

CULTURAL HERITAGE IMPACT ASSESSMENT

PROPOSED MCGIBBON CONDOMINIUM PROJECT  
69 MAIN STREET SOUTH, 71-77 MAIN STREET SOUTH, 79 MAIN STREET SOUTH, AND 94-96 MILL STREET,  
FORMER ESQUESING TOWNSHIP, HALTON COUNTY  
COMMUNITY OF GEORGETOWN, TOWN OF HALTON HILLS, ONTARIO

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## CULTURAL HERITAGE IMPACT ASSESSMENT

### PROPOSED MCGIBBON CONDOMINIUM PROJECT 69 MAIN STREET SOUTH, 71-77 MAIN STREET SOUTH, 79 MAIN STREET SOUTH, AND 94-96 MILL STREET, FORMER ESQUESING TOWNSHIP, HALTON COUNTY COMMUNITY OF GEORGETOWN, TOWN OF HALTON HILLS, ONTARIO

#### EXECUTIVE SUMMARY

ASI was contracted by Wellings Planning Consultants on behalf of Silvercreek Commercial Builders to conduct a Cultural Heritage Impact Assessment (CHIA) of the following properties (hereafter called 'the study area'):

- 69 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 71-77 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 79 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 94-96 Mill Street - Proposed to be Listed on the Halton Hills Municipal Heritage Register

This CHIA is structured to determine the heritage value of the three-storey buildings located at 71-77 and 79 Main Street South, and the two-storey buildings at 69 Main Street South and 94-96 Mill Street, as well as the impact of the proposed development on the properties. The properties are currently owned by Silvercreek Commercial Builders.

The proposed development at 69, 71-77, and 79 Main Street South, and 94-96 Mill Street in Georgetown, Town of Halton Hills, will demolish the present structures with the intent on reconstructing the facades of the historical buildings as part of the development. Based on the results of archival research, a field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes, the subject properties were determined to retain heritage value.



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## 1.0 INTRODUCTION

ASI was contracted by Wellings Planning Consultants on behalf of Silvercreek Commercial Builders to conduct a Cultural Heritage Impact Assessment (CHIA) of the following properties in Georgetown, Town of Halton Hills (hereafter called 'the study area') (Figure 1):

- 69 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 71-77 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 79 Main Street South - Listed on the Halton Hills Municipal Heritage Register
- 94-96 Mill Street - Proposed to be Listed on the Halton Hills Municipal Heritage Register

The following report is presented in partial fulfillment of Cultural Heritage Recommendations made by Heritage Halton Hills in response to the October 29, 2015 Application to Amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050 for the McGibbon Condominium project. This CHIA is structured to determine the heritage value of the buildings located within the study area as well as the impact of the proposed development on the property. The properties are all currently owned by Silvercreek Commercial Builders.

This research was conducted under the project direction of Lindsay Graves, Cultural Heritage Specialist and Assistant Manager of the Cultural Heritage Division, ASI. The present cultural heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the Town of Halton Hills *Cultural Heritage Impact Statement Terms of Reference* (2006). Research was completed to investigate, document and evaluate the cultural heritage resources within the study area.

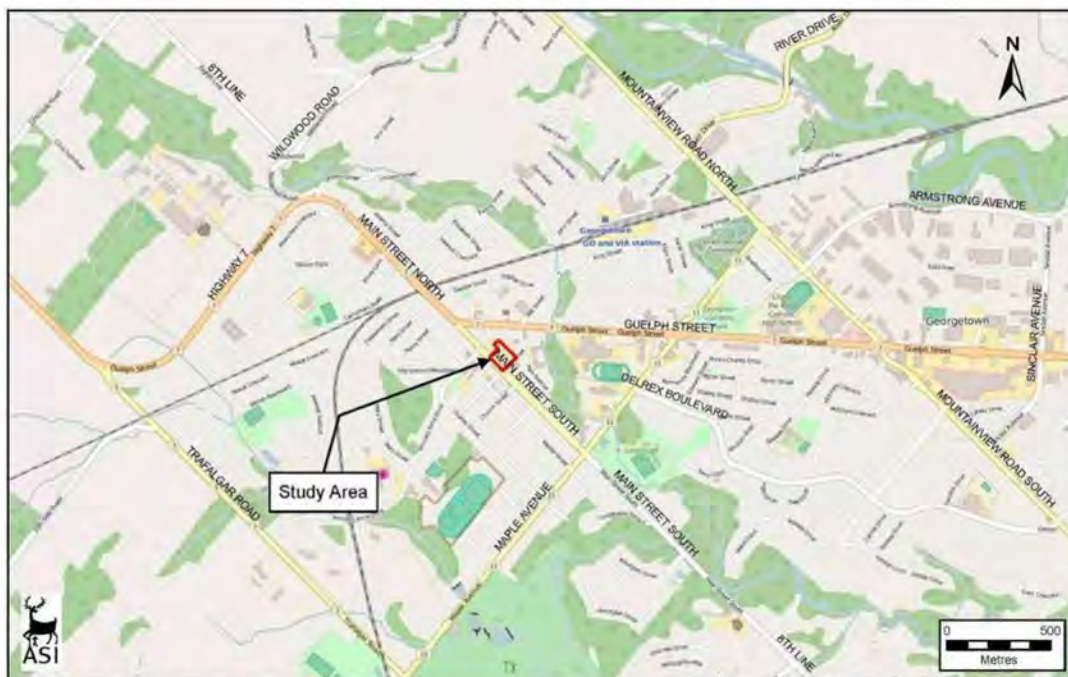


Figure 1: Location of the study area in the Village of Georgetown (ESRI).

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and municipally-accepted criteria for establishing cultural heritage significance;
- assessment of impacts of the proposed undertaking; and,
- appropriate conservation measures and intervention strategies.

The following documents have been consulted as part of this study:

- *Urban Design Brief, Silvercreek Commercial Builders Inc. McGibbon Condominium, 71-79 Main Street South, Georgetown* (Blousfields Inc., October 2015);
- *Schematic Design, 71 Main Street, Georgetown Mixed-Use* (Studio JCI, October 2015);
- *Sustainable Design Brief for the Application for Official Plan Amendment and Rezoning for 71 Main Street, Georgetown, Ontario* (Studio JCI, October 2015)
- *Architectural Design Brief for the Application for Official Plan Amendment and Rezoning for 71 Main Street, Georgetown, Ontario* (Studio JCI, October 2015)
- *Phase 1 Environmental Site Assessment, 71-79 Main Street South, Georgetown, Town of Halton Hills, Ontario* (Exp Services Inc., 2014)
- *Phase 2 Environmental Site Assessment (ESA), Proposed Condominium, 71-79 Main Street South, Georgetown, Ontario* (Exp Services Inc., 2014)
- *Town of Halton Hills Official Plan* (2013);
- *Regional Municipality of Halton's Official Plan* (2014 Consolidation) and,

## 1.1 Location and Study Area Description

The study area is located at the center of Georgetown's historic downtown core on Main Street, and consists of four buildings located at 69, 71-77 and 79 Main Street South, and 94-96 Mill Street (Figure 2).

## 1.2 Present Owner Contact


The properties comprising the study area are presently owned by Silvercreek Commercial Builders.










Archaeological & Cultural Heritage Services  
 528 Bathurst Street Toronto, ONTARIO M5S 2P9  
 416-966-1069 | F416-966-9723 | asih heritage.ca

 Study Area

 Built Structures within study area

BASE:  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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ASI PROJECT NO.: 15TS-266      DRAWN BY: JS  
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Figure 2: Location of subject properties within the study area



### 1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), Section A.2.6 of the Town of Halton Hills *Official Plan*, and Parts 165-167 of the Regional Municipality of Halton's *Official Plan*.

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits."

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:



- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

#### 1.4 Region of Halton Policies Regarding Heritage

As the subject property is located within the Region of Halton, the Region's *Official Plan* (November 2014 Consolidation) was consulted with respect to policies regarding cultural heritage resources as part of this assessment. A summary of relevant municipal policies pertaining to Cultural Heritage Impact Assessments (CHIA) are provided below.

##### **CULTURAL HERITAGE RESOURCES**

- 165. The goal for *Cultural Heritage Resources* is to protect the material, cultural and built heritage of *Halton* for present and future generations.
- 166. The objectives of the *Region* are:
  - 166(1) To promote awareness and appreciation of *Halton's* heritage.
  - 166(2) To promote and facilitate public and private stewardship of *Halton's* heritage.
- 167. It is the policy of the *Region* to:
  - 167(1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented *Cultural Heritage Resources* in *Halton*.
  - 167(2) Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of *development* proposals that may affect defined *Cultural Heritage Resources* and known archaeological sites.
    - 167(2.1) Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with Provincial legislation, regulations and guidelines.
  - 167(3) Require that *development* proposals on adjacent lands to protected *Cultural Heritage Resources*:
    - a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;





- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
- c) express the *Cultural Heritage Resources* in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

## 1.5 Town of Halton Hills Municipal Policies Regarding Heritage

In addition to the policies of the Region of Halton, the Township of Halton Hills' *Official Plan* (May 2008 Consolidation, Section A.2.6) was also consulted with respect to policies regarding cultural heritage resources as part of this assessment. A summary of relevant municipal policies pertaining to Cultural Heritage Impact Assessments (CHIA) are provided below.

### A2.6.1 Goal

To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.

### A2.6.2 Strategic Objectives

- a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources.
- b) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present.
- c) To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Town.
- d) To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts.
- e) To educate the public on the Town's history and achievements.
- f) To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made.
- g) To pursue the designation, or other means of protection, under the Ontario Heritage Act, of significant cultural heritage resources.
- h) To prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources.
- i) To promote the conservation of significant cultural heritage resources on lands that are adjacent to proposed development and to encourage the adjacent development to be of an appropriate scale and character.
- j) To continue to develop a comprehensive inventory of the Town's built heritage and cultural heritage landscape resources.
- k) To consult with Heritage Halton Hills and other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Town.





## 1.6 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools, and heritage staff were contacted to confirm the level of significance of the buildings within the study area, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Ashley Mancuso, Records/FOI Coordinator, Clerks Division, Town of Halton Hills on January 12 and 14, 2016 (via email, [ashleyM@haltonhills.ca](mailto:ashleyM@haltonhills.ca))
- Mark Rowe, Historian, Esquesing Historical Society (via telephone, January 6, 2016)
- Town of Halton Hills Heritage Register: Designated Properties  
<http://www.haltonhills.ca/heritage/pdf/Heritage%20Register%20-%20Designated%20Properties.pdf> [Accessed 25 January 2016]
- Town of Halton Hills Heritage Register: Listed Cultural Heritage Properties  
<http://www.haltonhills.ca/heritage/pdf/Heritage%20Register%20-%20Listed%20Properties%20%28Phases%201%20and%202%29.pdf> [Accessed 25 January 2016]
- The Ontario Heritage Trust's Ontario Heritage Plaque Guide, an online, searchable database of Ontario Heritage Plaques @ <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx> [Accessed 25 January 2016]
- the Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)] @ <http://www.pc.gc.ca/progs/beefp-fhbro/roles/beefp-fhbro.aspx> [Accessed 25 January 2016]
- Canadian Register of Historic Places @ <http://www.historicplaces.ca/en/pages/about-apropos.aspx> [Accessed 25 January 2016]
- Parks Canada website (national historic sites) @ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 25 January 2016]

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The study area is comprised of two three-storey buildings located at 71-77 and 79 Main Street, and two two-storey buildings at 69 Main Street and 94-96 Mill Street in the Village of Georgetown, Town of Halton Hills, historically Lot 10, Concession 10, Esquesing Township, Halton County.

### 2.1 Survey and Settlement of Esquesing Township

The land within Esquesing Township was acquired by the British from the Mississaugas in 1818. The first township survey was undertaken in 1819, and the first legal settlers occupied their land holdings in the same year. The township is said to have been named from the corruption of a Mississauga word, eshkwessing, signifying "the last in a row" which referred to the Sixteen Mile Creek. Esquesing was initially settled by the children of Loyalists, soldiers who served during the War of 1812, and by immigrants from England, Scotland, and Ireland. By the 1840s, the township was noted for its good farms and excellent land which produced a superior quality of wheat (Smith 1846:56; Armstrong 1985:143; Rayburn 1997:114).





## 2.2 Survey and Settlement of the Village of Georgetown

This incorporated village was located along the Credit River on part Lots 17-20 in Concessions 8-10, Esquesing Township. It was originally settled by George Kennedy in the 1820s. He built a saw and grist mill on Silver Creek, which was sold to the Barber brothers in 1837. The community was originally named “Hungry Hollow,” but was renamed Georgetown in honour of George Kennedy in the 1830s. Registered plans of subdivision for this village date from 1854-1859. The village was officially incorporated in 1864 (McDonald 1996:5-11). Two railways intersected at this point, the Grand Trunk Railway and the Hamilton and North-Western Railroad (now part of the CNR). The GTR station grounds were located near the centre of Georgetown, and a cemetery lot on Maple Avenue was in existence by 1877. Industries were attracted here due to the availability of water, such as Barber’s Georgetown Paper Mills, a knitting machine factory and the Georgetown Carriage Works. It contained Clark’s Hotel, a telegraph office, bank, brewery, armoury, fairgrounds, market square, churches, town hall, tannery, iron foundry, grist mill, marble works, one weekly newspaper, three hotels and twenty stores. The population numbered 1, 282 (Crossby 1873:125; Winearls 1991:675; Scott 1997:87; Rayburn 1997:131-132).

Main Street, Georgetown, served as an historic thoroughfare of great importance to the town, as it does today. Figure 3 depicts the view north from the corner of Main Street and Mill Street, with the subject property at right. This photograph depicts a busy, well developed streetscape that formed the commercial hub of the town, lined with two and three-storey buildings on both sides.



Figure 3: Main Street Georgetown circa 1890, with the McGibbon Hotel at right, looking north (Esquesing Historical Society #00255).



## 2.3 Mapping Overview

A number of maps from the early and mid-nineteenth century were examined; however, not all were reproduced in this report given that they tended to have generalized depictions of the study area in which only the prominent buildings were illustrated or mentioned. The following is a list of historic maps (see Figures 17-21 below) and aerial photographs reviewed as part of archival research and which are described further below.

- 1854 Plan of the Village of Georgetown
- 1877 *Illustrated Historical Atlas of Halton County*
- 1922 Fire Insurance Plan of Georgetown
- 1954 Aerial photograph of Southern Ontario
- 1960 Fire Insurance Plan of Georgetown

## 2.4 Land Use and Structural History

The Crown Patent for Lot 18, Concession 9 in the Township of Esquesing was granted to John Moore in 1821. Nine years later, the 200 acre property was sold to George Kennedy. In 1854, the Plan of the Village of Georgetown was Registered (Registered Plan #37). The study area is located on Part of Lots 1, 2 and 3 of Plan 37 (Figures 17-18).

The following land use history is based on a combination of land registry records, historic mapping, historic photographs, town directories, and local history resources where available. Additional archival research was conducted at the Toronto Reference Library, Halton Hills Public Library and the Esquesing Historical Society Archives.

### 2.4.1 69 Main Street South

The building at 69 Main Street South is located on Part of Lots 1, 2 and 3 of Plan 37 in the Town of Halton Hills. However, the building footprint is located primarily on Lot 1. This parcel fronts on to Main Street and a number of commercial buildings were constructed along here in the mid-1800s. Ownership of the southeast part of Lot 1 was transferred to John Freeman in 1854, and the northwest part of Lot 1 was sold to Henry Grass in 1855. Both parts of Lot 1 were acquired by James D. Freeman in 1859. It was subsequently owned by the following: William McMaster from 1859 to 1870; Nicholas Armour from 1870 to 1879; Joseph Barber in 1879; William Thompson from 1879 to 1888; and Archibald C. McKinley and Robert D. Warren in 1888.

According to the Esquesing Historical Society Newsletter (May 1998:11), the first bank in Halton County was the Bank of Hamilton, which was located on the east side of Main Street, south of Mill Street, across from the Knox Presbyterian Church. In 1890, it relocated to the newly constructed two-storey building at 69 Main Street South (Figure 4). This building housed the Bank of Hamilton until 1917, when the bank relocated to the northwest corner of the intersection at Mill Street and Main Street.





Figure 4: C.1910 colour post card showing the east side of Main Street, including the Bank of Hamilton (Esquesing Historical Society #11327).

The 1922 Fire Insurance Plan (Figure 19) illustrates that the main floor of 69 Main Street South was occupied by the Bell Telephone Company. The building immediately to the north and outside of the study area, 67 Main Street South, was the site of a Printing Office. These buildings were #15 and #17 Main Street South in 1922.

The 1960 Fire Insurance Plan (Figure 20) illustrates that the main floor of 69 Main Street South was occupied by a store. The concrete block rear addition was in place by this time. This building was #11 Main Street in 1960.

A photograph of Main Street from 1973 shows that the main floor of this building was occupied by Stedmans Shoes (Figure 5).

The main floor of 69 Main Street has operated as a salon since 1982. Between 1982 and 2004, it operated under the ownership of Christiane De Smet (Garbutt 2000) and between 2004 and 2015, it operated under the ownership of Mystical Butterfly Holding Inc (Land Registry Abstract Index).

