Side Road

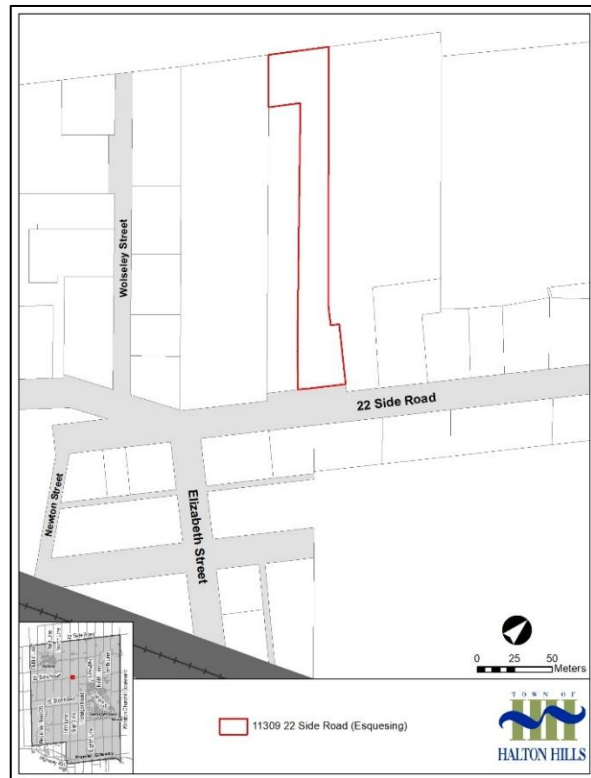


Figure 2: Aerial Photograph – 11309 22 Side Road

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

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.

European Settlement History

The Crown granted the patent for 200 acres at Lot 23, Concession 6 to John Meredith in 1822. In 1832, Meredith sold 30 acres to Ninian Lindsay, who owned the property until 1909, when it was sold to Thomas Ivens for \$250. Ivens lived with his wife, Mary (née Fletcher) (1846-1925), and his youngest daughters Fanny (1873-1959) and Winnifred (1891-1978).

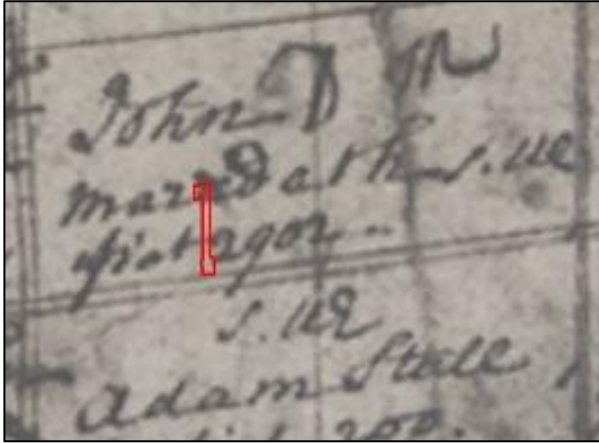


Figure 3: Subject property identified on the 1819 Patent Plan



Figure 4: Subject property identified on the 1822 Patent Plan

Thomas Ivens was originally born in Warwickshire, England, but immigrated to the United States in the 1860s. By 1870, the United States Federal Census showed Thomas Ivens living with Mary and their two older daughters, Effie (1868-1952) and Minnie (1869-1939). During this time, Mary was a milliner and owned her own hat-making business, and Thomas worked as a railway engineer.

