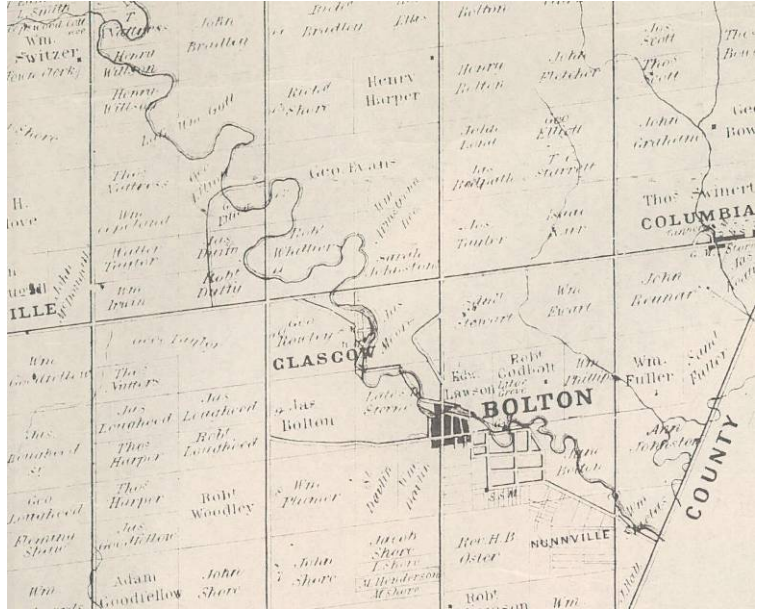


11. BOLTON'S HISTORIC CORE

11.1 HISTORICAL CONTEXT

This Candidate CHL area is an *organically evolved mill town* as described in the *Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes*. The area under consideration is the core of the village centred on the intersection of Queen and King streets and extending north to the Humber, west to Sackville Street, east to James Street and south to Elizabeth Street. This area of the village appears to represent several of Caledon's key historic themes particularly *Early Industry- Grist and Sawmills on the Humber*. As the largest village in Caledon, it also appears to best represent the evolution of an early mill village into a major urban entity. Bolton is intimately connected to the Humber River, recognized as a *Canadian Heritage River*.



Bolton, Tremaine Map 1859

11.2 INVENTORY

1. Physiographic Description

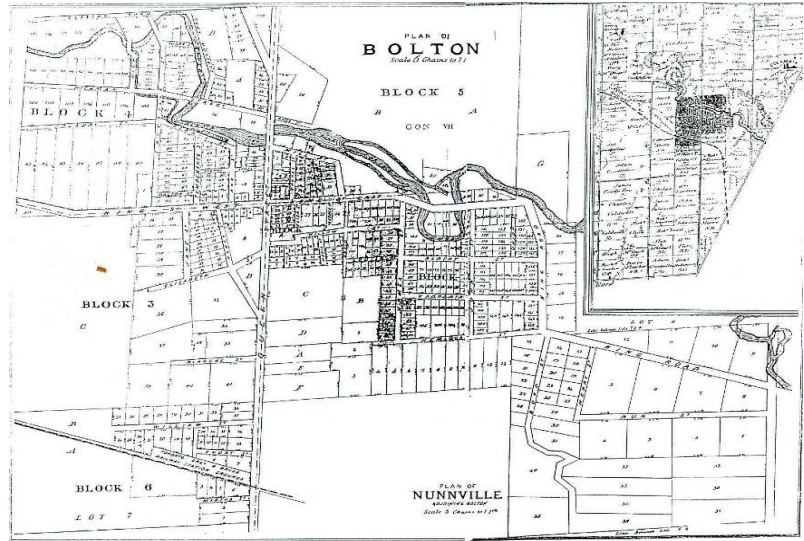
The Candidate area occupies a section of the Humber River Valley as it meanders through the eastern limit of the Peel Plain from its headwaters in the Oak Ridges Moraine. The terrain of Bolton itself is hilly, descending from the high country to the north and south into the river valley. The village is located within the river floodplain and severe flood events characterized its history, until control measures were installed following Hurricane Hazel.