Unfortunately, due to insufficient tax assessment rolls, detailed mapping and town directories, it was not possible to determine for how long the Bell Telephone Company occupied this building, and if there were subsequent tenants before it was converted in to a store. A review of newspaper articles available online at [www.halinet.ca](http://www.halinet.ca) suggests that it may have remained a Bell Telephone office until the 1950s.





Figure 5: 1973 photograph of the east side of Main Street, including Stedmans. (Esquesing Historical Society #13389).

#### 2.4.2 94-96 Mill Street

The two-storey commercial building at 94-96 Mill Street is located on Part of Lot 3, Plan 37 in the Town of Halton Hills (Figure 17). According to *Halton Sketches Revisited* (McDonald 2002:46), James M. Buck operated a butcher shop in the main floor of this building between circa 1881 and 1923. McDonald (2002:46) also notes that the two-storey brick building was built as part of what is now known as the McGibbon Block, and James Buck leased space from the hotel proprietors.

It should be noted that since tax assessment records are not available for Georgetown, a more detailed history of tenant occupancy of the second floor apartments could not be determined.

The 1891 Census Returns confirm that James M. Buck, age 30, was a butcher living in Georgetown at this time. He was in a household with his widowed mother, Sarah, and his three siblings. By the 1901 Census, he was married with four children, and his household also included one servant and two apprentice butchers. Schedule 2 confirms that he owned and occupied Part of Lot 3, Mill Street North, in the Town of Georgetown.

James Buck died in 1923, and left his business on to his son, Clarence. Clarence continued to operate the shop as Buck's Fine Foods until his death in the late 1940s (Figure 6). McDonald (2002:46) writes that Clarence expanded the business by adding groceries and sundries, and he purchased the property from the McGibbons. A review of the abstract index confirms the transaction occurred in 1941. According to Clarence Buck's obituary in the *Acton Free Press*, "Mr. Buck was one of the most popular of Georgetown merchants and enjoyed a good patronage at his attractive store on Mill Street..." (No Author 1947:10).







Figure 6: Clarence Buck at Buck's Food Store in 1923 (McDonald 2002:47).

The 1960 Fire Insurance Plan shows that this building was still operating as a store. The rear concrete block addition was present by this time (Figure 20). Further, it appears that Clarence Buck's wife, Elizabeth, carried on with the shop, as evidenced by an advertisement for Buck's Fine Foods on Mill Street that appears in the 1966 *Georgetown Directory* (Georgetown Jaycees 1966). The shop closed in 1971.

According to the Heritage Halton Hills Urban Inventory (Szczepanik 1994), the former shop then operated as the Country Fresh Clean Laundromat from the early 1970s until the mid 1990s (Figure 7). Discussions with the current tenants revealed that the main floor was converted into an apartment from the mid 1990s to 2010 (Figure 8).

In 2010, the Michael James Buck sold the property to the owners of the Mill Street Cheese Market.

### 2.4.3 71 – 77 Main Street South

This three-storey brick building was built in the 1870s by Thomas Clark as a northern addition to his hotel located at the northeast corner of Main Street South and Mill Street. The main floor has always had shops fronting on to Main Street South (Figure 9). The second and third floors of this building were likely additional rooms in the hotel, although they have since been sectioned off and now operate as apartments and office space. Communications with recent owners of the building revealed that the second and third floors underwent major refurbishment in the late 1980s, including replacement of the original six-over-six pane sash windows with the extant one-over-one pane windows.

In 1895, Sam and John McGibbon leased the Clark Hotel in Georgetown. It was officially purchased by the McGibbon brothers in 1910. They renamed it McGibbon Hotel and the hotel stayed in the McGibbon family until 1962 (McDonald 2002).



Figure 7: Country Clean Laundromat at 94-96 Mill Street, 1994 (Szczepanik 1994).



Figure 8: Exterior of 94-96 Mill Street, *circa* 2010 (image courtesy of Mill Street Cheese Shop).





Figure 9: Winter scene of Main Street showing stores in the McGibbon Block, c.1910 (Esquesing Historical Society #00240).

The hotel property operated under Isaac Sitzer Investments of Toronto between 1962 and 1967 and, between 1967 and 1978, was operated by Gladbar Hotels Limited. In 1978, brothers George and Nick Markou purchased the hotel. The rear, one-storey concrete block addition that houses a dining area/lounge area was built *circa* 1961.

A series of historical photographs viewed in the Esquesing Historical Society archive reveals that there have been many different tenants occupying the commercial spaces on the main floor. Businesses have included a pharmacy, barber shop, boutique fashion shop, and jewelry store.

#### 2.4.4 79 Main Street South

A hotel at the northeast corner of Main Street and Mill Street in Georgetown was first constructed by Robert Jones *circa* 1850. The earliest reference to Robert Jones and his hotel is in the *Canada Directory* for 1857-1858, which lists him as a hotel keeper (No Author 1858:152). The building is also shown on the 1854 *Plan of the Town of Georgetown* (Figure 16) and was then known as the Exchange Hotel. In 1867, this two-storey frame structure with gable roof and double verandah was sold to Thomas Clark. Clark built a three-storey brick addition to the north of the hotel in the 1870s (McDonald 2002:52). The two-storey extension of the hotel along Mill Street was likely an original component of the hotel built by Robert Jones, as it appears on the 1854 *Plan*. Its construction material is not known. This building arrangement is illustrated in the 1877 *Atlas* (Figure 10).



Figure 10: Clark's Hotel in Georgetown (1877 *Illustrated Historical Atlas of Halton County*).

In 1888, the original frame hotel was destroyed by fire and a new brick building was built from the foundations. The front of the building was brought forward so that it was now flush with the 1870 north addition, and a third floor was added. Insufficient archival evidence is available to confirm if the east extension to the hotel was frame or brick construction. It is also unclear if that extension was destroyed by fire or remained intact and supplemented by a third floor and new brick building envelope.

Together with 71-77 Main Street South, this property formed the Clark Hotel and later the McGibbon Hotel. As previously discussed in Section 4.2.3, this property came under the operation of the McGibbon Brothers in 1895, then Isaac Sitzer Investments in 1962, Gladbar Hotel Limited in 1967 and George and Nick Markou in 1978.

Other notable features associated with this property include the former first-class stables that were located to the rear of the hotel, accessed off of Mill Street. The sign is visible in a *circa* 1908 photograph (Figure 11) and the stables shown on the 1922 Fire Insurance Plan (Figure 18).

A review of historic photographs of this property demonstrate that the store frontage along Main Street South, which had evolved over the decades, changed around this time as well, with access to the hotel moving to the corner and eventually through a new entrance off of Mill Street (Figures 12-16).

Historically, the McGibbon Hotel has played an important role in the Georgetown community and beyond. The annual 'Drummer's Snack' was held at McGibbon Hotel, for which travelling salesmen could meet socially during the summer (Figure 12). The McGibbon brothers were active in the community through politics, by holding social events, and participating in local sports teams (McDonald 2002:53). John McGibbon served as Deputy Reeve and Reeve of Esquesing Township and, in 1909, he served as Warden of Halton County. Further, given its prominent location, the McGibbon Hotel appears often in general streetscape photos of downtown Georgetown (Figure 13).





Figure 11: View up the Mill Street hill towards Main Street, *circa* 1908 (Esquesing Historical Society #21522).



Figure 12: The Drummer's Snack banner spans the McGibbon Hotel, July 1912 (Esquesing Historical Society #00245).



Figure 13: Large group of men posing on Main Street South in front of the McGibbon Hotel, *circa* 1932 (Esquesing Historical Society #13059).



Figure 14: Orange Parade on Main Street. Published by the Georgetown Herald, 13 July 1961 (Esquesing Historical Society #00238).





Figure 15: East side of Main Street, including the McGibbon Hotel, 1973. (Esquesing Historical Society #13389).



Figure 16: The McGibbon Hotel, 1987 (Esquesing Historical Society #10473).



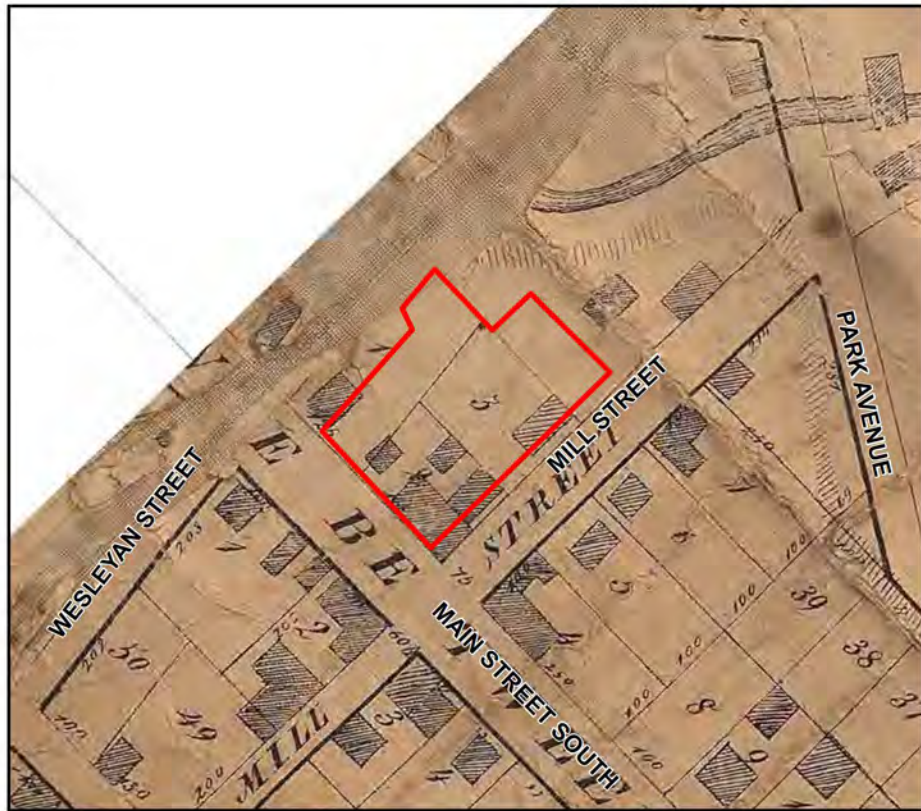


Figure 17: Study Area overlaid on the 1854 Plan of the Town of Georgetown



Figure 18: Study Area overlaid on the 1878 Illustrated Historical Atlas Map



Figure 19: Study Area overlaid on the 1922 Fire Insurance Map of Georgetown

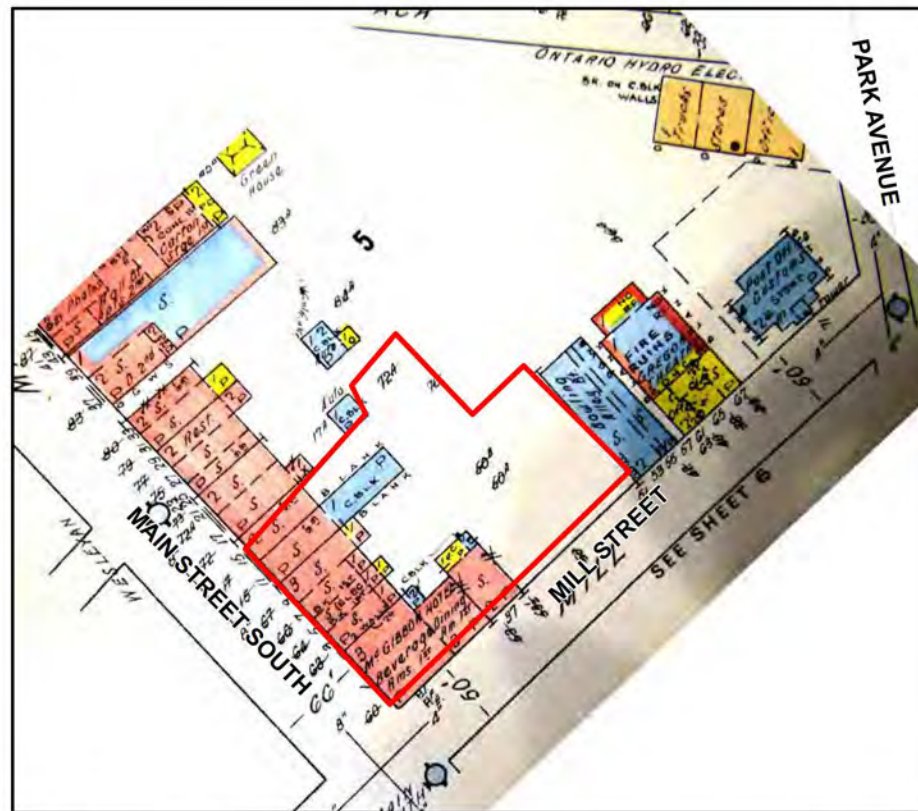


Figure 20: Study area overlaid on the 1960 Fire Insurance Plan of Georgetown

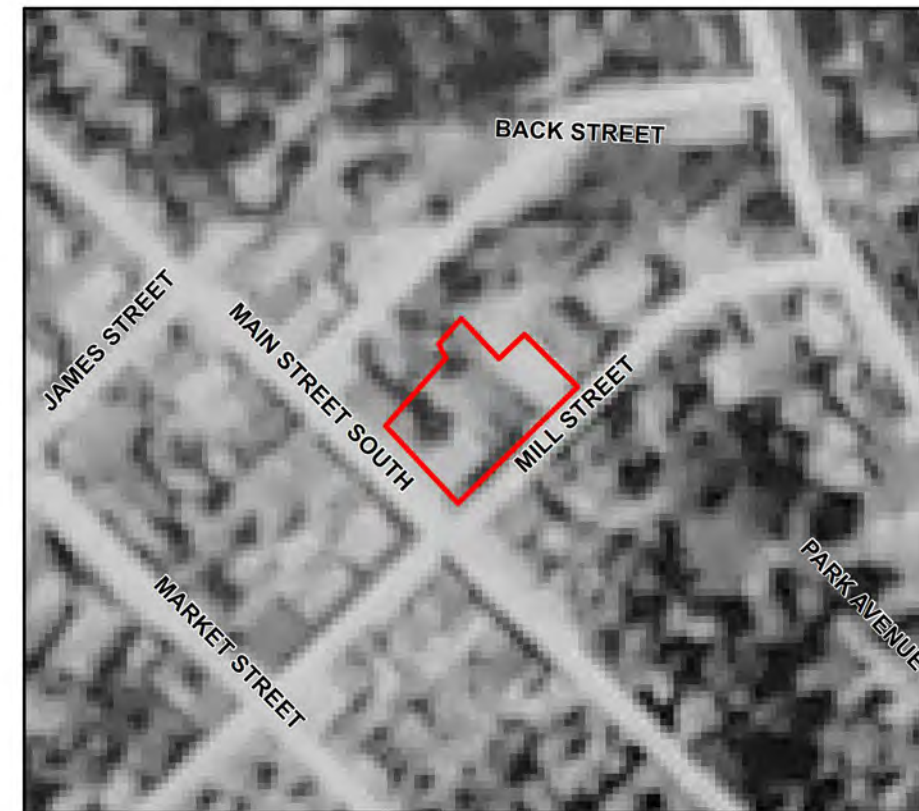


Figure 21: Study Area overlaid on the 1954 aerial photograph of Georgetown





### 3.0 EXISTING CONDITIONS

#### 3.1 Introduction

A field review was conducted by Lindsay Graves, Cultural Heritage Specialist and Assistant Manager of the Cultural Heritage Division, and John Sleath, Cultural Heritage Assistant, both of ASI, on 19 January 2016 to survey and document the study area and environs. Data was collected to describe the existing conditions and integrity of four properties located in the Proposed McGibbon Condominium study area, with particular attention to possible impacts of the proposed development on the properties which are listed on the Town of Halton Hills *Heritage Register: Listed Cultural Heritage Properties*. Photographic documentation can be found in Appendix A.

The following is a summary of the site visit, detailing which portions of each property were accessed (see Figure 22):

- 69 Main Street South: Exterior, main floor, and basement. The second floor apartments were not accessible because they are currently occupied by tenants.
- 94-96 Mill Street: Exterior, main floor, and basement. The second floor apartments were not accessible because they are currently occupied by tenants.
- 71-77 Main Street South: Exterior, views of the main shop areas on the main floor, and partial access to the second and third floors (hallways, stairwells, and one vacant apartment).
- 79 Main Street South: Exterior and full interior access, including basement, main floor, and upper floors. The restaurant kitchen area on the main floor was not accessed given that it was in use. Most hotel rooms were accessible, although due to debris and other materials left behind by former tenants, not all rooms were fully accessed and/or photographed.



Figure 22: 1961 Aerial Photograph showing approximate boundaries of buildings in the study area and boundaries of the 1961 addition, then under construction (Adapted from a Silvercreek Commercial Builders PowerPoint Presentation to Heritage Halton Hills, April 2014).



## 3.2 69 Main Street South

The structure at 69 Main Street was constructed *circa* 1890, and has been an integral part of the Georgetown downtown core since its establishment. It features brick construction with stone facing on the front elevation, fronting on the east side of Main Street. A later concrete block addition is located to the rear. Notable businesses, such as the Bank of Hamilton and the Bell Telephone Company, were formerly tenants of this structure. The structure currently has apartments on the second floor, while the main floor was recently vacated by a hair salon and spa business.