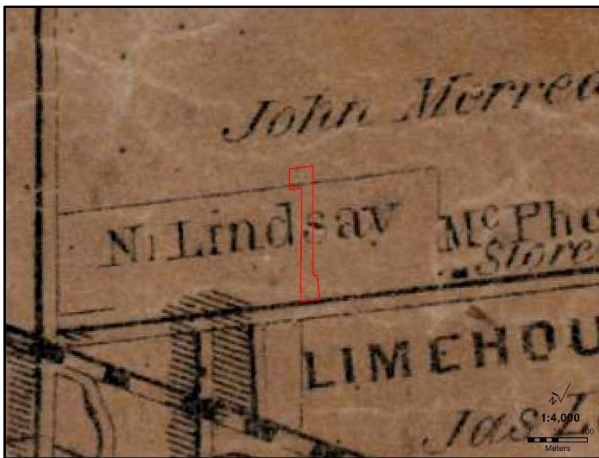


Figure 5: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

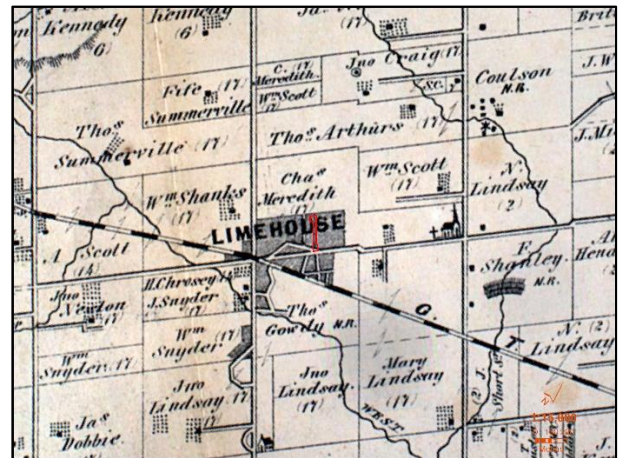


Figure 6: Subject property identified on the 1877 Illustrated Historical Atlas of the County of Halton, Ontario

Nearly a decade later, the 1881 Census of Canada shows the Ivens family living in Toronto, with Thomas continuing to work as a railway engineer working for the Grand Trunk Railway. After

purchasing the subject property, Thomas retired from the Grand Trunk Railway and constructed the extant dwelling, along with another brick building in Limehouse.

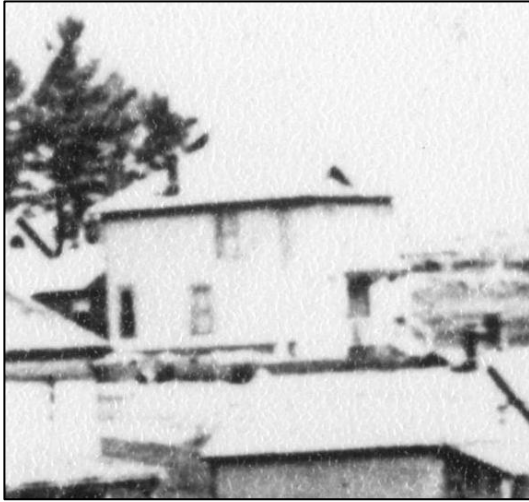


Figure 7: View of the subject property, c.1912 (EHS 10379)



Figure 8: Photographs of Thomas and Mary Ivens, c.1917 (Accessed through Find a Grave database)

Thomas died in 1919, following which the property was transferred to Mary. Two years later, Mary moved to Brantford and sold the property to Robert Doughty.



Figure 9: View of the subject property, c.1916 (EHS 10299)



Figure 10: Present view of the subject property (Town of Halton Hills 2026)

Robert Doughty (1860-1940) was born in North Norfolk District, England, and immigrated to Canada in 1873 on the Nyanza passenger ship. Doughty first settled nearby in Puslinch, working as a servant for the Cockburn family. In 1883, Doughty married Mary Jane Amos (1858-1932), and the two farmed in Guelph and Eramosa Townships before moving to Guelph. There, Doughty worked as a teamster, managing horse and buggy deliveries.



Figure 11: Advertisement for a Garden Party on the subject property (*Georgetown Herald*, June 19, 1929, p.5)

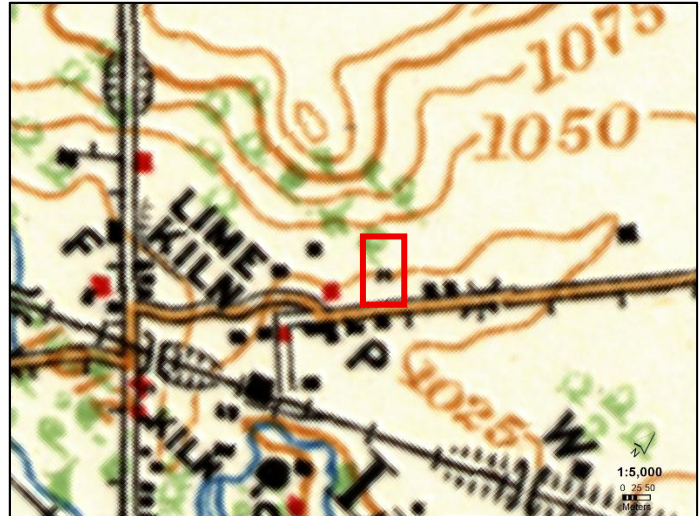


Figure 12: Subject property identified on the 1922 National Topographic Survey

After purchasing the subject property in 1921, the Doughty family moved to Limehouse, where Robert worked as a mail carrier. Mary was heavily involved in the community and was a member of the Presbyterian Church and the Limehouse Women's Association. Many social gatherings were hosted by Mary on the property.