2. Processes

Land Uses and Activities

At the completion of his survey of Albion Township in 1819, James Chewett received a number of prime properties in the newly laid out area including Lot 9, Con. 7 (200 acres) through which the Humber River coursed. He sold off this property with its potential mill sites in 1821 to George Bolton, originally from Suffolk, England. Over the next few years George had a grist mill and dam constructed on his property, approximately at the bend of Mill Street, by his uncle James Bolton, one of Albion's pioneers (settled in 1819), who was

an extremely experienced millwright (mills in Weston, Newmarket and Tecumseh are credited to him) as well as a farmer. This small mill with its one run of stone was of great assistance to local farmers who previously had to take their wheat to Weston for milling. Adjacent to this location along the Humber River, a cooperage, blacksmith shop and workers' cottages were established and eventually a store, inn and tannery. This hamlet was then known as Bolton Mills.



Bolton. 1877

The Boltons were strong supporters of William Lyon Mackenzie and the village, part of Mackenzie's riding, was a 'hotbed' of reform politics. With the failure of the Rebellion James Bolton followed Mackenzie into self-exile in the U.S. where he died the following year. However, James' son, James C. Bolton, purchased the mill from George Bolton c.1842 and proceeded to erect a saw mill, and relocate the grist/flour mill to where Humberlea Road now crosses the river. He also established a general store at the southeast corner of Mill and King streets. In 1855, the mill was sold to Edward Lawson. By 1860, it was in the hands of the prominent local citizen John Guardhouse.



The Bolton Flour Mill

In 1881, Andrew McFall purchased the mill and, other than the Boltons, his is the name most associated with the enterprise. Water power was supplemented with steam engines after 1890 and in 1968 it was demolished to make way for Humberlea Road.

The village was designated as a postal village in 1832 under the name of Albion. By 1840, the village consisted of 14 houses (mostly log), two stores, blacksmiths, shoemakers, a tailor, a hotel, distillery and tannery as well as the mill. In 1842, the first school was opened and in 1843 the Congregationalists built the first church structure of mud brick, soon followed by the Anglicans, also in mud brick (see Buildings section for discussion of mud brick).

Growth was very strong through the mid 19th Century with the wheat boom associated with the Crimean War keeping the Bolton mills humming. By 1860 there was a soda biscuit factory, steam bakery, metal shop for tin and copper work, lawyer and doctor. In 1872 the

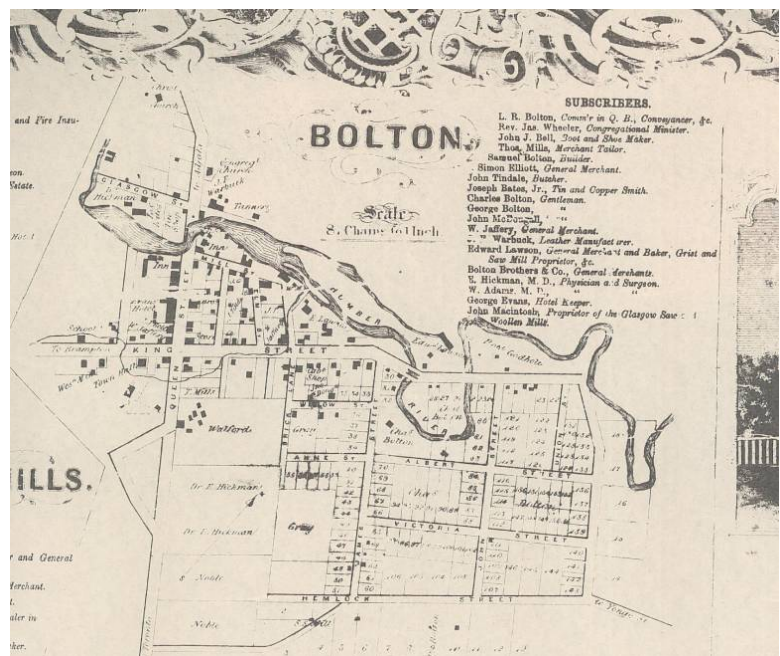
village was incorporated with a population of 750 voters. About this time the Toronto, Grey and Bruce Railway (TG&B) established a station at Bolton (southwest of the village itself) which further spurred industrial development. The Agricultural Works established by William Dick in 1869 was, by 1877, a major producer of the full range of agricultural implements. A soap and candle factory, wooden pump manufacturer, and carriage and wagon factory were all operating along with the earlier industries. A harness shop, five general stores, five hotels and a large drug store are also noted in the 1877 Atlas portrait of the village. This prosperity continued up to the Great Depression, which greatly affected the area.