### 3.2.1 Exterior

The west elevation of the extant structure fronts on to Main Street, where it forms an important part of the downtown Georgetown streetscape. The structure is a two-storey split level commercial building composed of the original building constructed of red brick featuring a broken-course cut limestone façade on the west, and concrete block constructed addition to the rear.

The west elevation of the original structure features a flat roof, with overhanging eaves and moulded cornice supported by brackets at the north and south limit of the roofline. The first floor retail space at street level has two large bays consisting of a recessed entrance and window on the south, and a large fixed rectangular window on the north. The second floor has three evenly distributed bays, with large fixed rectangular windows with small horizontal sliding windows on the north and south, and a large rectangular casement window at center (Plates 1-4).

The west elevation is of similar design and construction as the related attached structure to the north, which shares a common roof, scale, massing, and architectural elements. The unrelated attached structure to the south, at 71-77 Main Street South, is separated from this structure by a stepped parapet made of red brick and clad in concrete.

The east elevation of the addition, which fronts on a municipal parking lot, is the lower level of the split-level structure, and clearly demonstrates the sloping topography of the study area. The east elevation features rectangular massing, plain concrete block construction, a flat roof, and minimal fenestration. Two small rectangular windows with concrete block sills and lintels are present on the north half, and a single door is present on the south half of the ground floor of the east elevation. The second floor features two small rectangular windows with concrete block sills and lintels. All windows currently have heavy metal security bars installed (Plates 5-7).

### 3.2.2 Interior

The interior of the original structure has been heavily modified from its original construction and was most recently used as a salon and spa. The interior was completely renovated within the past 20-30 years, leaving no visible heritage elements. Stamped tin ceiling tiles are visible above two successive modern dropped ceilings composed of gypsum tiles on the main floor. These tin ceiling tiles are still visible in-situ on the original ceiling above the modern drop ceiling tiles, and likely represent one of the earlier phases on the buildings use (Plate 8). The floor plan includes a reception area and hair salon area at the front, with spa facilities in the rear (Plates 9-11).

The basement of the original structure features stone foundations, large sawn support beams, plank floorboards, and un-milled timber support poles. Modern renovations and repairs were carried out in a





variety of areas, likely to replace damaged or faulty support elements with more modern, structural elements such as modern timbers, plywood floor sheeting, and cinderblocks. The original vault and heavy steel door is still present in the basement, retained from the original function of the building as the Bank of Hamilton (Plates 12-15). The basement of the concrete block addition features cinder block foundations, modern dimensional lumber floor joists, and drywall, and was used as part of the salon and spa business (Plate 16)

The second floor is currently being used as apartments, and was not accessible during the site visit.

### 3.3 94-96 Mill Street

The structure at 94-96 Mill Street was constructed in the late nineteenth century and consists of a two-storey red brick commercial structure fronting on the north side of Mill Street, just east of Main Street. The structure was originally home to a butcher shop operated by James Buck, and later his son, Clarence Buck. The Town of Halton Hills Heritage Register indicates that it was built in 1881. However, archival research undertaken as part of this report suggests that it was likely built *circa* 1888, at the same time the Clark Hotel was rebuilt following a fire. Thomas Clark owned and built this building, leasing it to James Buck. The architectural detailing, as evident in the brickwork around the windows and top of the façade, is identical between the two buildings.

The structure currently operates as a cheese shop on the main floor, with residential apartments on the second floor.

#### 3.3.1 Exterior

The structure is a two-storey, semi-detached commercial building with rectangular massing and a flat roof composed of Flemish Stretcher bond red brick and coursed fieldstone foundation. A modern, single storey addition is present on the north elevation. The pedestrian right-of-way on Mill Street defines the southern limit of the property, a parking lot defines the eastern limit, and attached buildings define the western and north limits.

The south elevation of the structure features a flat roof, with a Boomtown or false-front façade, skirted roof separating the main and second floors, and decorative relief brickwork on the second floor. The first floor retail space at street level has three large windows at center, with a recessed double door entrance to the main floor on the west side, and a single doorway to access the second floor apartments on the east. The second floor has four evenly distributed bays, with one-over one sash windows in each, featuring arched red brick segmental arches and vousoirs and concrete windowsills. Decorative brickwork on the south elevation features raised-relief faux-bracketing at the east and west corner, and faux-dentils along the roofline. The main floor appears to be entirely re-faced with modern brick, and the foundation with modern concrete on the south elevation (Plates 17-20).

The east elevation is far more utilitarian in design than the south elevation, and lacks the decorative brickwork and fenestration of the south fronting on Mill Street. The east elevation clearly displays the coursed fieldstone foundation, with three windows leading to the basement. At the time of assessment, all three of these windows were boarded up. The main floor lacks any windows, but features two louvered vents. The second floor features a narrow, centrally located one-over-one sash window encased in a thick concrete frame, with a red brick segmental arch and concrete sill. A single, centrally-located internal red brick chimney is present on the east elevation. Extensive repairs to the brickwork on the east elevation are





obvious, especially in the location of the chimney. To the north end of the east elevation, a modern, single-storey addition is present. The addition features a sloped roof and is constructed of rose coloured bricks with two horizontal bands of grey bricks, with a single doorway featuring a large rectangular transom light and a louvered vent. Above this addition is a deck area, that residents of the second floor apartments can access from the north elevation of the original structure (Plate 20-23).

The north elevation of the original structure is only visible on the second floor, and features brown siding and access to the rooftop patio area.

### 3.3.2 Interior

The interior of the main floor of the original structure has been heavily modified from its original construction, and is currently occupied by a cheese shop. The interior underwent cosmetic renovations within the past 10 years, leaving no visible heritage elements. The floor plan is completely open, as it would have been historically as a butcher shop (Figure 6), with a food preparation area and deli counter on the east half, and a grocery and preserve area on the west half. The ceiling, floor, south, east, and north walls are all modern, and clad in drywall. The west wall features exposed brick (Plates 24-25).

The interior of the rear addition to the north of the main structure is used as a food preparation area and storage, and is composed of modern drywall walls and ceiling, and modern flooring. The northeast corner of the addition features a set of stairs that lead to the basement, and an exterior door on the east elevation to the parking lot (Plate 26).

The basement of the original structure features whitewashed, cut stone foundations, large sawn support beams, plank floorboards, and un-milled timber support poles. The main central structural beam of the building oriented north-south is supported by red brick and stone buttresses projecting from the foundation walls, and red brick pillars in the central part of the span. The variety of materials and support techniques used throughout the basement suggests the structure was constantly in a state of reinforcement and repair. Modern renovations and repairs were carried out throughout the basement using modern timbers, plywood floor sheeting, and cinderblocks to reinforce structural elements and repair damage. The southwest corner of the basement features modern steel pillars to support the superstructure above. The southeast corner features a staircase leading to the main floor, which has since been decommissioned (Plates 27-31).

The second floor is currently being used as apartments, and was not accessible during the site visit.

## 3.4 71-77 Main Street South

The structure at 71-77 Main Street was constructed *circa* 1870 and consists of a three-storey red brick commercial/residential structure fronting on the east side of Main Street South. A single-storey addition was built to the east of the main structure in the 1960s. The structure currently has retail establishments on the ground level fronting on Main Street South, apartments on the second and third floors, and a banquet hall in the 1960s addition. Floor plans for this building were provided to ASI by the former owner of the McGibbon Hotel (Appendix B).





### 3.4.1 Exterior

The west elevation features English Bond laid red brick and a side-gabled roof with overhanging eaves supported by brackets at the north and south limit of the roofline. The roof is separated from the attached buildings at 69 Main Street South to the north, and 79 Main Street South to the south by a stepped red brick parapet partially clad in cement. The first floor retail space at street level is divided between three retail establishments, with large, modern display windows and doorways on each. The second and third floors have six evenly distributed bays, with large one-over-one sash windows featuring red brick segmental arches and concrete sills on each floor (Plates 32-33).

The east elevation of the original structure is only clearly visible from the roof of the eastern addition that was built in the early 1960s. The visible portion of the east elevation features an offset intersecting gable roof with a parapet, asymmetrical fenestration, and a doorway leading to the roof of the addition on the third floor. Windows consist of primarily one-over-one sash featuring red brick segmental arches and concrete sills, although the second floor also features a large fixed window flanked by one-over-one sash windows on the south side, and a small sliding window on the north. The east elevation shows extensive evidence of brick repair and replacement, and features one example of a bricked-in window (Plate 34-35).

The east elevation of the 1960s addition, which fronts on a municipal parking lot, is the lower level of the structure. The east elevation of the addition features a walk-up entranceway on the north end, a ground-level entranceway and fixed rectangular window at center, and a double doorway at ground level on the south end. Two very small fixed rectangular windows are present on the south side, with one on the first and one on the second floor. The entire east elevation of the 1960s addition is very utilitarian and clad in off-white painted concrete (Plate 36).

### 3.4.2 Interior

The ground level of the structure is occupied by three modern retail/commercial establishments that have been subject to frequent renovations. The interior of the main floor does not retain the original layout, and is instead configured to suit the needs of the current retail/commercial tenants. A review of the 1922 and 1960 Fire Insurance Plans demonstrates that there were formerly four separate retail shops, where there is now only three (Figures 18 and 19). The main floor interior does not appear to retain any visible heritage elements.

The second and third floors consist of rental apartment units that, in most cases, are still occupied. Some office space is located on the second floor. The residential apartments feature a standard residential layout, including a washroom, kitchen, living room, and bedrooms. Most of the apartments were still occupied at the time of the field review, and only one vacant unit was available to use as a sample. This unit did not appear to retain any visible heritage elements (Plates 37-39).

The basement of the original structure at 71-77 Main Street South is attached to the basement of 79 Main Street South, both of which serve as part of the McGibbon Hotel. Only a small portion of the basement of 71-77 Main Street South was accessible. This area had been converted to washrooms for use of the restaurant and bar. The remaining storage areas, located underneath the retail shops, were not accessible at this time.

The 1960s addition to the McGibbon Hotel features two levels: a banquet hall and associated service area on the main floor, and a retail area and storage area in the basement. Due to the change in grade, the retail area located in the basement is at grade with the rear parking lot area. The banquet hall is a large space





featuring a bar, dance floor, and a large seating area. The walls are clad in stucco and half-timbering, the floor is primarily carpeting with ceramic tile around the bar area and vinyl tile on the dance floor, and gypsum tiles on the ceiling (Plate 40).

### 3.5 79 Main Street

The structure at 79 Main Street South consists of a three-storey red brick commercial hotel fronting on the east side of Main Street South and the north side of Mill Street. It is attached to the structure at 71-77 Main Street South and adjacent to 94-96 Mill Street. The structure currently has a bar and restaurant on the main floor, recently vacated hotel rooms on the second and third floors, and storage in the unfinished basement. Floor plans for this building were provided to ASI by the former owner of the McGibbon Hotel (Appendix B).

#### 3.5.1 Exterior

The west elevation of the extant structure fronts on to Main Street South and features stretcher bond red brick and a flat roof with overhanging eaves supported by small brackets. The main floor is composed of large, single pane fixed window with concrete sills, and is refaced in modern, painted brick. The second and third floors feature original decorative brickwork, and five evenly distributed bays on each of the floors. The second floor features two double-hung one-over-one sash windows with red brick segmental arches and concrete sills on either side of a central doorway featuring a transom and sidelights that leads out to a narrow wooden balcony. Discolouration on the bricks above this doorway suggests that a roof once covered this balcony, although none was present at the time of the field review. The third floor features five evenly-distributed windows with red brick segmental arches, concrete sills, and double-hung one-over-one sash windows. Two decorative wall ties are visible between the second and third floor, which provide structural support to the building walls. Decorative brickwork on the west elevation consists of faux pilasters and brackets on the corners, and one slightly south of the centre of the structure, and faux dentils under the eaves (Plates 41-46).

The south elevation of the structure fronts on Mill Street and has similar scale, massing, decorative red brick detailing, and generally similar fenestration to the west elevation. The restaurant and bar area at ground level features seven one-over-one sash windows with segmental arches and concrete sills, with two on the west, and five on the east of the main entrance doorway. The main doorway features a modern double door in a recessed alcove with a narrow roof supported by faux stone clad supports on both sides. A second ground level doorway is located on the east portion of the south elevation, where a separate commercial/retail space in the structure is located. This retail/commercial space previously housed a radio station, although it was vacant at the time of field review. Cut stone foundations are visible on the south elevation and clearly demonstrate the sloping topography of the study area (Plates 47-50).

The second and third floors of the south elevation feature nine symmetrically-located two-over-two sash windows with red brick segmental arches and concrete sills. There is one exception to this, with one double-hung one-over-one sash window located slightly further to the west than the general pattern on the western end of the third floor. A portion of a fire escape ladder is present over this window and staining on the brick beneath it suggests the ladder once continued down to ground level. Repairs were begun but not completed on the overhanging roof on the south elevation, where the brackets and frieze present on the west elevation were removed and never replaced (Plate 49).





The east elevation of the original structure is only clearly visible from the roof of the adjacent two-storey structure at 94-96 Mill Street. A small portion of the east elevation is visible from street level, where one centrally located one-over one sash window and a centrally located internal chimney is visible. The remainder of the east elevation appears to be plain red brick wall.

The second and third floor windows on the north elevation are visible from the roof of the 1960s addition. The fenestration consists of two-over-two sash windows with red brick segmental arches and concrete or wooden sills (Plate 51).

### 3.5.2 Interior

The main floor is comprised of the bar and restaurant area, washrooms, storage, and the kitchen area. The interior of the main floor does not retain the original layout, and is instead configured with an open floor plan to suit the needs of the current restaurant and bar tenants. This area has been renovated within the past 20-30 years, leaving few significant heritage elements (Plates 52 – 54). The second and third floors consist of hotel rooms with shared washroom and kitchen facilities that most recently were rented out by guests of the McGibbon Hotel.

The second floor features thirteen suites that are accessed by a central staircase on the south side, and arranged in a general T plan. These suites are serviced by three shared washrooms located centrally in the floor plan (Appendix B). Access to the third floor is by way of a staircase with a fire door on the western end of the structure. The interior of the top two floors appear to be in poor structural condition, and it is evident that the building has shifted in places, causing cracked walls and door casings and sloping floors. Standard wooden trim around the doors, windows, and baseboards are present throughout. Doors are mostly modern, although a few older wood panelled doors in very poor condition were noted (Plates 55-60).

The third floor of 79 Main Street South features sixteen hotel suites arranged in a T plan, with five shared washrooms spread between the north and central areas. A fire exit is located in the northwest corner, with stairs that lead to the roof of the second floor. The third floor is in similarly poor condition as the second floor, and no significant heritage elements are visible (Plates 61-64).

The basement of the structure at 79 Main Street South is attached to the basement of 71-77 Main Street South, both of which serve as part of the McGibbon Hotel. The basement features a combination of original heritage elements with modern additions and repairs to facilitate the restaurant and bar. The basement primarily features original random coursed fieldstone foundations, dirt/gravel floors, flagstone floors, sawn ceiling beams and floor joists, and visible softwood floorboards. There are also modern elements visible, including modern dimensional lumber, drywall, and faux wood panelling in the areas used most frequently for the restaurant including food preparation, storage, and refrigeration. The original heavy steel door is still present on the boiler room in the basement, retained from the original coal-fired boiler. Large flagstones were noted in one section of basement and may date to the original 1850s hotel. The basement also retains original support beams and foundations from the hotel building that was destroyed by fire in the 1880s, one of which is heavily charred but still structurally sound (Plates 65-73).