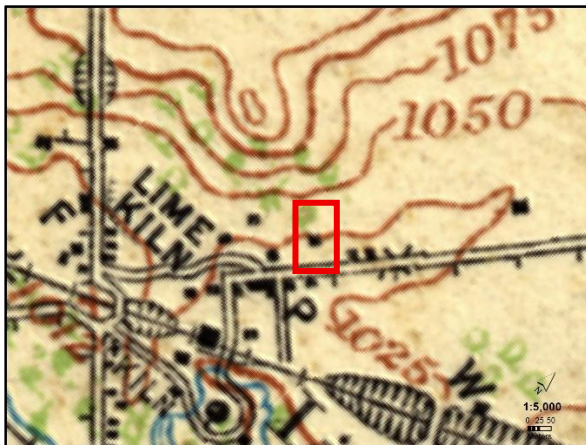


Figure 13: Subject property identified on the 1929 National Topographic Survey



Figure 14: Subject property identified on the 1931 National Topographic Survey

Several years after Mary's death, Robert sold the subject property to Winnifred Ivens in 1935, who was the daughter of the original owners Thomas and Mary Ivens and grew up on the subject property. Winnifred became a teacher at Central School in Erin Village, later teaching in Toronto. Eventually, Winnifred moved to Brantford where she taught until the 1930s. During her time living in Limehouse, Winnifred was a member of and auditor for the Limehouse Women's Institute.



Figure 15: Photograph of Winnifred Ivens from the Limehouse Tweedsmuir records, n.d. (EHS LWI4)



Figure 16: Photograph of Bert Arnold, c.1943 (EHS 04545)

In later years, Winnifred's sister, Fanny, came to reside with her following Fanny's husband's death. By 1956, the property was later sold to James and Eliza Yates. The Yate's owned the house for several years, later selling the property to George Herbert "Bert" Arnold (1923-1996) in 1959.

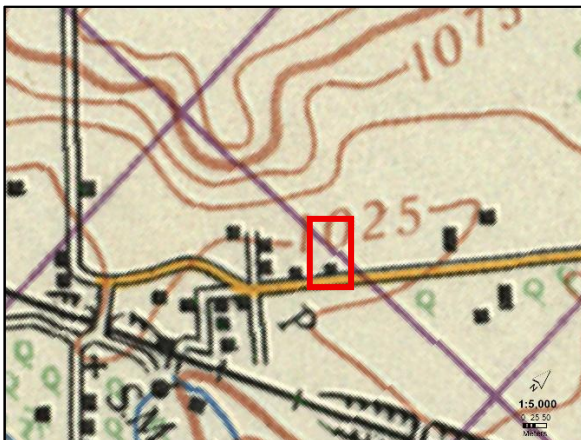


Figure 17: Subject property identified on the 1942 National Topographic Survey



Figure 18: Subject property identified in 1946 aerial photography

Arnold was born nearby in Georgetown and attended Georgetown High School. During WWII, Arnold resided in the Exhibition Barracks in Toronto and served in the Irish Regiment as a paratrooper. Arnold received paratrooping training in Port Benning, Georgia, and was the first man from Esquesing to train as a paratrooper during WWII. Following WWII, Arnold worked as a foreman for the Provincial Paper Company and sat on the Georgetown Public School Board.

By 1966, Arnold sold the property to Emmanuel (1919-1997) and Helen (née Meredith) (1921-1997) Karn.

Emmanuel was enlisted in the military during WWII, as part of the 48th Highlanders, Lorne Scots Regiment in 1939. Emmanuel met Helen through one of his military peers and the two kept in touch while he was stationed overseas in 1945. After returning home, Emmanuel and Helen were married in Acton in 1945, and Emmanuel began working at Smith and Stone in Georgetown. Helen grew up in Limehouse, was active in the 4-H, and attended the Royal Conservatory of Music. As an accomplished pianist, Helen received many awards from piano solo competitions throughout Halton Region. Emmanuel and Helen were part of the Karn Family Band, which also included Harold and Carl Karn. The band performed at many weddings and community dances at Limehouse Memorial Hall during the 1940s, 50s, and 60s.