Patterns of Spatial Organization

The manner in which the village developed spatially, still clearly reflected today, was determined by the course of the Humber River through the adjacent hills with its major oxbow east of James Street, its braided form and the creation of millponds and millraces along its route. The earliest node of settlement was at the natural bend in the river just east of Queen Street. It is likely that the relative proximity of Bolton's mill to the surveyed 6th Line (hence a nascent road) was a contributing factor in its rapid growth. In that regard the surveyed side road to the south, now King Street, was also close by. The initial village road lay-out grew organically out of the mill complex roads which reflected the southwest tending course of the river. Thus Mill, Elm and Hickman streets are all angled with respect to the formal grid.

The village survey, as in many of the communities in Canada West, was undertaken in sections between the late 1840s and the mid 1850s, spurred on by the prosperity engendered by the Crimean War situation. Quarter acre and half acre lots were laid out, each defined by a tall board fence.

The hills to the north and south limited expansion and contributed to the irregular form of streets, such as Elizabeth and Willow. A small tributary creek of the Humber River meandered through the west portion of the village also affecting the location of development.



Bolton, Tremaine Map 1859



North view along Queen Street
Source: Bolton (Baille, May and Schmelzer 1989)

The Village plan c.1859 shows the expectation of the village to expand to the southeast, but this only occurred very slowly and never to the extent envisaged.

The commercial and industrial areas in Bolton grew up in close proximity to the original mills, with the former eventually concentrating around the intersection of King Street and Queen Street.

Residential Bolton developed outward from this node. Despite the laying out of lots to the southeast, residential development was most concentrated directly to the west of Queen Street. By the mid 1870s the village had taken on much of the form it would maintain for a century until the relatively recent suburban type expansion to the south along Queen Street.

Lots within the core village area still largely reflect the historic size and form, with irregular parcels indicating the properties, which pre-date the survey. The former mill sites to either side of the river now form a park and commemorative trail with interpretive panels close to the location of the 1845 mill demolished in 1968.

Typically the residential lots have a small frontage to the street as would be expected in the latter half of the 19th century.

3. Elements

Circulation Networks (see also preceding section)

The proximity of industrial development to the intersection of the surveyed 6th Line (Queen Street) and the associated sideroad (King Street) was fundamental to the early development of Bolton. These roads then evolved into regionally important north/south and east/west routes respectively. Roads at the periphery of the Candidate area extended to associated communities such as Glasgow (Hickman Road).

The 'internal' road network still reflects a combination of the original organic routing influenced by the river coursing through the adjacent hills, the early industrial sites and the surveyed system of the mid 1850s.

Essential to the ‘circulation’ system were the bridges across the Humber, most significantly at the Queen Street crossing. However, the Tremaine Map suggests that even in 1859 no permanent bridge was in place at that location, though two bridges are shown along King Street east of the village center at narrower points along the river. By 1877, a bridge was in place, however. The current bridge is a reinforced concrete single span with galvanized steel balustrade apparently dating c.1965.



Queen Street Bridge

The track to the second mill was developed into Humberlea Road in 1968, necessitating the destruction of the mill. Slancy Street, which was proposed south of the river between Sackville and Ann (apparently providing access to a water powered industry), was never formally opened though vestiges of the access road and industrial activity are still present at the foot of Ann Street.

Boundary Demarcations

Of interest is that the newly surveyed properties in the 1850s were originally defined with tall board fences, but many of these decayed after the real estate boom of those years died out about 1865. Most residential lots do not now have ‘hard’ demarcations but some tall board fences have been reinstated.

Vegetation Related to Land Use

The description of Bolton village in the 1877 Atlas of Peel County emphasizes that “the grounds about the village are well cultivated and present a beautiful appearance” attributing this to the English origins of the early settlers.

Today this pride of ownership is still evident in the many front yards that are landscaped with ornamental shrubs and perennial gardens, particularly along King Street West and East. Even in winter it is evident that the residential areas still retain this character, with many lots featuring mature conifers and deciduous trees. A number of significant heritage street trees grace the area, complemented by the heritage styled streetlighting introduced in the 20th century. Although the plantings



Front yard gardens along King Street

have been altered over time, many residences still retain the historic arrangement of a centre walkway and steps.

Where there was once a dam and mill pond, the Humber River corridor, which meanders along the north-easterly boundary of the Candidate CHL area, is now regenerating into a series of wetlands. Along King Street East, the McFall lookout has been established as an attractively landscaped parkette with heritage plaques that commemorate the river and milling history. Downstream, the Humber River meanders south of King Street as a channelized corridor, which was implemented following the severe flood caused by Hurricane Hazel in 1954. Mature trees and vegetation overhang the concrete embankments.