### 3.6 The Surrounding Environs

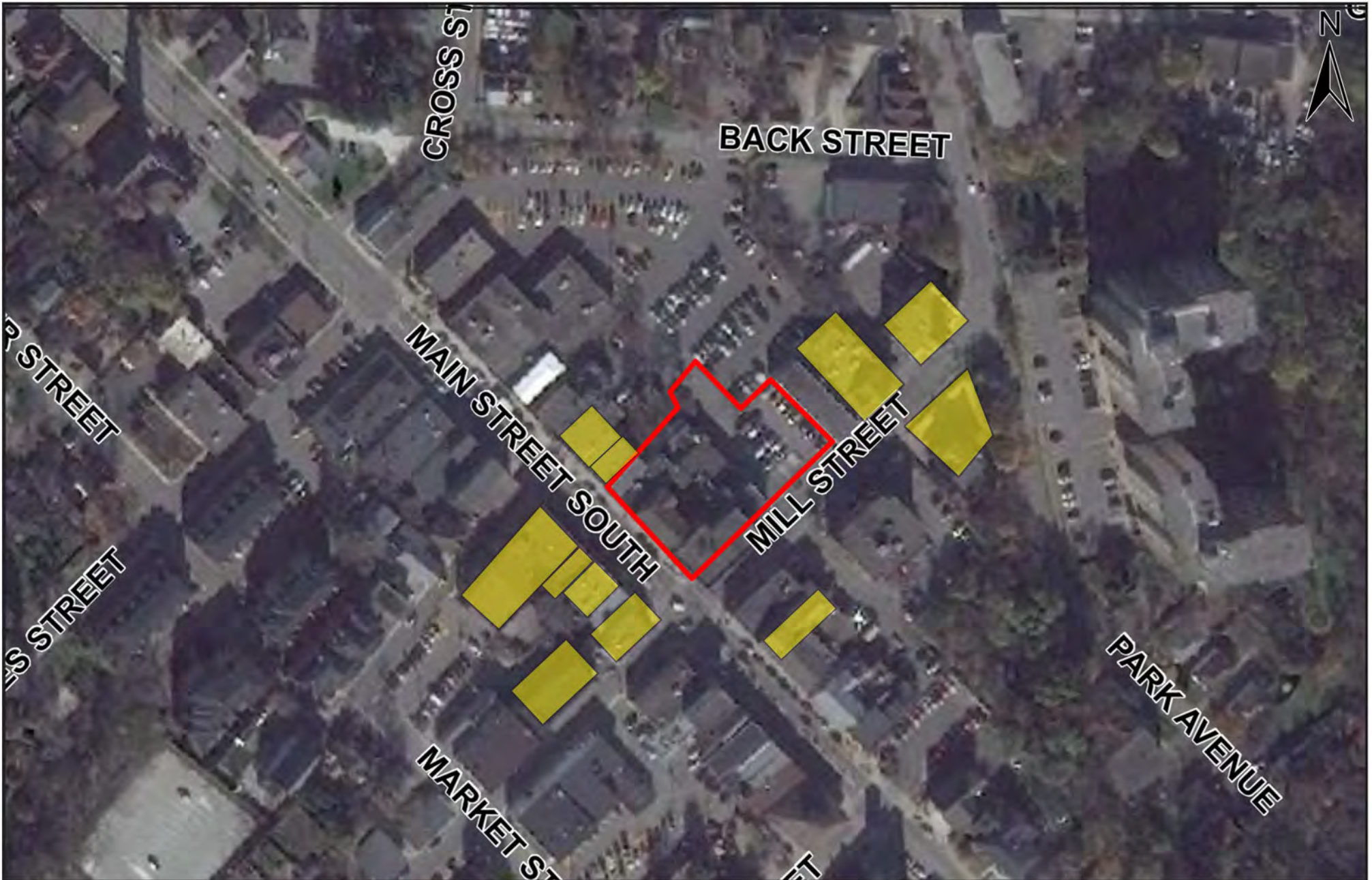
The surrounding environs feature a concentration of heritage properties to the north and south along Main Street and to the east and west on Mill Street. The study area and surrounding environs constitute the core of the historic Georgetown downtown core, and has served as a mixed-use commercial and residential area for a considerable time. These properties generally consist of two-storey, red brick or stone structures utilized as mixed residential and commercial. Notable structures and properties of cultural heritage value within the surrounding environs include (Figure 23):

- 56-64 Main Street South (Listed), on the west side of Main Street South to the north of the study area
- 61-65 Main Street South (Listed), Italianate style commercial structure on the east side of Main Street South to the north of the study area
- 66-68 Main Street South (Listed), part of the original O'Neil Block, on the west side of Main Street South to the north of the study area
- 67 Main Street South (Listed), location of the Herald, on the east side of Main Street South to the immediate north of the study area
- 70-72 Main Street South (Listed), location of the original R. Thompson Hardware Store, on the west side of Main Street South to the immediate west of the study area
- 78 Main Street South (Listed), The Old Bank, on the west side of Main Street South to the immediate west of the study area
- 89 Main Street South (Listed), Barclay Block Section, on the east side of Main Street South to the south of the study area
- 70 Mill Street (Listed), Old Post Office, on the north side of Mill Street to the east of the study area
- 72-72A Mill Street (Listed), Gregory Theatre, Tudor style structure on the north side of Mill Street to the east of the study area
- 75 Mill Street (Listed), The Birches, Craftsman style residence on the south side of Mill Street to the east of the study area.
- 108-118 Mill Street (Listed), Stables of the Bennet House Hotel, located on the north side of Mill Street to the west of the study area

Main Street is a central thoroughfare in the community and consists of one lane of vehicular traffic with dedicated parking in both the north and south the curb lane, and divided by a concrete median with decorative plantings. Mill Street consists of one lane of vehicular traffic both east and west with a dedicated parking lane on the north side for westbound traffic. The intersection of Main and Mill Streets features traffic lights and decorative brickwork demarcating the pedestrian crossings. The eastern limits of the study area are composed of a parking lot with access from Mill Street to the south and Back Street to the east (Plate 74-76).











 <p>Archaeological &amp; Cultural Heritage Services 528 Bathurst Street Toronto, ONTARIO M5S 2P9 416-966-1069   F416-966-9723   asiheritage.ca</p>	<p> Study Area</p> <p> Cultural Heritage Resource (CHR) Listed by the Municipality</p>	<p>BASE: Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</p>	<p>0  75 Metres</p> <p>ASI PROJECT NO.: 15TS-266      DRAWN BY: JF DATE: 1/28/2016                      FILE: 15TS266_CH_field</p>
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Figure 23: Previously identified cultural heritage resources (CHRs) in the study area environs



#### 4.0 HERITAGE EVALUATION OF THE STUDY AREA

##### 4.1 Heritage Evaluation of 69 Main Street South

The property located at 69 Main Street South is listed on the Town of Halton Hills *Municipal Heritage Register*. Table 1 contains the evaluation of 69 Main Street South against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 1: Evaluation of 69 Main Street South using *Ontario Heritage Act* Regulation 9/06**

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The building at 69 Main Street South is an example of a late nineteenth-century commercial building, featuring two-storey brick construction with original rectangular scale and massing, flat roof with moulded cornice, and broken course cut limestone facing on the front elevation. All of these elements are shared by the related attached building to the north.</p> <p>A review of historical photographs of this building indicates that the front elevation features original fenestration in the upper floor, although the windows are modern. Further, the original shop entrance with recessed central door was replaced by the present off-centre recessed entrance and large glass storefront windows by the 1970s.</p> <p>Original interior features include beams and joists in the basement, stone foundations, and stamped tin ceiling tiles located in situ and hidden above two successive dropped ceilings. In addition, the original bank vault and locking metal vault door is also extant in the basement.</p> <p>Within the immediate context of Main Street in Georgetown, this building and the adjacent 67 Main Street South are the only commercial buildings to feature brick construction with stone facades. However, it is not considered to be an excellent example of a late nineteenth-century commercial building given that the store front has been significantly altered, and new windows added.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a	The subject property was associated with the Bank of Hamilton from 1890 until about 1917, followed by the Bell Telephone Company, Stedmans Shoes, Christiane's Hair Styling, and most recently Great Expectations and Revitalize Salon and Spa. While the function of the building changed from service and retail industries, with residential apartments above, the building has always





**Table 1: Evaluation of 69 Main Street South using *Ontario Heritage Act* Regulation 9/06**

community;	maintained its mixed commercial/residential purpose.  The historical associations that this building retains with the Bank of Hamilton and the Bell Telephone Company are of particular note, given their significance as important businesses on the Main Street and in the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The location of the property in the center of the historic Georgetown downtown core contributes to an understanding of commercial and residential development in Georgetown during this late-nineteenth and early-twentieth-centuries.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The architect and/or contractor responsible for building this structure is not known. The subject property is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The subject property is associated with the historical development of the commercial structure of downtown Georgetown. It is considered to have contextual value because it is important in maintaining the character of the historic Main Street streetscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, functionally, and historically linked to commercial activities in the area and important in maintaining the visual character of the historical Main Street streetscape in Georgetown.
iii. is a landmark.	The subject property is not known to meet this criterion.

The subject property at 69 Main Street South met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the historical associations of the property with the Bank of Hamilton and the Bell Telephone Company, the remaining original construction materials and structural features, and the contextual significance as an important part of the historical Main Street streetscape in Georgetown.



## 4.2 Heritage Evaluation of 94-96 Mill Street in Georgetown

The property located at 94-96 Mill Street is not listed on the Town of Halton Hills *Municipal Heritage Register*. However, 96 Mill Street, Georgetown, are part of the proposed Phase 3 addition(s) to the Heritage Register (Personal Communications, Ashley Mancuso, January 13, 2016).

Table 2 contains the evaluation of 94-96 Mill Street against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 2: Evaluation of 94-96 Mill Street using *Ontario Heritage Act* Regulation 9/06**

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The building at 94-96 Mill Street is an example of a late-nineteenth-century brick commercial building. The two-storey building features Flemish Stretcher bond brick construction and one-over-one pane segmental arched windows with arched brick voussoirs on the south elevation. The building features a flat roof with raised parapet on the front elevation, with decorative brickwork along the roofline. The main floor store front has gone through a few changes over the time, most recently having been bricked over when the main floor became an apartment. In 2010, the traditional storefront with recessed entrance to the side and large glass windows across the remainder were reinstated.</p> <p>It should be noted that the brick detailing around the windows and at the top of the front façade, and the Flemish Stretcher bond construction, are the same as the McGibbon Hotel, located immediately adjacent to this property at 79 Main Street South. These buildings were likely constructed at the same time, in <i>circa</i> 1888, after the Clark Hotel was destroyed by fire.</p> <p>Original interior features include the western interior brick wall, sawn beams and joists, stone foundations and buttressing in the basement.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The subject property was first utilized as a butcher shop and food retailer in the late nineteenth century and maintained this function in the food services industry until 1971. The subject property was home to Buck's Butcher Shop and later Buck's Fine Foods, and owned by members of the Buck family, from its construction in 1881 to 1971. James Buck, and his son Clarence Buck, are noted Georgetown merchants and contributed to the commercial development of Georgetown.





**Table 2: Evaluation of 94-96 Mill Street using *Ontario Heritage Act* Regulation 9/06**

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property is not known to meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The architect and/or contractor responsible for building this structure is not known. The subject property is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The subject property is associated with the historical development of the commercial structure of downtown Georgetown. It is considered to have contextual value because it is important in maintaining the character of the historic Mill Street streetscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, functionally, and historically linked to commercial activities in the area and important in maintaining the visual character of the historical Mill Street streetscape in Georgetown.
iii. is a landmark.	The subject property is not known to meet this criterion.

The subject property at 94-96 Mill Street met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the historical associations of the property with the Buck family, their butcher shop and later grocery store, the remaining original construction materials and structural features, and contextual significance as an important part of the historical Mill Street streetscape in Georgetown.

#### 4.3 Heritage Evaluation of 71-77 Main Street South

The property located at 71-77 Main Street South is listed on the Town of Halton Hills *Municipal Heritage Register*. Table 3 contains the evaluation of 71-77 Main Street South against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.



**Table 3: Evaluation of 71-77 Main Street South using *Ontario Heritage Act* Regulation 9/06**

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The three-storey brick building at 71-77 Main Street South is a typical example of a <i>circa</i> 1870 commercial building. It features English bond brick construction, side gable roof with double chimney stacks and raised parapets at each gable end, and simple cornice. The six-bay front elevation features one-over-one sash flat-arch windows with brick voussoirs in the second and third storeys. The main floor contains commercial store fronts for three separate shops, and a doorway leading to a staircase up to the second and third residential and office units. A review of historic photographs and mapping reveal that there were formerly four separate shops located on the main floor of this building. The store fronts have also evolved over time, although all generally had recessed entrances surrounded by large glass windows.
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	This building was built in the 1870s by Thomas Clark as an addition to the north side of his hotel, located at the northeast corner of Main Street South and Mill Street in Georgetown. Thomas Clark owned and operated this commercial block as the Clark Hotel from 1867 until 1895, when he began to lease it to the McGibbon brothers. It was later sold to the McGibbon brothers in 1910. This building retains important historical associations with the development of the hospitality industry in Georgetown, and with Clark and McGibbon families.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property is not known to meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject property is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting	The subject property is associated with the historical development of the commercial structure of downtown Georgetown. It is considered to have





**Table 3: Evaluation of 71-77 Main Street South using *Ontario Heritage Act* Regulation 9/06**

the character of an area;	contextual value because it is important in maintaining the character of the historic Main Street streetscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, functionally, and historically linked to commercial activities in the area and important in maintaining the visual character of the historical Main Street streetscape in Georgetown.
iii. is a landmark.	The subject property is not known to meet this criterion.

The subject property at 71-77 Main Street South met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the historical associations of the property with the Clark and McGibbon Hotels, and contextual significance as it contributes to the historical Main Street streetscape in Georgetown.

#### 4.4 Heritage Evaluation of 79 Main Street South

The property located at 79 Main Street South is listed on the Town of Halton Hills *Municipal Heritage Register*. Table 4 contains the evaluation of 79 Main Street South against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 4: Evaluation of 79 Main Street South using *Ontario Heritage Act* Regulation 9/06**

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>A two-storey frame hotel on stone foundations was first built at the northeast corner of Main Street and Mill Street in Georgetown in the 1850s by Robert Jones. In 1888, the Clark Hotel burned and was rebuilt by its then owner, Thomas Clark. The new structure was built on portions of the original stone foundations and continues to stand at the northeast corner of Main and Mill Streets.</p> <p>This three-storey hotel features Flemish Stretcher bond brick construction and two-over-two pane sash windows with segmental arch and arched brick voussoirs on the south elevation, and paired one-over-one pane sash windows with segmental arch and arched brick voussoirs on the west elevation. The building features a flat roof with decorative brickwork along the top of the façade, decorative brickwork around the windows, and raised brickwork at the building corners and between select bays to create the appearance of columns. The second and third floor fenestration remains intact.</p> <p>Also of note is the two-bay wide wooden balcony on the second floor, facing Main Street. The balcony features wooden posts and balustrade, and is supported by metal brackets underneath. A doorway opening out on to this balcony features a wooden door with metal storm door, sidelights and transom above. The brickwork around the door opening matches the surrounding window openings.</p>



**Table 4: Evaluation of 79 Main Street South using *Ontario Heritage Act* Regulation 9/06**

ii. displays a high degree of craftsmanship or artistic merit, or;	The decorative brickwork evident on the south and west elevations of this property are noted. However, it is considered to be a typical feature of a commercial building in this time period and does not exhibit a high degree of craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	This property has been operating as a hotel since the 1850s. It was first built by Robert Jones under the name of the Exchange Hotel. It became the Clark Hotel in 1867, and the McGibbon Hotel in 1895. This building retains important historical associations with the development of the hospitality industry in Georgetown, and with Georgetown businessmen Robert Jones, Thomas Clark and the McGibbon brothers.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property is not known to meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject property is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The subject property is associated with the historical development of the commercial structure of downtown Georgetown. It is considered to have contextual value because it is important in maintaining the character of the historic Main Street streetscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, functionally, and historically linked to commercial activities in the area and important in maintaining the visual character of the historical Main Street streetscape in Georgetown.
iii. is a landmark.	The subject property is considered to be a downtown landmark given its location at the northeast corner of Main and Mill Streets in Georgetown, which is further accentuated by its architectural detailing, long association as a hotel/bar, and prominent scale and massing.





The subject property at 79 Main Street South met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the historical associations of the property with the Exchange, Clark and McGibbon Hotels, the remaining original construction materials and structural features, and contextual significance as it contributes to the historical Main Street streetscape in Georgetown.

## 5.0 STATEMENT OF CULTURAL HERITAGE VALUE

### 5.1 69 Main Street South

#### **Design:**

69 Main Street South, Georgetown, is a two-storey brick building that was built *circa* 1890 for mixed commercial/residential purposes. The building features original rectangular scale and massing, flat roof with moulded cornice, and broken course cut limestone facing on the front elevation. All of these elements are shared by the related attached building to the north. A review of historical photographs of the building indicates that the front elevation features original fenestration in the upper floor. Original interior features include beams and joists in the basement, stone foundations, and stamped tin ceiling tiles located in situ and hidden above two successive dropped ceilings. In addition, the original bank vault and locking metal vault door is extant in the basement.

#### **Historical/Associative:**

The building at 69 Main Street South was constructed in 1890 and first housed the Bank of Hamilton from 1890 to 1917, followed by the Bell Telephone Company, Stedmans Shoes, Christiane's Hair Styling, and most recently Great Expectations and Revitalize Salon and Spa. The historical associations that this building retains with the Bank of Hamilton and the Bell Telephone Company are of particular note given their significance as important businesses on the Main Street and in the community.

#### **Context:**

This property is located on the east side of Main Street South in historic Georgetown. It is part of a historic streetscape featuring buildings with similar scale, massing, flat roofs with decorative cornice and rooflines, and main floor store fronts with residential units above. The property is physically, functionally, historically, and visually linked to its surroundings and is considered to have contextual value because it is important in maintaining the character of the historic Main Street streetscape.

Heritage attributes that contribute to the heritage value of 69 Main Street South include its:

- scale and massing;
- two-storey brick construction with stone facing;
- rectangular window openings;
- flat roof with decorative cornice and brackets;
- commercial store front on the ground floor, with residential above; and
- association with the Bank of Hamilton and the Bell Telephone Company.



## 5.2 94-96 Mill Street

### Design:

The property at 94-96 Mill Street, Georgetown, features a two-storey brick building that was built in the 1880s for mixed commercial/residential purposes. The building features original scale and massing, a flat roof with raised brick parapet and decorative brickwork at the top of the front facade, Flemish Stretcher bond brick construction, and segmental arched windows with arched brick voussoirs. Original interior features include the western interior brick wall, sawn beams and joists, stone foundations and buttressing in the basement.