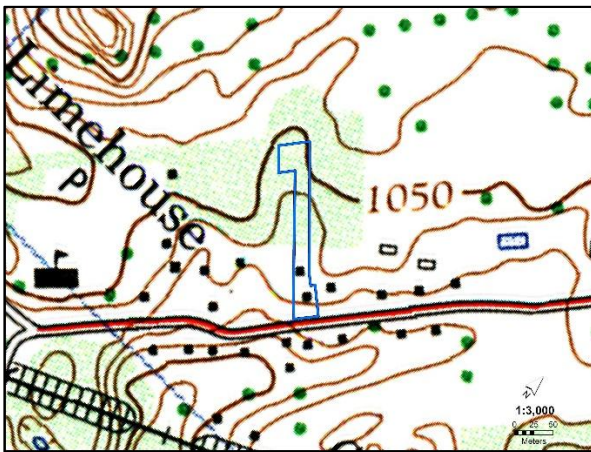


Figure 19: Subject property identified on the 1974 National Topographic Survey



Figure 20: Subject property identified in 1980 aerial photography

In 1974, the Karn family relocated to Manitoulin Island, and sold the property to Norman Tolton. The Tolton family owned the property until 1996, when it was purchased by Brenda Johnson. In 2016, the property was sold to the current owners.



Figure 21: Photograph of the subject property, c.1994 (*Halton Hills Market Place*, July 17, 1994)

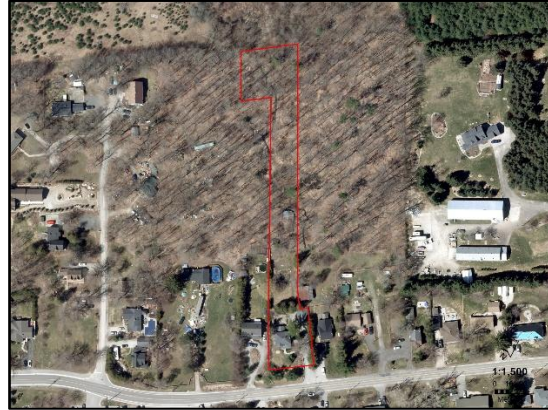


Figure 22: Subject property identified in 2021 aerial photography

2.2 Property & Architectural Description

The subject property is an irregular-shaped parcel located along the northwest side of 22 Side Road in the community of Limehouse within the Town of Halton Hills. The property features a two-storey modest house with a hipped roof, two-storey projecting bay with a gable peak, contemporary vinyl siding, and an asymmetrical façade. The property can be accessed via an asphalt driveway from 22 Side Road.



Figure 23: Subject property identified in 2025 aerial photography

The front (southeast) elevation features a two-storey projecting bay with flatheaded window openings at the first storey, and a central semi-circular window opening at the second storey. The projecting bay is topped by a gable peak inset with asphalt shingles.



Figure 24: Partial front (southeast) and side (northeast) elevation of the subject property (Town of Halton Hills 2026)



Figure 25: Front (southeast) elevation of the subject property (Town of Halton Hills 2026)

The remaining elevation features a flatheaded entryway and flatheaded window opening at the first storey underneath a contemporary one-storey porch. The porch features a hipped roof, plain tapered columns, and contemporary railings. Above the one-storey porch is a flatheaded window opening and an octagonal window opening.



Figure 26: Side (northeast) elevation of the subject property (Town of Halton Hills 2026)



Figure 27: Obscured side (southwest) elevation of the subject property (Town of Halton Hills 2026)

The side (northeast) elevation features a projecting one-storey bay with a hipped roof. Flatheaded window openings can be observed at the first and second storey. Towards the other side (southwest) elevation are two flat-headed window openings at the first and second storey. The rear elevation is not visible from the right of way and was not explored as part of this report.

2.3 Architectural Style and Comparative Analysis

The Queen Anne style was built primarily between 1870-1880 to 1910 and was popular amongst the wealthy upper middle classes as buildings in this style are designed to be impressive. John Blumenson of *Ontario Architecture* notes that the North American Queen Anne style features irregular outlines, and consist of broad gables, pediments, two storey bays, front facing gables, overhanging eaves, and tall ornate chimneys.

The Queen Anne style also features open covered areas such as verandahs and that wood supporting members may appear large and oversized, with the trim often appearing intricate, complex, and delicate by comparison. Queen Anne revival designs often feature windows varying in size and shape, and round or oval windows can be found on a tower, stair hall, or even chimney.

The existing building at 11309 22 Side Road features a modest design and can be best described as a vernacular residential building with Queen Anne influences. The building features elements characteristic of the style, including its asymmetrical façade, front-facing gable, overhanging eaves, the one-storey projecting side bay, and the two-storey projecting front bay.

As shown in Figure 21, the front façade of the subject dwelling has changed, with the removal of the existing porch and the addition of an octagonal window opening. Despite the contemporary porch and window opening, the building retains its shape, front two-storey bay, flatheaded and semicircular window openings, and remains a representative example of a vernacular residential building with Queen Anne influences.