Former Mill Pond

Buildings, Structures and Objects

*Note that * denotes properties designated under the Ontario Heritage Act.*

While most of the 19th century industrial structures that formed the basis of the village's economy are gone, a reasonable representation of the commercial architecture along Queen Street and strong representation of the residential fabric of that era remain intact. Among the latter are the homes of early mill owners.

As with most of the region, the first permanent structures in Bolton village were log, with the exception of the mill, which was certainly heavy timber frame. However, the proximity of river clay in the Humber River allowed for the early advent of mud (unfired) brick construction and eventually kiln fired brick manufactured locally. The original name for David Street was Brick Lane (Tremaine Map). The first schoolhouse, the Congregational Church, the Anglican Church and Hazzard's Hotel were all constructed in mud brick prior to 1850 (Rempel). After mid-century dichromatic brickwork with buff accents (quoins, stringcourse, window arches etc.) on a red brick background became the building treatment of choice and has come to characterize the core of Bolton to this day.

There are many fine heritage properties within the area of which some key examples are described below:

King Street:

***97 King Street East McFall House**

A unique plank wall structure it was used extensively as a case study in John Rempel's seminal book on 19th century



McFall House

building techniques Building with Wood. During restoration the house was found to actually be the amalgamation of the original single storey, frameless plank cottage pre-1850 and half a house which McFall purchased from Mrs. Guardhouse in 1882 and moved into position to allow linkage by a hall. The house went through many further changes to reach its current form. McFall purchased the mill along with the house property from John Guardhouse in 1881.

The house remains very much a Regency Cottage in appearance with hipped roof, six light over six double hung sash. It is shiplap sided with cornerboards and has a centre gabled portico with paired columns and scroll work. Work is currently being carried out to the landscaping including the walk and driveway.

***83 King Street East Guardhouse – Goodfellow House**

John Guardhouse, who owned the flour mill until its sale to Andrew McFall, built this large brick home c.1876. In 1886, the house was purchased by Andrew McFall. It is rumoured to have been the first house in Bolton with indoor plumbing, and electricity powered by the mill likely following the introduction of coal-fired steam power to the mill. Constructed in red-brick with buff brick accents, the 2 ½ storey structure forms an ‘L’ plan. A two storey bay window projects from the gable front while the longitudinal section has a centre gable and a verandah with fine scrollwork spandrels. There is a one storey bay window on the west elevation. Other exterior features include stained and beveled glass windows.



Guardhouse – Goodfellow House



Streetscape along King Street East

King Street East Streetscape

The streetscape along the remainder of King Street East is mainly 19th century with examples of a wide range of styles from c.1850 to the turn of the 20th century. Of particular note are the frame centre gabled cottage with bell-cast verandah (122 King East) and the early frame property adjacent to the oxbow in the river which reflects the river's path in its angled east elevation.

15 King Street East Former Bolton Town Hall

Also along King St. East, near the commercial hub is the former Bolton Town Hall with its crenellated vestibule and ventilating cupola. Built in 1922, this brick structure is currently in need of maintenance, particularly in dealing with the flashing issues associated with the spalling brickwork.

Nancy Street:

Mature black walnut trees grace this street. There is a concentration of fine c.1865 - 1890 brick residential and institutional properties with lot fabric and inter-relationships intact.

These include:

- Bolton United Church (8 Nancy Street, corner of King and Nancy)
- True Blue Masonic Hall
- (16 Nancy Street)
- Christ Church
- 11 Nancy Street, likely one of the earlier brick structures
- *25 Nancy Street (Goodfellow-Nattress-Potts House)
- 38 Nancy Street

***45 Nancy Street (Joseph Watson Property)**

A particularly grand, late Victorian 'L' Plan with two-storey bay, ornate brick patterning, verandah and gable scrollwork

***31 Nancy Street (Smith-Schaefer-Potts House)**

George Smith was the acknowledged master artisan of decorative finishes in the Bolton area over the last half of the 19th century. Examples of his faux finishes are still present in the community. This dichromatic brick house, in the Italianate style, appears to have been built c.1885 for Smith by local builder



Former Bolton Town Hall



Looking east along Nancy Street



45 Nancy Street

George Watson, who also built the Guardhouse-Goodfellow House on King Street, which is a mirror image of this one. The orientation of the 'L' plan with the enclosed verandah along the south is distinctive. The bracketed eaves, segmentally arched windows and low medium pitch hipped roof are all typical of the Italianate.