### Historical/Associative:

The property at 94-96 Mill Street was constructed in the 1880s. It was likely built by Thomas Clark, who owned the adjacent hotel and subject land at that time. The main floor was leased by James Buck, a butcher, and later purchased by his son, Clarence Buck. The family continued to operate the store as Buck's Fine Foods until 1971. James Buck, and his son Clarence Buck, are noted Georgetown merchants and contributed to the commercial development of Georgetown.

### Context:

This property is located on the north side of Mill Street South in historic Georgetown. The property is physically, functionally, historically, and visually linked to its surroundings and is considered to have contextual value because it is important in maintaining the character of the historic Mill Street streetscape.

Heritage attributes that contribute to the heritage value of 94-96 Mill Street include its:

- location, scale and massing;
- two-storey brick construction and decorative brickwork;
- segmentally-arched window openings;
- flat roof;
- commercial store front on the ground floor, with residential above; and
- association with the Buck family.

## 5.3 71-77 Main Street South

### Design:

The three-storey brick building at 71-77 Main Street South is a typical example of a *circa* 1870 commercial building. It features English bond brick construction, side gable roof with double chimney stacks and raised parapets at each gable end, and simple cornice. The six-bay front elevation features one-over-one sash flat-arch windows with brick voussoirs in the second and third storeys. The main floor contains commercial store fronts for three separate shops, and a doorway leading to a staircase up to the second and third floor residential and office units (formerly hotel rooms).





A review of historic photographs and mapping reveal that there were formerly four separate shops located on the main floor of this building. The store fronts have also evolved over time, although all generally had recessed entrances surrounded by large glass windows.

**Historical/Associative:**

This building was built in the 1870s by Thomas Clark as an addition to the north side of his hotel, located at the northeast corner of Main Street South and Mill Street in Georgetown. Thomas Clark owned and operated this commercial block as the Clark Hotel from 1867 until 1895, when he began to lease it to the McGibbon brothers. It was later sold to the McGibbon brothers in 1910. This building retains important historical associations with the development of the hospitality industry in Georgetown, and with Clark and McGibbon families.

**Context:**

This property is located on the east side of Main Street South in historic Georgetown. It is part of a historic streetscape featuring buildings with similar scale, massing, and main floor store fronts with residential units above. In particular, it retains a physical and historical association with the structure to the south, at 79 Main Street, which together formed the Clark Hotel and later the McGibbon Hotel. Further, the property is visually linked to its surroundings and is considered to have contextual value because of its importance in maintaining the character of the historic Main Street streetscape.

Heritage attributes that contribute to the heritage value of 71-77 Main Street South include its:

- scale and massing;
- three-storey brick construction;
- rectangular window openings;
- side gable roof with double chimney stacks;
- commercial store fronts on the ground floor, with residential above; and
- association with the Clark and McGibbon Hotels and families.

#### 5.4 79 Main Street South

**Design:**

The three-storey brick building at 79 Main Street South is a good example of a late nineteenth-century commercial building. The hotel features Flemish Stretcher bond brick construction and two-over-two pane sash windows with segmental arch and arched brick voussoirs on the south elevation, and paired one-over-one pane sash windows with segmental arch and arched brick voussoirs on the west elevation. The building features a flat roof with decorative brickwork along the top of the façade, decorative brickwork around the windows, and raised brickwork at the building corners and between select bays to create the appearance of columns. The second and third floor fenestration remains intact.

Also of note is the two-bay wide wooden balcony on the second floor facing Main Street. The balcony features wooden posts and balustrade and is supported by metal brackets underneath. A doorway opening to this balcony features a wooden door with metal storm door, sidelights and transom above. The brickwork around the door opening matches the surrounding window openings.





### **Historical/Associative:**

This property has been operating as a hotel since the 1850s. It was first built by Robert Jones under the name of the Exchange Hotel. It became the Clark Hotel in 1867, and the McGibbon Hotel in 1895. This building retains important historical associations with the development of the hospitality industry in Georgetown, and with Georgetown businessmen Robert Jones, Thomas Clark, and the McGibbon brothers.

### **Context:**

The subject property is considered to be a downtown landmark given its location at the northeast corner of Main and Mill Streets in Georgetown, which is further accentuated by its architectural detailing, long association as a hotel/bar, and prominent scale and massing. It is part of a historic streetscape featuring buildings with similar scale, massing, and flat roof line with brick parapet wall. In particular, it retains a physical and historical association with the structure to the north at 71-77 Main Street, which together formed the Clark Hotel and later the McGibbon Hotel. It also retains physical and historical associations with the property to the east, at 94-96 Mill Street, as it would appear that they were built at the same time using the same brick work and decorative treatment. Further, the property is visually linked to its surroundings and is considered to have contextual value because of its importance in maintaining the character of the historic Main Street streetscape.

Heritage attributes that contribute to the heritage value of 79 Main Street South include its:

- location and landmark status in downtown Georgetown;
- size and massing;
- segmentally arched window openings;
- three-storey brick construction and decorative brickwork;
- flat roof with decorative cornice and brackets;
- second-storey balcony and doorway;
- flagstone in the basement, likely forming the original basement floor of the c.1850 hotel built by Robert Jones;
- historical and continued use as a hotel; and
- historical associations with the Exchange, Clarke and McGibbon Hotels.

## **6.0 CONSERVATION STRATEGY**

### **6.1 Proposed Work**

The following is adapted from the Urban Design Brief (Blousefield 2015), prepared to support the proposed development application by addressing various requirements, including the specifics of development within the Georgetown Downtown District as outlined in the Town of Halton Hills *Official Plan* (2008). Key components of the development, as stated in the Urban Design Brief, include:

The construction of an 11-storey mixed commercial/retail-residential condominium building with ground level commercial/retail space fronting on Main Street South, with residential units located on upper floors, and parking facilities below grade (Section 5.0, p.18);





While preserving the overall character of the ‘main street’ streetscape with active at-grade uses which enhance the public realm, the development proposal also maintains the continuous streetwall height while locating additional height and density away from the street frontage (Section 1.0, p. 1);

The new mixed-use development intends to maintain the major concepts of the red brick façade and massing of the McGibbon Hotel to pay honourable tribute to its historic past. Minor design alterations have been proposed on the original façade that are intended to open up the ground level retail – similar to the building’s original 1890s glazed storefront (Appendix C);

A feasibility study will be conducted on the existing McGibbon Hotel façade preservation. If the existing façade is deemed unsafe, then a new façade designed in the spirit of the original shall be erected. The new façade design would include the general rhythm and sizes of the original window openings, material palette (potentially reusing the existing stone sills), and overall proportions of the original mass (Appendix C);

See Appendix C and Appendix D in this report for the preliminary site plans and shade studies. See Appendix F a letter outlining the feasibility of removing the existing brick for conservation.

## 6.2 Impact Assessment

To assess the potential impacts of the proposed development on the cultural heritage value of the properties located at 69, 71-77, and 79 Main Street South and 96 Mill Street, the identified heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Tool Kit* (2006), which include:

- Destruction of any, or part of any, significant heritage attribute or feature.
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Soil Disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.

Based on the current proposed development concept (Appendix C), 69, 71-77, and 79 Main Street South and 94-96 Mill Street will be directly impacted through removal of the existing structure (Table 5).





Table 5: Impact Assessment – 69, 71-77, and 79 Main Street South and 96 Mill Street

Impact	Impacts of the proposed McGibbon Condominium Project	How the Conceptual Design is addressing Identified Impacts to Heritage Attributes
Destruction, removal or relocation	<p>The proposed development will result in removal of the heritage buildings located in the study area, resulting in removal and destruction of the following identified heritage attributes:</p> <ul style="list-style-type: none"> <li>• Historic building materials: brick; stone facing; stone foundations; sawn beams; and joists;</li> <li>• Architectural features: window openings; decorative brickwork; decorative cornice and brackets; the second-storey balcony and associated door and door surrounds at 79 Main Street; and street level retail storefronts with residential/hotel rooms above;</li> <li>• Historical associations: with the Bank of Hamilton and the Bell Telephone Company (69 Main Street South); with the Buck family store (94-96 Mill Street); and with the Exchange, Clark and McGibbon Hotels (71-77 and 79 Main Street South);</li> <li>• Contextual values as exhibited in the scale and massing of the current buildings in the study area, and the overall building arrangement and contextual relationship between these structures, particularly between 71-77 and 79 Main Street South, which historically have formed the Clark/McGibbon Hotel, and between 79 Main Street South and 94-96 Mill Street, thought to have been built at the same time by Thomas Clark given their similar brickwork; and</li> <li>• Other noted 'artifacts', such as the bank vault and tin ceiling tiles identified at 69 Main Street South, and the flagstones found in the basement of 79 Main Street South</li> </ul>	<p>Removal of the heritage buildings in the study area will result in a number of direct impacts to identified heritage attributes. These will be mitigated in part through the following proposed architectural and design elements:</p> <ul style="list-style-type: none"> <li>• To address impacts to 79 Main Street South: <ul style="list-style-type: none"> <li>○ incorporate modern reproduction brick into the facade of the new development in lieu of salvaging and reusing existing bricks due to the poor structural integrity of the existing bricks. In addition, original window opening shapes and arrangement are considered in the new design. There is also potential to salvage stone sills from old windows and incorporate into the new building;</li> <li>○ decorative brickwork and cornice along the top of the facade;</li> <li>○ design of the street level facade along Main Street South that is similar to the original storefront appearance of the hotel based on historical images;</li> </ul> </li> <li>• maintaining a three-storey scale, flat roof line, and continuous streetwall height along Main Street South and locating additional height and density of the proposed development away from the street frontage; and</li> <li>• active at-grade commercial uses will continue along Main Street.</li> </ul>
Alteration	<p>The Proposed Development Concept (see Appendix C) demonstrates alteration to the Main Street historic streetscapes through a change in scale and massing of the overall built form in the study area.</p>	<p>Alterations to the historic Mill Street and Main Street South streetscapes will be addressed through the following proposed architectural and design elements that are sympathetic to the character of the 'main street' streetscape:</p> <ul style="list-style-type: none"> <li>• maintaining a three-storey scale, flat roof line, and continuous streetwall height along Main Street South and locating additional height and density of the proposed development away from the street frontage;</li> <li>• active at-grade commercial uses will continue along Main Street; and</li> <li>• application of different materials and window shapes in the building facades along Main Street, given that the original streetscape features different building heights, architectural treatments and materials.</li> </ul>
Shadows	<p>This category is not applicable as the subject heritage buildings will be removed by the proposed development. For impacts to the surrounding areas, see the Shade Study (Appendix D).</p>	N/A
Isolation	<p>This category is not applicable as the building will be removed by the proposed development.</p>	N/A
Direct or indirect obstruction of significant views	<p>79 Main Street South is identified as a community landmark, and thus views to the building from along Main Street and Mill Street will be altered through its removal.</p>	<p>The alteration of significant views to the historic McGibbon hotel will be addressed through the following proposed architectural and design elements that are sympathetic to the heritage character and landmark status of the McGibbon hotel:</p> <ul style="list-style-type: none"> <li>• incorporate modern reproduction brick into the construction of the first three storeys of the west and south elevations of the new building;</li> <li>• maintaining a three-storey scale along Main Street South and partially along Mill Street;</li> <li>• design of the street level facade along Main Street South that is similar to the original storefront appearance of the hotel based on historical images</li> <li>• segmentally-arched window openings</li> <li>• decorative brickwork and cornice along the top of the facade</li> <li>• flat roof</li> </ul>
A change in land use	<p>This category is not applicable as proposed development will retain a mixed commercial-residential land use.</p>	<p>The proposed development will retain mixed commercial and residential land use.</p>
Soil disturbance	<p>There is expected soil disturbance involved in construction of the proposed building with the excavation of the subterranean parking structure. However, these lands have been previously disturbed by construction of the existing development in the study area.</p>	N/A



### 6.3 Conservation Strategy Objectives

Based on the results of archival research, a site visit, heritage evaluation, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed. The conservation strategy has been developed in accordance with the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix E). In addition, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* recommendations have been considered, and in particular that the developer "use the gentlest means possible for any intervention" in order to "respect heritage value when undertaking an intervention." Thus, the conservation strategy has been designed to:

- Avoid impacts to identified heritage attributes.

As such, the following is the preferred conservation option following current conservation guidelines and best practice:

1. The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with 69, 71-77, and 79 Main Street South and 94-96 Mill Street and to result in sympathetic and compatible alterations to the property.

A note about structural and historical integrity:

1. Preliminary structural investigations have revealed that the McGibbon Hotel (71-77 and 79 Main Street South) is not structurally stable and therefore not suitable for adaptive reuse (Pers. Comm., 19 January 2016, Don Jackson). The building has been poorly maintained in recent decades and many of the interior and exterior historic elements and materials were found to be in disrepair and unsalvageable. Specifically, the existing bricks found in the McGibbon Hotel structure were determined by a structural engineer to be unfit for salvage and reuse in the façade of the new development (D.L. Engineering 2016) (Appendix F). The other buildings at 69 Main Street South and 94-96 Mill Street were not identified as being community landmarks, and were therefore not considered for adaptive reuse and were not included in the conceptual design of the proposed development.

### 7.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

The proposed development at 69, 71-77, and 79 Main Street South and 94-96 Mill Street in the community of Georgetown will demolish the present structures on these properties. Based on the results of archival research, a field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes, the subject properties were determined to retain heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resources, in consideration of overall impacts to the property, and in consideration of the proposed development concept:

1. The proposed development should attempt to avoid direct and indirect impacts to heritage attributes associated with 69, 71-77, and 79 Main Street South and 94-96 Mill Street to result in sympathetic and compatible alterations to the property.





2. Further to the architectural and design elements proposed in the conceptual design, the following recommendations should be considered in order to mitigate impacts to the identified heritage properties:
  - a. Commitment to using modern reproduction brick in the facade of the new development in lieu of salvaging and reusing existing bricks due to the poor structural integrity of the existing bricks (D.L. Engineering Inc. 2016);
  - b. Where feasible, consider adapting the proposed conceptual design to incorporate the historic building envelopes at 69 Main Street South and 94-96 Mill Street South into the proposed development;
  - c. Other historic materials (masonry, millwork, beams/joists, windows, tin ceiling tiles, flagstones) identified in the heritage buildings should be salvaged and incorporated in to the new development where possible, such as incorporating material into the design of a communal area of the proposed structure (e.g., lobby, publicly-accessible area, outdoor plaza) in order to recognize and commemorate the existing structures and their history;
  - d. Interpretive material should also be considered to commemorate the history of the impacted properties, such as through a display of historical photographs in a communal area of the proposed structure; and
  - e. Consider refurbishing and incorporating the original second-floor balcony and associated doorway at 79 Main Street South into the new facade on Main Street South. It has been identified as a heritage attribute and is an important element of this community landmark building.
3. Where restoring the original 1890s storefront and brickwork along Main Street South with modern materials, it is important that materials used and detailing for the restoration are based on sufficient physical, documentary, and/or oral evidence.
4. Given that redevelopment of this property will result in removal of all heritage buildings, and it has been demonstrated that adaptive-reuse has been considered and is not feasible for this project, a Cultural Heritage Documentation and Salvage Report for 69, 71-77, and 79 Main Street South and 94-96 Mill Street should be completed by a qualified heritage practitioner and submitted to the Town of Halton Hills in advance of construction activities. This report should include measured floor plans and a detailed photographic record of the heritage buildings and their heritage attributes. The list of salvage materials will be used to inform demolition activities. A final version of this study should also be submitted to the Esquesing Historical Society Archives for archival purposes.
5. This subject Cultural Heritage Impact Assessment report should be submitted to the Town of Halton Hills for review and approval. Following the review and revision process, the final report should be submitted to the Town of Halton Hills as well as the Esquesing Historical Society Archives for archival purposes.





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APPENDIX A: Photographic Documentation

69 Main Street South



Plate 1: West elevation of 69 Main Street South, looking east.



Plate 2: West elevation roof, cornice, and parapet of 69 Main Street South, looking southeast.


	<p>Plate 3: Detail of fenestration on the west elevation of 69 Main Street South, looking east.</p>
	<p>Plate 4: Detail of recessed entryway and large windows on the west elevation of 69 Main Street South, looking east.</p>





Plate 5: East elevation of the second floor of the modern rear addition at 69 Main Street South, looking southwest.



Plate 6: East and north elevations of the concrete block addition at 69 Main Street South, looking southwest.



Plate 7: East elevation of the concrete block addition at 69 Main Street South, looking west.



Plate 8: Detail of stamped tin ceiling tiles on original main floor ceiling of 69 Main Street South.





Plate 9: Interior of former salon at 69 Main Street South, looking east.