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 Ivens House at 11309 22 Side Road has design and physical value as a representative example of an early-twentieth century vernacular residential building with Queen Anne Revival influences in the community of Limehouse in the Town of Halton Hills. The building features several elements characteristic of the style, including its asymmetrical façade, front-facing gable, overhanging eaves, the one-storey projecting side bay, and the two-storey projecting front bay. The residential building also features flat-headed window openings throughout and a

contemporary one-storey porch. Despite the contemporary vinyl siding and porch, the building remains a representative example of a vernacular residential building with Queen Anne influences.

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 Ivens House at 11309 22 Side Road has historical and associative value due to its associations with several significant local families, including the Ivens, Doughty, Arnold, and Karn families.

After purchasing the subject property in 1909, Thomas P. Ivens constructed the extant dwelling, along with another brick building in Limehouse. Thomas worked as an engineer for the Grand Trunk Railway until he retired and moved from Toronto to Limehouse. Thomas' daughter, Winnifred, purchased the property from separate owners in 1935. Winnifred worked as a teacher in nearby Erin Village, and later worked in Toronto, and then Brantford. During her time in Limehouse, she was a member of the Limehouse Women's Institute, acting as an auditor.

The Doughty family was the second family to live in the home, shortly after Thomas Ivens' death. The Doughty family was actively involved in the community and were members of the Limehouse Presbyterian Church. Mary Doughty was heavily devoted to the Limehouse Women's Association. Many social gatherings were hosted by Mary on the property.

The property also has associations with George "Herbert" Arnold. Arnold was born nearby in Georgetown and attended Georgetown High School. During WWII, Arnold resided in the Exhibition Barracks in Toronto and served in the Irish Regiment as a paratrooper. Arnold received paratrooping training in Port Benning, Georgia, and was the first man from Esquesing to train as a paratrooper during WWII. Following WWII, Arnold worked as a foreman for the Provincial Paper Company and sat on the Georgetown Public School Board.

The property was also owned by the Karn family following Bert Arnold. Emmanuel Karn was enlisted in the military during WWII, as part of the 48th Highlanders, Lorne Scots Regiment in 1939. Through one of his military peers, he met Helen Meredith, and the two stayed connected while he was stationed overseas in 1945. After returning home, Emmanuel and Helen were married in Acton in 1945, and Emmanuel began working at Smith and Stone in Georgetown. Helen grew up in Limehouse, was active in the 4-H, and attended the Royal Conservatory of Music. As an accomplished pianist, Helen received many awards from piano solo competitions throughout Halton Region. Emmanuel and Helen were part of the Karn family band, which also

included Harold and Carl Karn. The band performed at many weddings and community dances at Limehouse Memorial Hall during the 1940s, 50s, and 60s.

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 Ivens House at 11309 22 Side Road has contextual value as it is important in defining, maintaining, and supporting the early-twentieth century of the village of Limehouse. Located in its original location, raised above 22 Side Road, the property is physically, visually, and historically linked to the early growth of Limehouse, and the expansion of the village beyond the original settlement area. Due to the vegetation, similar massing to adjacent dwellings, and moderate setback concealing the house, the property has not been identified as a landmark.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 11309 22 Side Road 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 11309 22 Side Road that contribute to its physical and design value include:

- The setback, location, and orientation of the existing two-storey residential building with a hipped roof along 22 Side Road within the community of Limehouse in the Town of Halton Hills;
- The scale, form, and massing of the existing two-storey residential building with hipped roof;
- The materials, including wood;
- On the front (southeast) elevation, including:
 - The two-storey projecting bay with flatheaded window openings and an inset gable peak;
 - Flatheaded window and entryway openings;
- On the side (northeast) elevation, including:
 - One-storey projecting bay with hipped roof;
 - Flatheaded window openings at the first and second storey; and,
- On the side (southwest) elevation, including:
 - Flatheaded window openings at the first and second storey.

The heritage attribute of the property at 11309 22 Side Road that contributes to its historical and associative value include:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Queen Anne Revival in the community of Limehouse along 22 Side Road.

The heritage attributes of the property at 11309 22 Side Road that contribute to its contextual value include:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Queen Anne Revival in the community of Limehouse along 22 Side Road;
- The setback, location, and orientation of the existing two-storey building along 22 Side Road within the community of Limehouse in the Town of Halton Hills; and,
- The scale, form, and massing of the existing two-storey building with hipped roof.

5.0 Sources

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