Elizabeth Street and the east side of Jane Street extend the typical 19th century fabric noted for Nancy Street, creating a lovely residential enclave which terminates at the park created at the foot of the south hill e.g. 11 Jane Street (Tower House).

Temperance Street:

This short street has several distinctive properties including:

24-26 Temperance Street, a frame, shiplap sided multi-gabled row house

***34 Temperance Street (Shore-Nease Residence)**

The building is a fine example of a polychromatic brick 'L' plan residence featuring a diamond pattern at the gable of each section (as well as the typical accents of quoins and arches) and a distinctive 'L' form verandah formed at the inside corner between the two sections. Of particular note is its history as the combined residence and office of many generations of village doctors spanning the period 1890 – 1970.



34 Temperance Street

Elm Street:

This short block, close to the original mill site, contains a variety of building types including single storey stucco to 1 ½ storey frame as well as typical polychromatic brick structures. They are generally modest in appearance with 21 Elm and 34 Elm possibly originally worker's housing for the mill. There is a culverted ditch that runs along the west side of the street.



Elm Street

King Street West:

The homes on the north side of King Street West are typically later brick Queen Ann Style dwellings of some pretense, set high and well back above the roadway on the north side, e.g. 113, 105 and 99 King Street West.

The south side includes the Caven Presbyterian Church, c. 1875, at 110 King Street West.



105 and 99 King Street West

Commercial Hub: Intersection of King and Queen Streets

While there are gaps and losses within the commercial built fabric, the presence of a long late 19th century polychromatic brick range on the east side of Queen Street, several remaining heritage structures on the west, as well as the ambitious new commercial block built along King Street East in the style of the original commercial architecture, do maintain something of the traditional commercial ambience.



The Commercial Hub looking northeast

James Street:

The area to the southeast of the core, though laid out early on land owned by Charles Bolton, developed slowly and sporadically. In this area 19th century structures are more isolated with much post-war fabric in-between. However, the typically modest scale of the later dwellings, their placement on the lot and the lot size all remain in-keeping with the traditional village.



Lambert Bolton House

***65 James Street (Lambert Bolton House)**

This fine large polychromatic brick 'L' plan house was built for Lambert Bolton, grandson of village co-founder James Bolton. Lambert was the first Reeve of Bolton when it was incorporated as a separate municipality in 1872. It is likely around this time that the house was built.

Archaeological Sites

There are over 30 registered archaeological sites within a 10 km. radius of Bolton spanning from the archaic period to early contact. Artifacts found near the second mill site have been dated to c.7000 B.C.E. This whole section of the Humber River valley with its meandering stream appears to be particularly rich in archaeological remains.

The area of the original mills and their ancillary structures can be expected to yield much in the way of historic artifacts.

4. Site Context

The core area of Bolton is now surrounded by recent development. However, the traditional village is somewhat shielded by the hill from modern residential subdivisions to the north and the more obtrusive growth, involving strip malls and shopping plazas to the south. To the east and west development is mainly residential in nature, allowing for a more gradual shift of built fabric.

Still, the village remains dominated by the adjacent wooded hills and the river valley. Views south along residential streets all are to the hills and the river, with its tortuous ox-bow, and the remnants of the mill ponds the main feature of the place.

11.3 EVALUATION

To be identified as a CHL an area must clearly embody both heritage significance and integrity.

Significance

Significance Criteria

While any landscape upon which humankind has left its imprint is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the jurisdiction can be identified as cultural heritage landscapes. To be considered significant from a heritage perspective it must be demonstrated through the Inventory Report that the Candidate CHL meets one or more of the following criteria:

- A. Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes.*

- B. *Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area.*
- C. *Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above.*
- D. *Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape.*
- E. *Has yielded or is likely to yield information important to prehistory or history.*
- F. *Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group.*

Integrity

A CHL must be able to be justified as a distinct area of contiguous heritage integrity. Its key individual elements, which constitute the cultural heritage landscape and the way in which their interweaving makes a unique 'place,' must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives.

Conclusions

Based on the preceding examination, the Bolton Historic Core Candidate CHL fulfills *Significance Criteria A, B and E*. The village of Bolton was an important industrial centre in the 19th and early 20th century and remains the largest urban centre in the existing Town of Caledon. The Bolton family, particularly village founders, James and George Bolton, are among the most important historic figures associated with the settlement of the area. The area is extremely rich in archaeological potential.