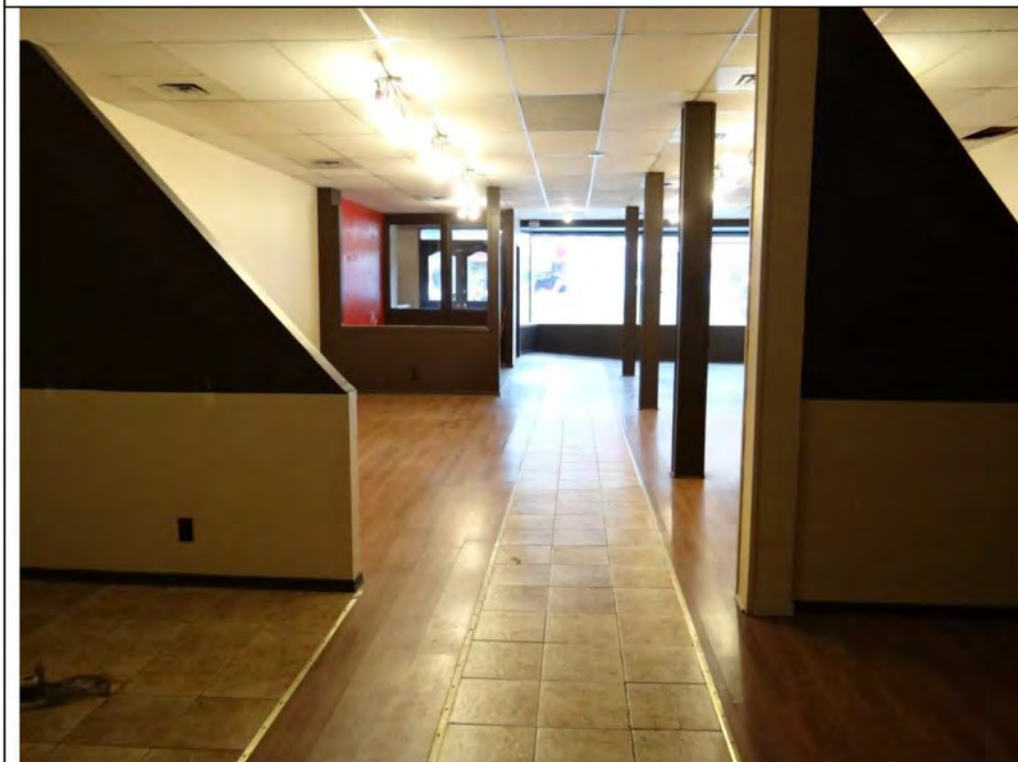


Plate 10: Interior of former salon at 69 Main Street South, looking west towards Main Street.



Plate 11: Detail  
spa facilities in  
69 Main Street  
South.



Plate 12: Detail  
of the stone  
foundations in  
the basement of  
69 Main Street  
South.





Plate 13: Detail of the sawn floor joists and softwood plank flooring from the basement of 69 Main Street South.



Plate 14: Wooden support posts in the basement of 69 Main Street South.



Plate 15: Detail of the Bank of Hamilton vault door in the basement of 69 Main Street South.



Plate 16: Detail of the finished section of the basement in the concrete block addition at 69 Main Street South.



94-96 Mill Street



Plate 17: South elevation of the structure at 94-96 Mill Street, looking north.



Plate 18: Details of the second floor fenestration and decorative brickwork on the south elevation of the structure at 94-96 Mill Street, looking north.



Plate 19: Detail of the brick work and large windows on the first floor of the south elevation of the structure at 94-96 Mill Street, looking north.



Plate 20: South and east elevations of the structure at 94-96 Mill Street, looking northwest.





Plate 21: East elevation of the structure at 94-96 Mill Street, looking southwest.



Plate 22: Detail of the brickwork and foundation on the east elevation of the structure at 94-96 Mill Street, looking west.



Plate 23: Detail of the east elevation of the northern addition and second floor patio at 94-96 Mill Street, looking west



Plate 24: View of the main floor interior of 94-96 Mill Street, looking north.





Plate 25: View of the main floor interior of 94-96 Mill Street, looking southwest.

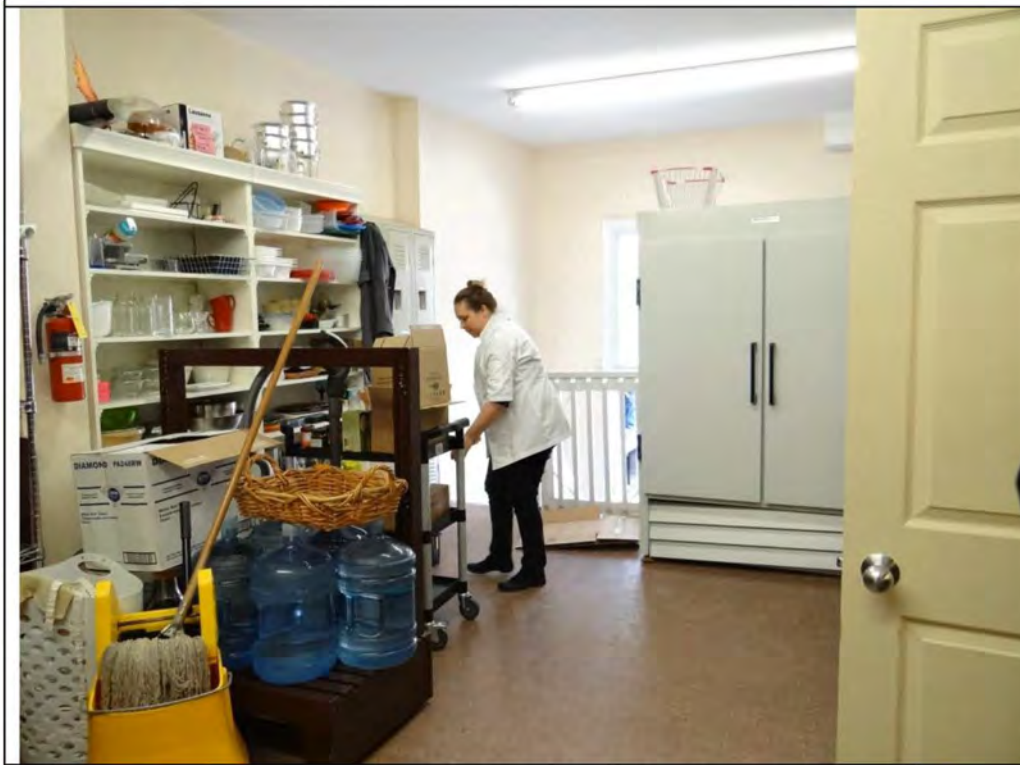


Plate 26: View of the main floor interior of the northern addition of 94-96 Mill Street, looking northeast towards the parking lot.



Plate 27: Detail of the sawn floor joists and softwood floor boards from the basement at 94-96 Mill Street.



Plate 28: Detail of the stone buttressing and large support beams on the north wall of the basement at 94-96 Mill Street, looking northwest.





Plate 29: Detail of foundations, blocked windows, and un-used stairs in the basement at 94-96 Mill Street.



Plate 30: Detail of the foundation and large support beams in the basement at 94-96 Mill Street.



Plate 31: Detail of modern structural steel posts added to reinforce the main floor joists in the basement at 94-96 Mill Street.

71-77 Main Street South



Plate 32: West elevation of 71-77 Main Street South, looking east.





Plate 33: West elevation of 71-77 Main Street South showing stepped parapet separating the structure from attached 79 Main Street South, looking northeast.



Plate 34: East elevation of 71-77 Main Street South at right and north elevation of 79 Main Street South at left, looking northwest.



Plate 35: East elevation of 71-77 Main Street South showing intersecting gable roof and parapet, looking northwest.



Plate 36: East elevation of the eastern addition of 71-77 Main Street South fronting on parking lot, looking northwest.





Plate 37: Interior of apartment hallway on the third floor of 71-77 Main Street South.



Plate 38: Kitchen of apartment on the third floor of 71-77 Main Street South.



Plate 39: Living room of apartment on the third floor of 71-77 Main Street South.



Plate 40: Banquet Hall area in the rear 1960s addition to 71-77 Main Street South.



79 Main Street South



Plate 41: West elevation of 79 Main Street South, looking east.



Plate 42: West elevation of 79 Main Street South, showing decorative brickwork, roof bracketing and segmental arches on the window, looking east.





Plate 43: West elevation of 79 Main Street South, showing decorative brickwork, roof bracketing and segmental arches on the window, looking east.



Plate 44: West elevation of 79 Main Street South, showing second floor doorway and balcony, looking east.





Plate 45: West elevation of 79 Main Street South, showing segmental arches on the window and decorative metal tie-ends, looking east.



Plate 46: West elevation of 79 Main Street South, showing ground level windows and brickwork, looking east.



Plate 47: South elevation of 79 Main Street South, looking northeast.



Plate 48: South elevation of 79 Main Street South, looking northwest.





Plate 49: South elevation of 79 Main Street South, showing decorative brickwork, sash windows with segmental arches, and repairs to the roofline, looking northeast.



Plate 50: South elevation of 79 Main Street South, showing the eastern ground level retail space, looking north.



Plate 51: South elevation of 79 Main Street South, showing the eastern ground level retail space, looking north.



Plate 52: View of the restaurant and bar interior, looking south.





Plate 53: View of the restaurant and bar interior, looking east.



Plate 54: Detail of window sill and trim in the restaurant.



Plate 55: Detail of the original wooden door that leads out to the balcony on Main Street South.



Plate 56: View of the main hallway on the second floor, looking east. Note that the hallway jogs to the south.





Plate 57: Original  
lathe-and-plaster  
was found  
throughout.

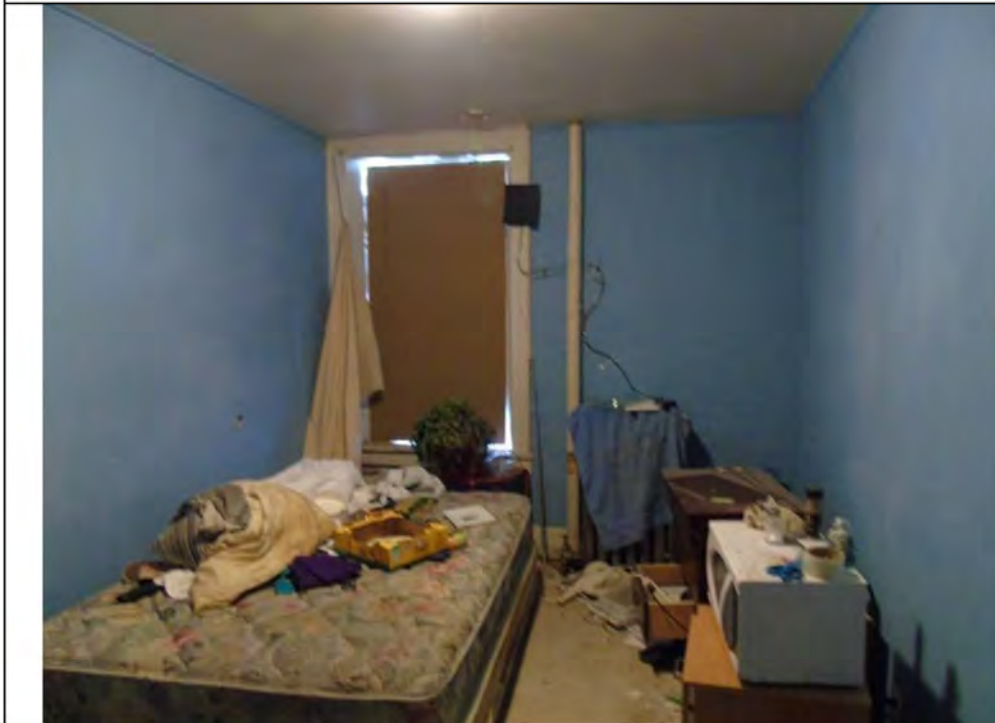


Plate 58: Typical  
suite on the  
second floor,  
looking south.



Plate 59: Typical suite on the second floor, looking north.

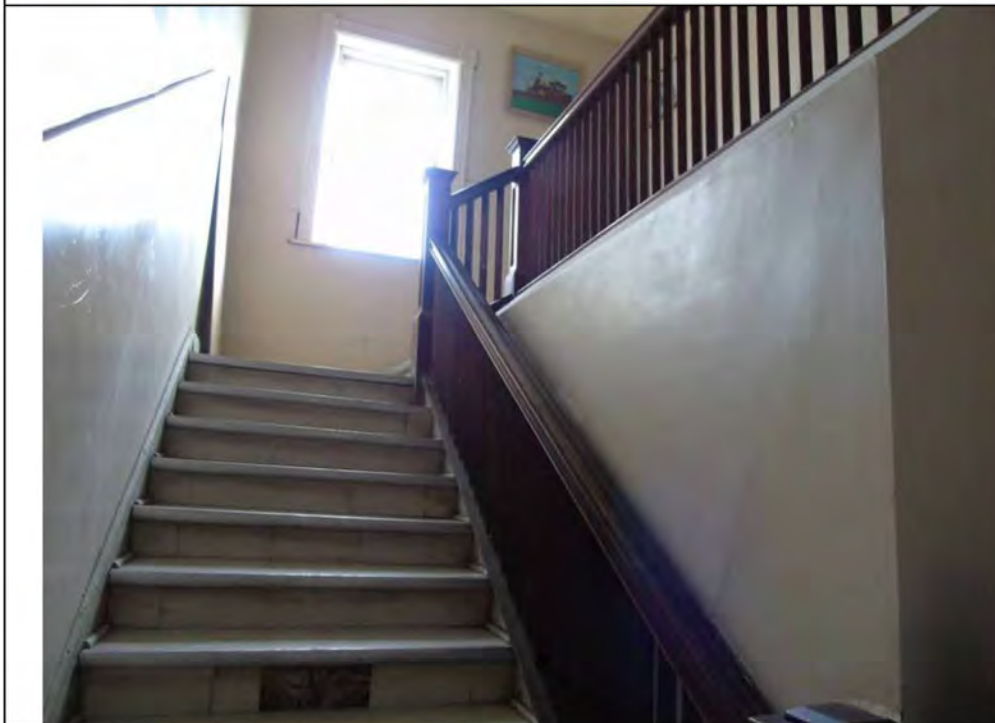


Plate 60: Staircase leading from the restaurant up to the second floor.



			<p>Plate 61: Enclosed stairwell leading up to the third floor.</p>
			<p>Plate 62: Decorative woodwork evident in the stairwell. It was enclosed in the past 20 years due to building code/fire regulations.</p>

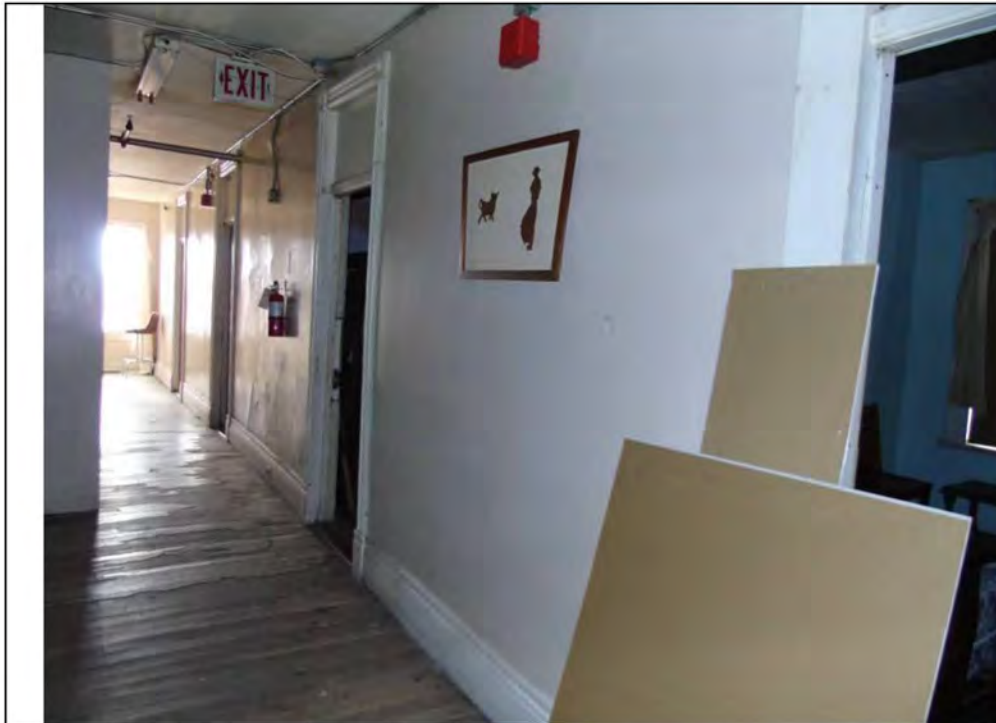


Plate 63: View of the north-south hallway towards the front of the hotel on the third floor.



Plate 64: View of a typical room on the third floor.





Plate 65:  
Basement of 79  
Main Street  
South, showing  
stone  
foundations,  
hewn beams,  
and modern  
electrical panels.



Plate 66:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing stone  
foundations,  
sawn beams,  
and modern  
dimensional  
lumber floor  
joists.





Plate 67:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing modern  
refrigeration  
facilities for the  
restaurant and  
bar.



Plate 68:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing modern  
drywall and  
ceiling tiles in a  
food storage  
area.





Plate 69:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing painted  
stone  
foundations at  
right, and  
modern  
insulated walls  
at left.



Plate 70:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing red  
brick and cinder  
block  
foundations,  
softwood  
floorboards, and  
modern  
dimensional  
lumber door  
framing.