Within the area being examined, the integrity of the historic fabric is relatively strong. The original village plan and street-layout remain generally intact.

11.4 STATEMENT OF SIGNIFICANCE

The Humber River valley has been host to human occupation for 9000 years. Perhaps the particular nature of the river in this section and the shelter provided by the hills accounts for its being seen as benign for settlement purposes from earliest times. George Bolton, newly arrived from England, and his uncle, James, an area pioneer from just after the completion of the 1819 survey, built a grist mill at a bend in the river on land George had purchased from the surveyor himself, William Chewett. This mill became the catalyst for several other enterprises which became the seed of a hamlet. The village was strongly Reform during the Mackenzie years and James Bolton had to seek refuge in the U.S.A. after the failed rebellion of 1837. In 1842, his son James C. Bolton purchased the mill site from his uncle and built a large flour mill at the site of the current Humberlea Road, as well as a

sawmill. The flour mill, in place until 1968, prospered under several prominent mill owners following Bolton including John Guardhouse and Andrew McFall, both of whose homes still survive along King Street East. The village continued to expand driven by water-powered industries such as William Dick's Agricultural Works. In 1872, it was incorporated with Lambert Bolton, grandson of James, as the first reeve.

While most evidence of the original mills and other industries have disappeared (other than the dam ruins), the 19th century residential fabric remain largely intact and enough survives of the late 19th commercial core to maintain the sense of the historic village. As it now stands, the area is characterized by the polychromatic brickwork of the second half of the 19th century in local brick with many of the finer homes incorporating a gabled 'L' plan with a verandah at the inside corner.



Original Commercial Range along Queen Street

Despite rapid change in all directions, the core of Bolton can still be viewed as 19th century river valley town.

Character-defining elements:

- B-1 118 King Street West;
- B-2 110 King Street West, Caven Presbyterian Church;
- B-3 102 King Street West;
- B-4 96 King Street West;
- B-5 88 King Street West;
- B-6 105 King Street West;
- B-7 99 King Street West;
- B-8 *34 Temperance Street (Shore-Nease Residence);
- B-9 24-26 Temperance Street;
- B-10 Temperance Street Streetscape;
- B-11 King Street West Streetscape;
- B-12 11 Jane Street, Tower House;
- B-13 19 Jane Street;
- B-14 25 Jane Street;
- B-15 8 Nancy Street, Bolton United Church;
- B-16 *16 Nancy Street, True Blue Masonic Hall;
- B-17 22 Nancy Street, Bolton Anglican Church;
- B-18 34 Nancy Street;
- B-19 38 Nancy Street;

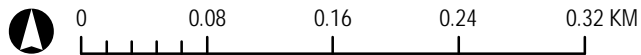
- B-20 Nancy Street Streetscape;
- B-21 *45 Nancy Street, Joseph Watson Property;
- B-22 *31 Nancy Street (Smith-Schaefer-Potts House);
- B-23 *25 Nancy Street, (Goodfellow – Nattress – Potts);
- B-24 11 Nancy Street;
- B-25 Commercial Hub: Intersection of King and Queen streets;
- B-26 The Humber River as it courses through the village;
- B-27 15 King Street East: Former Bolton Town Hall;
- B-28 34 Elm Street;
- B-29 Elm Street Streetscape;
- B-30 21 Elm Street;
- B-31 King Street East Streetscape;
- B-32 *83 King Street East: (Guardhouse – Goodfellow House);
- B-33 *97 King Street East: McFall House;
- B-34 122 King Street East;
- B-35 James Street Streetscape;
- B-36 *65 James Street, (Lambert Bolton House);
- B-37 113 King Street West;
- B-38 Commercial range along the east side of Queen Street north of King Street;
- B-39 The encompassing hill views to the north and south

It is thus recommended that the Candidate CHL referred to as Bolton’s Historic Core be identified as a CHL.

11.5 BOUNDARIES

In order to maintain a reasonably high degree of contiguous integrity the recommended boundaries for the Bolton Historic Core CHL are somewhat complicated for written description, however, they can be generally described thus: extending along King Street to Jane at the west and Humberlea/James Street at the east; extending along the Humber River at the north and Elizabeth/Willow streets to the south. An area on the west side of Queen Street, north of the first two buildings north of King is excluded.

Refer to **Figure 13 Bolton’s Historic Core** for detailed delineation of boundaries.



Bolton's Historic Core Figure 13