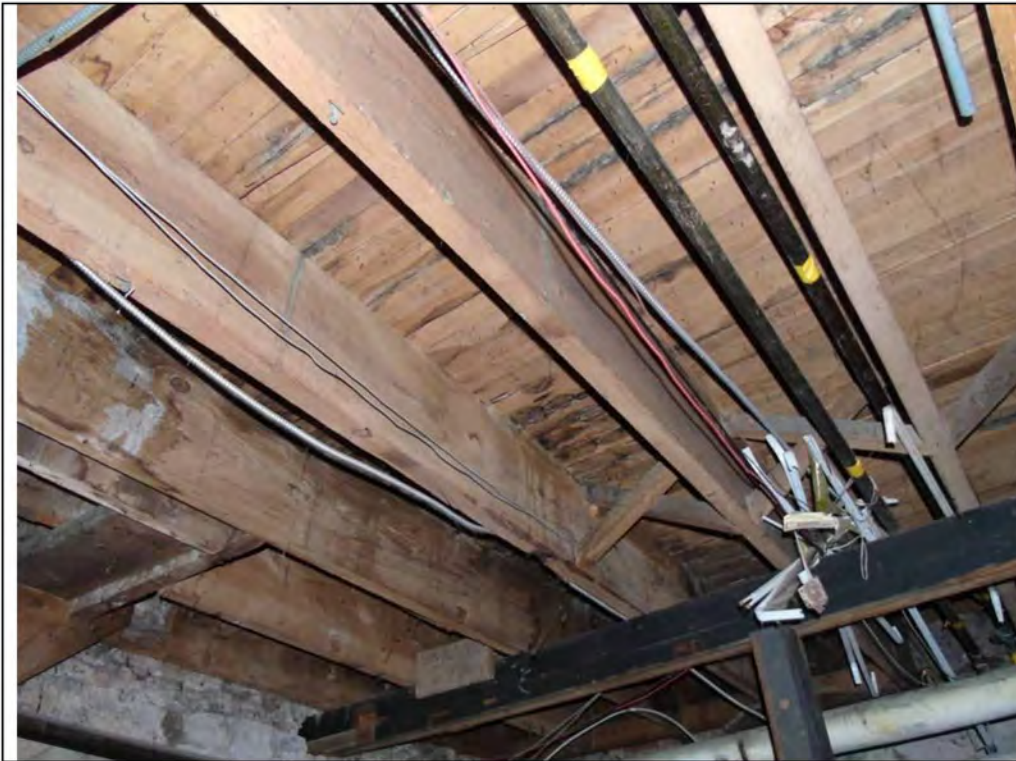


Plate 71:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing modern  
dimensional  
lumber floor  
joists and  
softwood  
floorboards.



Plate 72:  
Basement of 71-  
77 and 79 Main  
Street South,  
showing heavy  
metal boiler  
room door.





Plate 73:  
Basement of 79  
Main Street  
South, showing  
charred hewn  
wooden support  
beam, damaged  
by 1880s hotel  
fire.



Plate 74: View  
from the  
intersection of  
Main Street  
South and Mill  
Street, looking  
north on Main  
Street.



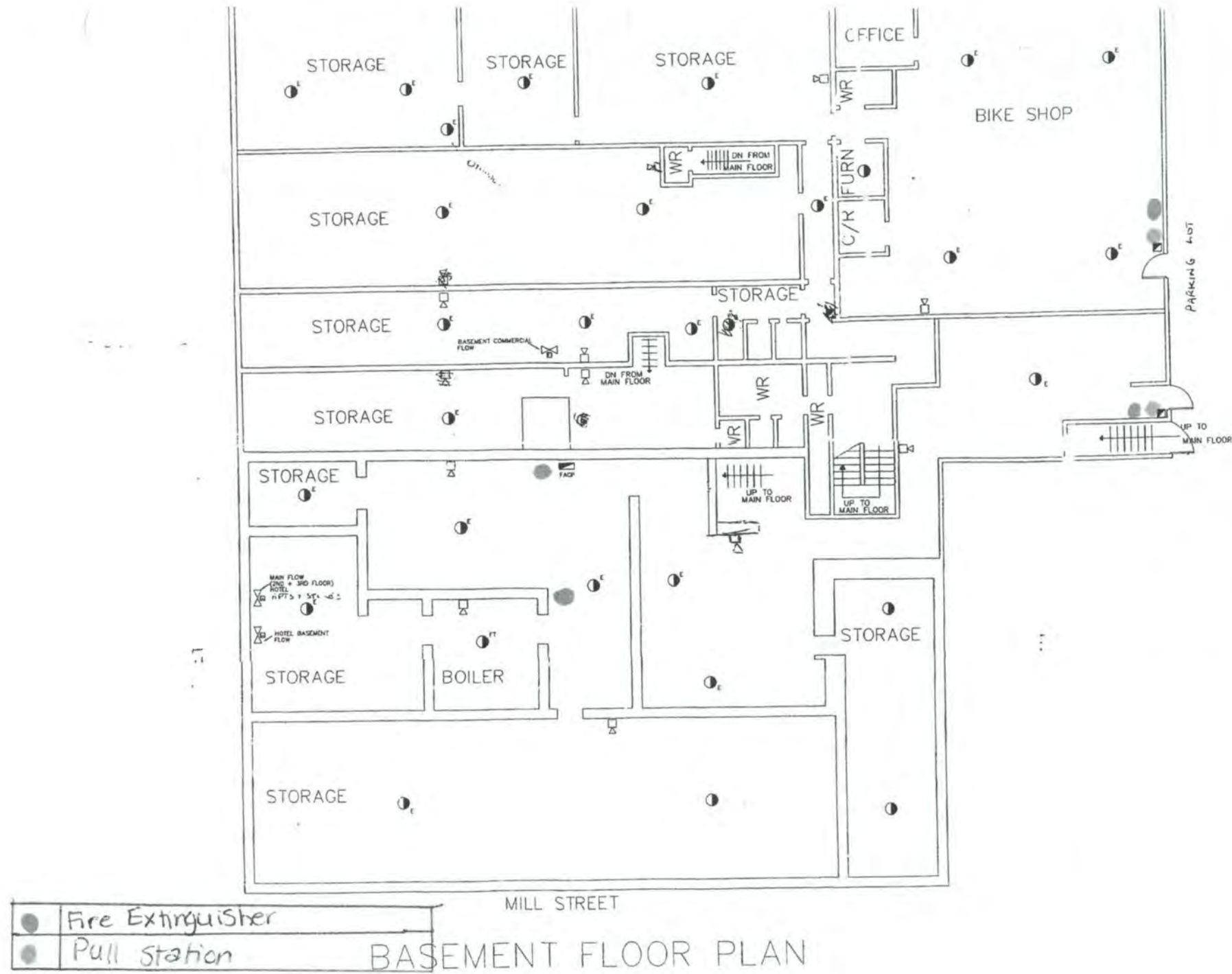
Plate 75: View from the intersection of Main Street South and Mill Street, looking east on Mill Street.



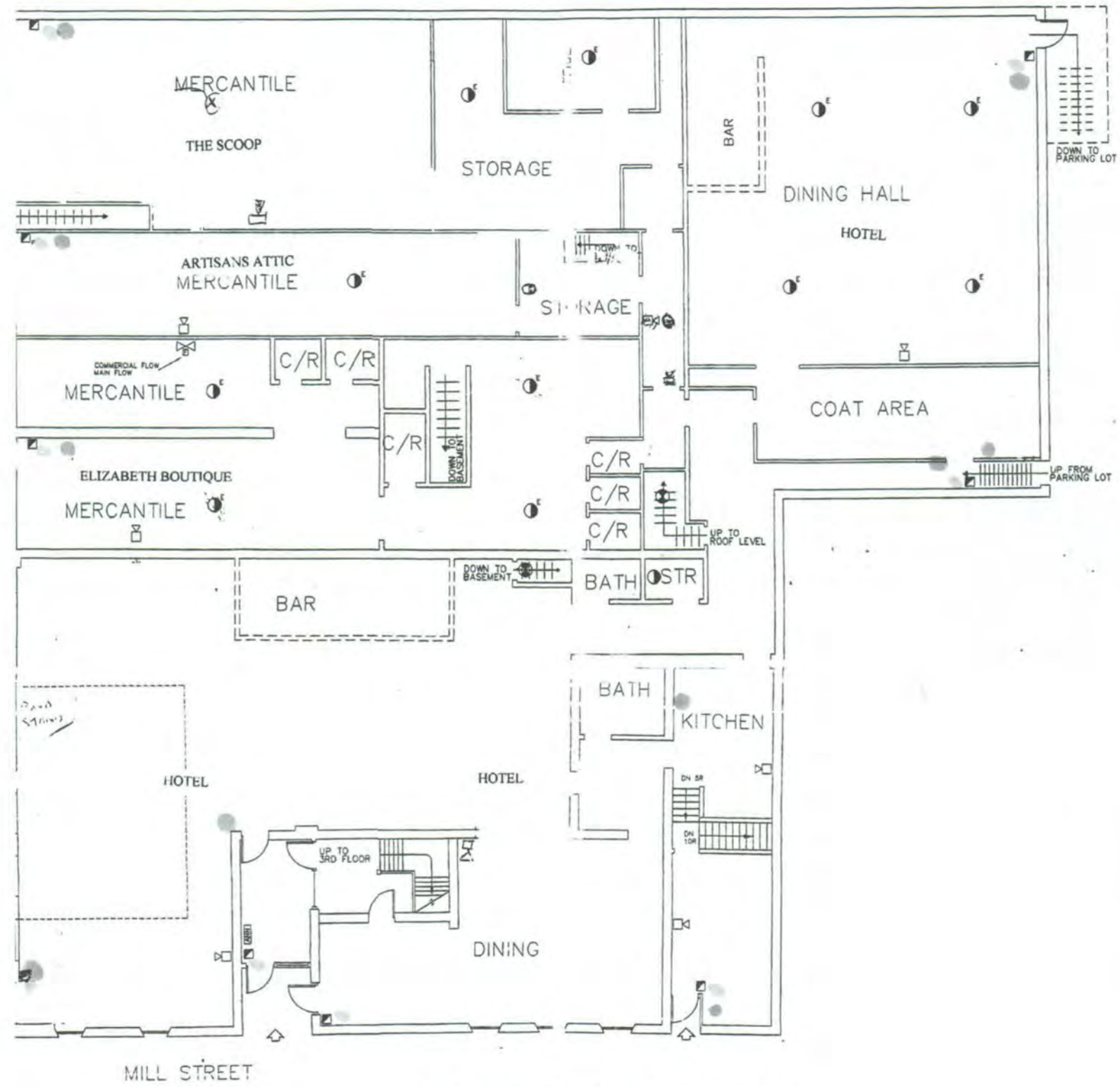
Plate 76: View of parking lot at the northeast section of the study area, looking south to Mill Street.



APPENDIX B: Floor Plans for 71-77 and 79 Main Street South<sup>1</sup>

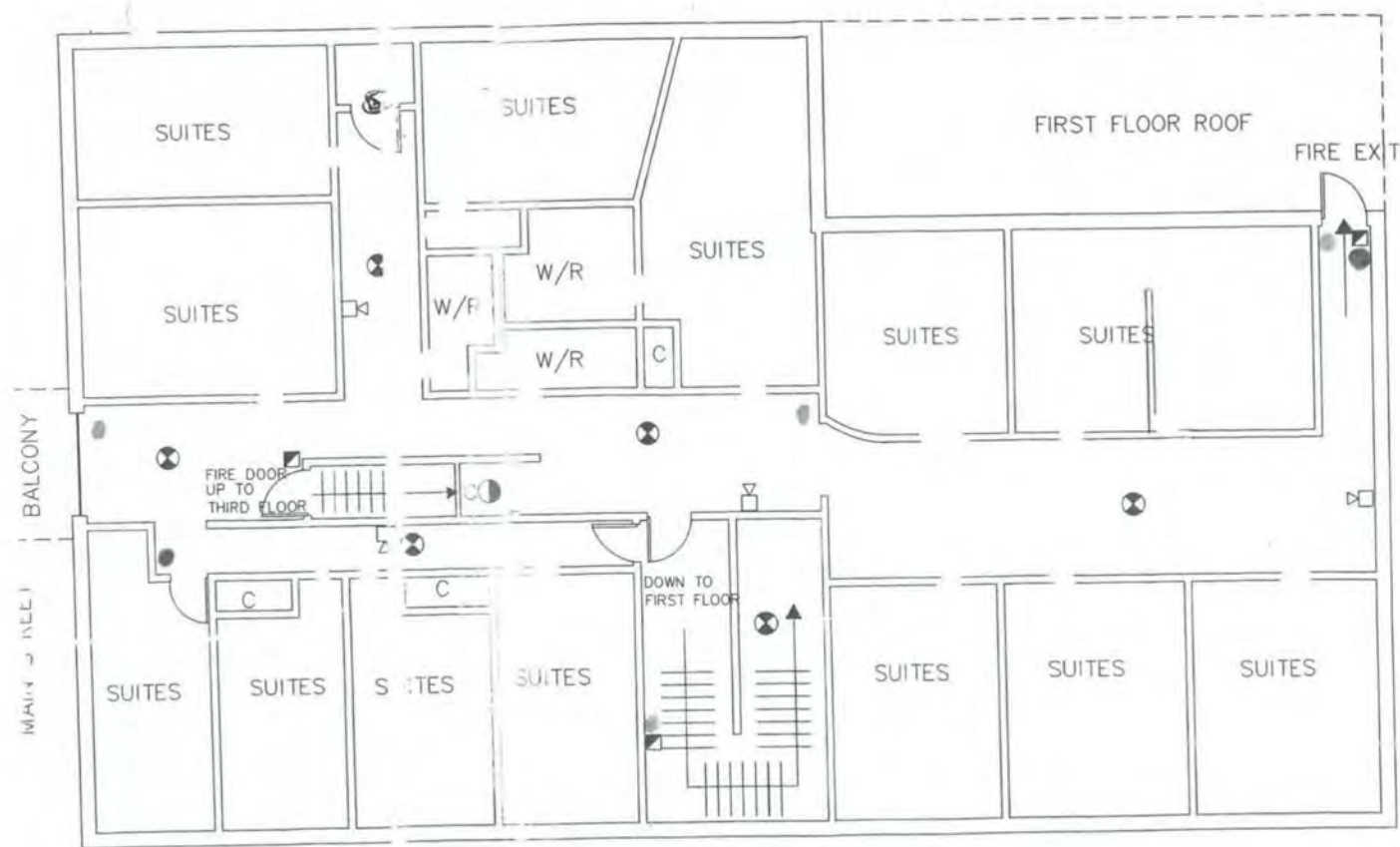


<sup>1</sup> Floor plans were provided to ASI by the McGibbon Hotel, 19 January 2016.



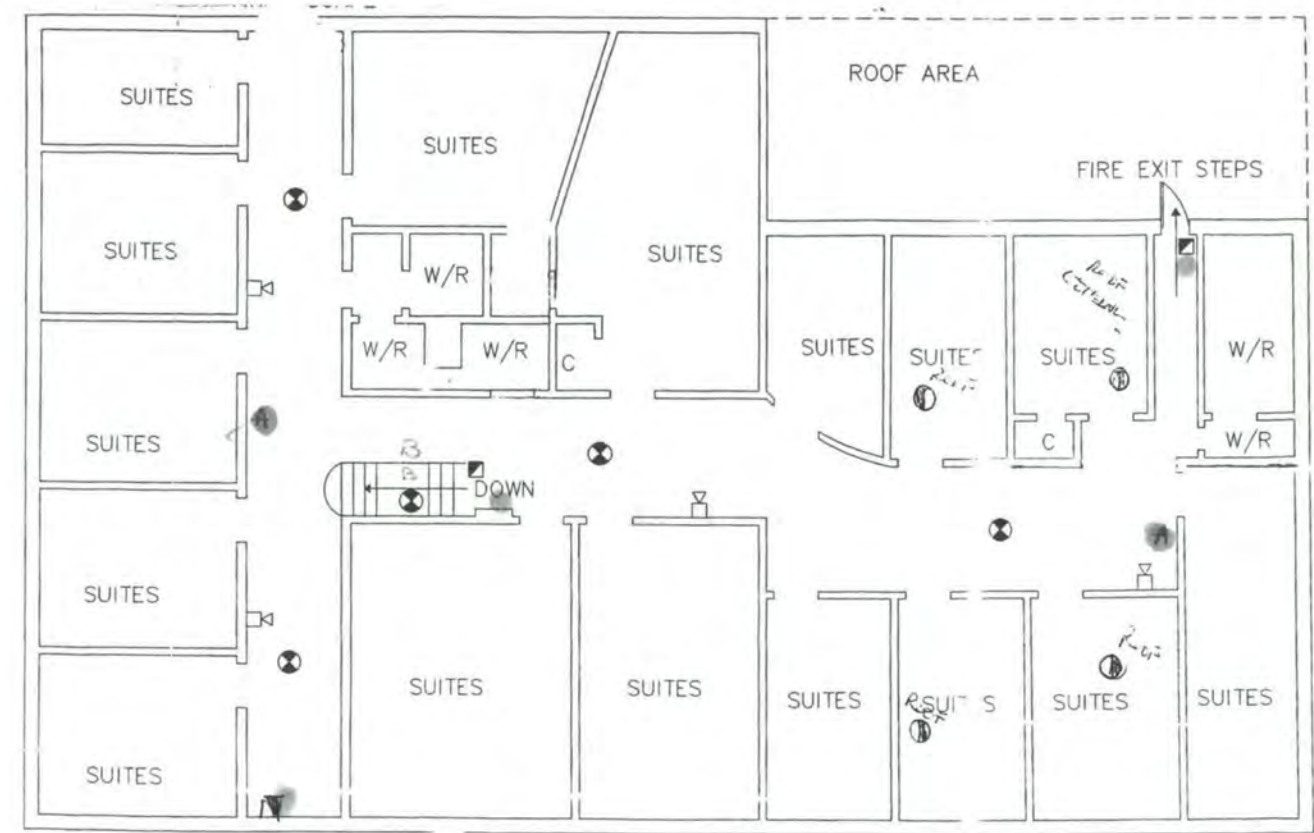
MAIN FLOOR PLAN





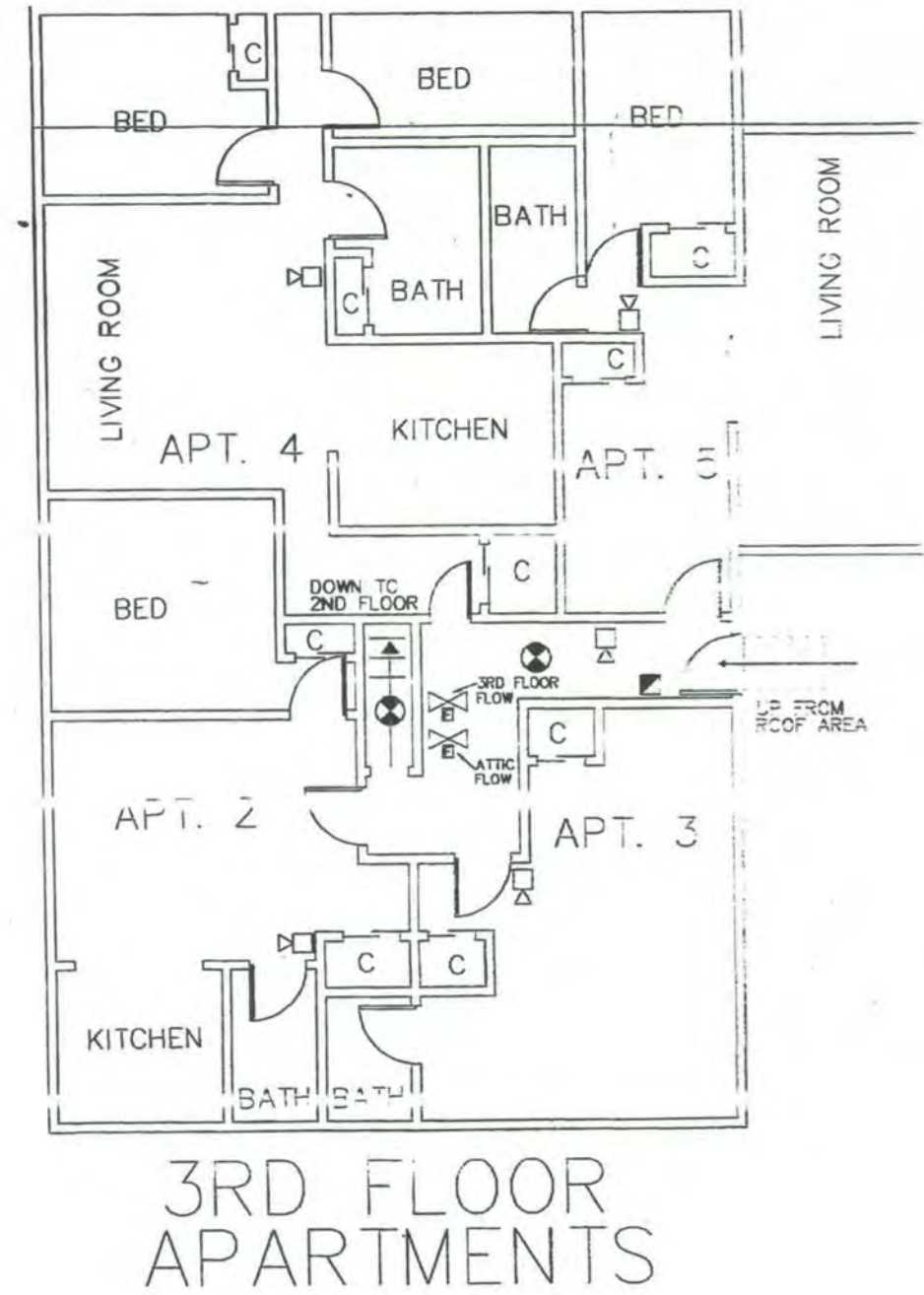
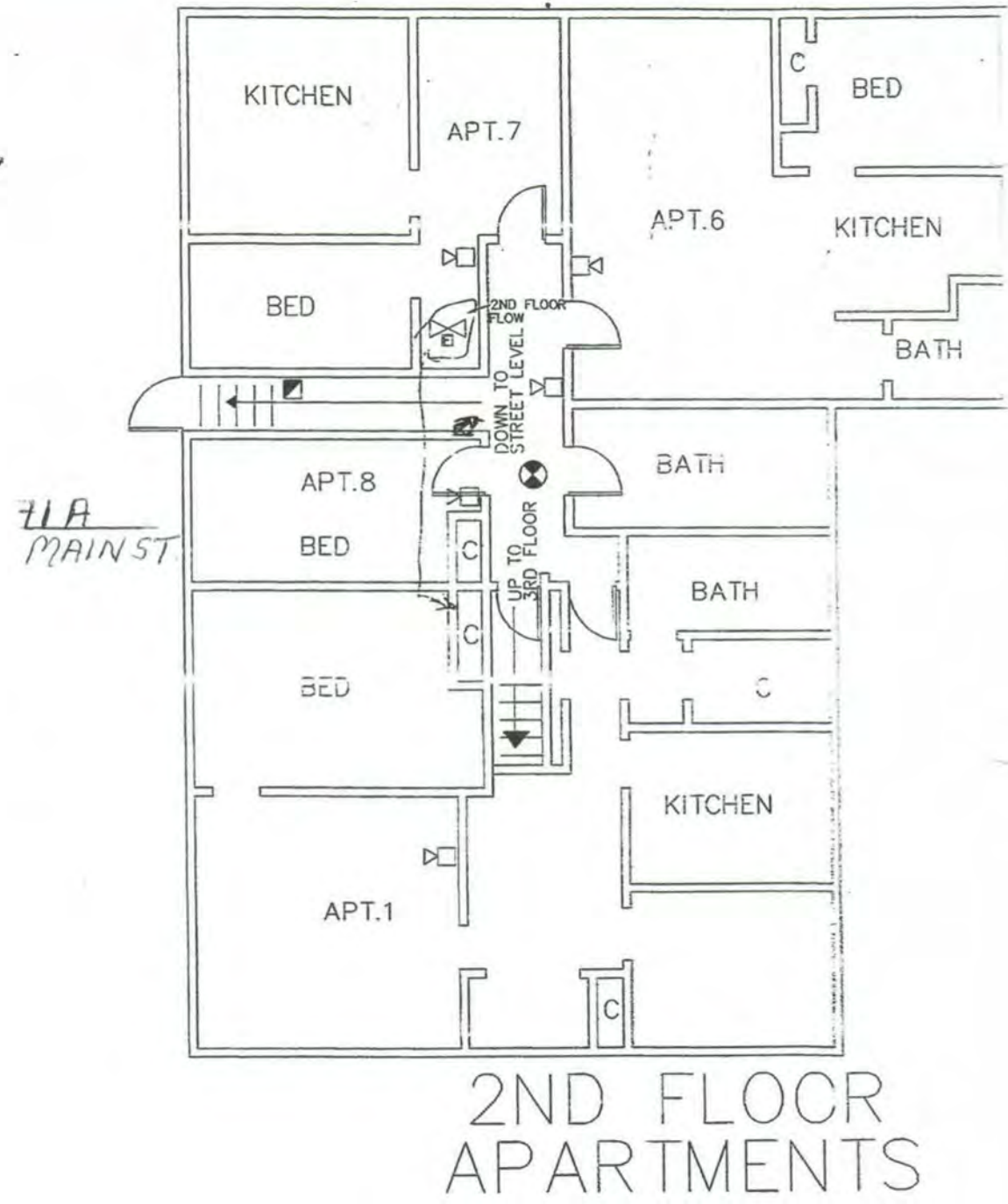
●	Portable Fire Extinguisher
●	Pull Station

2ND FLOOR HOTEL



●	Fire Extinguisher
●	Pull Station

3RD FLOOR HOTEL





**APPENDIX C: Proposed Development Concept**



Conceptual  
massing- Mill  
Street Elevation  
(Blousefield  
2015: 26)



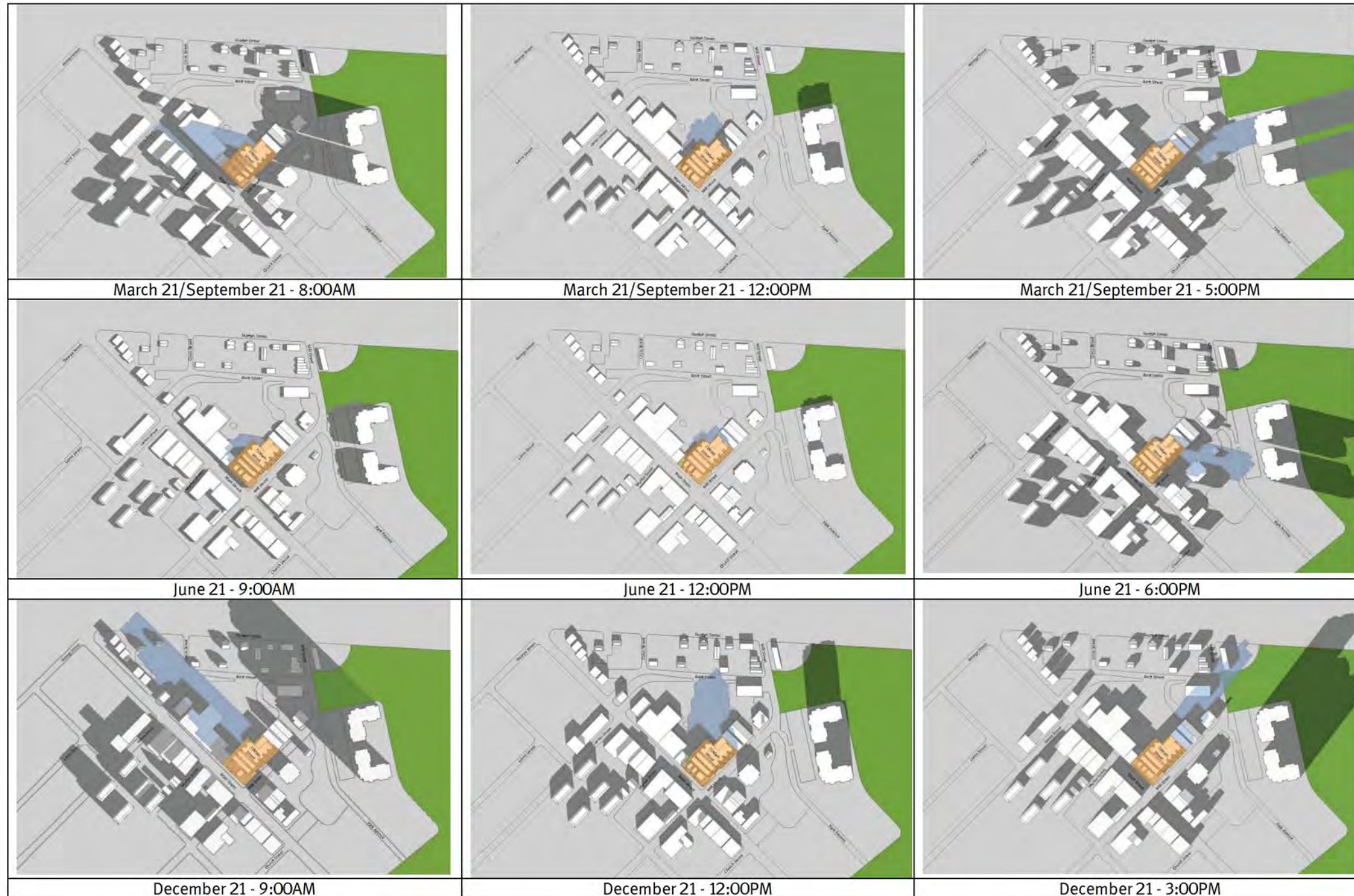
Conceptual  
massing- View  
looking north up  
Main Street  
(Blousefield  
2015: 28)



Conceptual  
massing- View  
looking south  
down Main  
Street  
(Blousefield  
2015: 29)



APPENDIX D: Shadow Impacts on the Surrounding Environs



Appendix A Shadow Study (Blousefield 2015)

### APPENDIX E: Conservation Principles

- Ministry of Culture's Eight Guiding Principles in the Conservation of Built Heritage Properties
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada





### Eight Guiding Principles in the Conservation of Built Heritage Properties

**1. RESPECT FOR DOCUMENTARY EVIDENCE:**

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

**2. RESPECT FOR THE ORIGINAL LOCATION:**

Do not move buildings unless there is no other means to save them.  
Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

**3. RESPECT FOR HISTORIC MATERIAL:**

Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

**4. RESPECT FOR ORIGINAL FABRIC:**

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

**5. RESPECT FOR THE BUILDING'S HISTORY:**

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

**6. REVERSIBILITY:**

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

**7. LEGIBILITY:**

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

**8. MAINTENANCE:**

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(Source: [http://www.culture.gov.on.ca/english/heritage/info\\_sheets/info\\_sheet\\_8principles.htm](http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm))



### Standards for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

### **Additional Standards Relating to Rehabilitation**

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.





3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

#### **Additional Standards Relating to Restoration**

1. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
2. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Source: Excerpted from Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2003)



**APPENDIX F: Report on the Feasibility of Removing the Existing Brick for Conservation**







# D.L. Engineering Inc.

C o n s u l t i n g   E n g i n e e r s

Mr. Don Jackson  
Silvercreek Commercial Builders  
66 Mill Street  
Georgetown, ON L7G 3H7  
Work: 905-877-7194  
Mob: 416-500-9922

Jan. 21, 2016

## Re: 79 Main Street South, Georgetown, ON

Report on the feasibility of removing the existing brick for conservation

Dear Mr. Jackson,

On Jan. 19, 2016, I reviewed the condition of the bricks at 79 Main Street South. The purpose of the review was to determine the feasibility of dismantling the bricks – salvage for off-site storage and subsequent reinstated as an exterior facade on the same site on a new building.

A structural review of the brick façade was performed by random visual means. According to the contractor, the bricks are more than 100 years old. We noticed a lot of deterioration, cracks, spalling and repairs throughout the building at both the exterior and interior of the building. Refer to the photos attached. There is a concern if there is enough good bricks left to be reinstated for the new building. Since the bricks are more than 100 years old, it is hard to predict it's structural integrity. After dismantling, the bricks first will have to be hand cleaned to remove mortar. Final surface cleaning of salvaged material will be carried out as part cleaning of rebuilding of the facades in order to ensure even blending-in of appearance of salvaged material in the new construction. During the dismantling, handling, transporting and cleaning process, there is a chance the bricks can be damage. Because the bricks had gone through many freeze thaw cycles, there is a possibility it will crack after reinstated. Thus, the contractor should not be providing the warranty on the brick if existing bricks are to be reuse. All of the above leads to a possible early maintenance issue. Therefore, it is in our opinion that we do not recommend to reuse the existing brick.

If you have any questions, feel free to give us a call.

Yours very truly,

Derek Lai, M.A. Sc., P. Eng  
Principal  
D.L. Engineering Inc.



D.L. Engineering Inc.  
C o n s u l t i n g   E n g i n e e r s



# D.L. Engineering Inc.

Consulting Engineers



Photo #1: Front of the building (on Main Street South)



Photo #2: Side of the building (on Mill Street)

## D.L. Engineering Inc.

Consulting Engineers

9030 Leslie Street, Suite 302, Richmond Hill, ON L4B 1G2 • Tel: 1-905-597-5288 • Fax: 1-888-286-1348

Email: [office@dlengineering.ca](mailto:office@dlengineering.ca) • Website: [www.DLEngineering.ca](http://www.DLEngineering.ca)





# D.L. Engineering Inc.

Consulting Engineers



Photo #3: Back of the building



Photo #4: Back of the building

## D.L. Engineering Inc.

Consulting Engineers

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# D.L. Engineering Inc.

Consulting Engineers



Photo #5: Side of the building



Photo #6: Side of the building

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**D.L. Engineering Inc.**

Consulting Engineers



Photo #7: Visible cracks and repair on facade



Photo #8: Visible cracks

**D.L. Engineering Inc.**

Consulting Engineers

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Email: [office@dlengineering.ca](mailto:office@dlengineering.ca) • Website: [www.DLEngineering.ca](http://www.DLEngineering.ca)



**D.L. Engineering Inc.**

Consulting Engineers



Photo #9: Visible cracks



Photo #10: Visible cracks and spalling

**D.L. Engineering Inc.**  
Consulting Engineers

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**D.L. Engineering Inc.**

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Photo #11: Visible cracks



Photo #12: Basement brick foundation

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