

Research and Evaluation Report



(Town of Halton Hills, 2024)

Johnstone – Snyder House

16 Albert Street, Georgetown, Town of Halton Hills

July 2024

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1.0 Property Description

16 Albert Street	
Municipality	Town of Halton Hills
County or Region	Regional Municipality of Halton
Legal Description	LT 69 SAS, PL 37; HALTON HILLS
Construction Date	c.1920s
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	William David Johnston
Architectural Style	Edwardian
Additions/Alterations	Rear addition; Accessory garage structure
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney; Caylee MacPherson
Report Date	July 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 16 Albert Street in Georgetown, Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

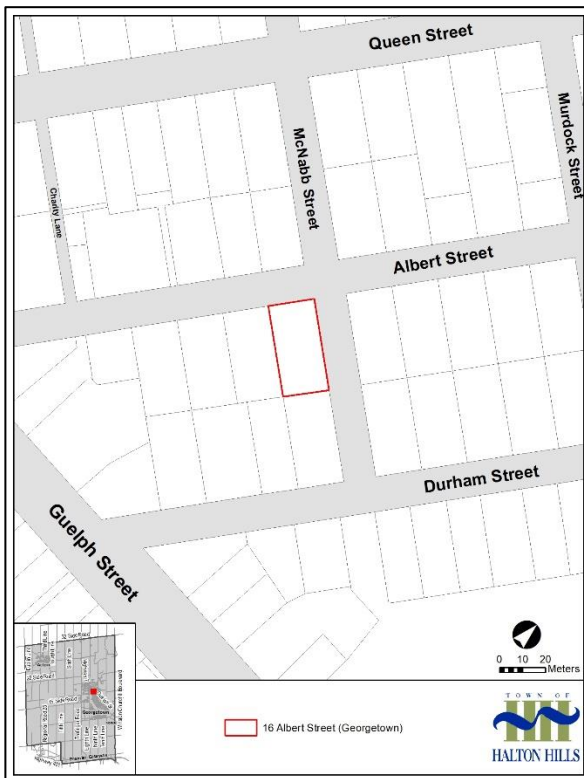


Figure 1: Location Map - 16 Albert Street

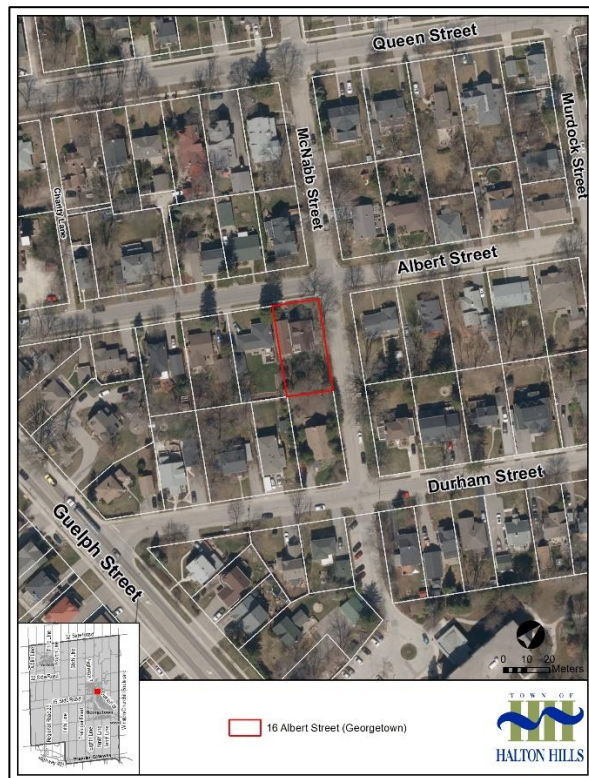


Figure 2: Aerial Photograph - 16 Albert Street

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently

In 1986, the Mississaugas initiated a claim against the Government of Canada over the 1805 Toronto Purchase. On June 8, 2010, the parties involved reached a final compensatory agreement. It resulted in a cash payment of \$145 million to the Mississaugas of the Credit First Nation¹.

Kennedy Family

Lot 18, Concession 9 was granted by the Crown to John Moore in 1821. In 1823, Moore sold the land to George Kennedy, who eventually surveyed the land into separate plots. An auction was held in 1852 to sell the building lots, and Kennedy transferred the ownership of Lot 69, Plan 37 to his nephew, Jacob Kennedy.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.



Figure 8: Subject property identified on the 1856 Georgetown Plan of Town Lots

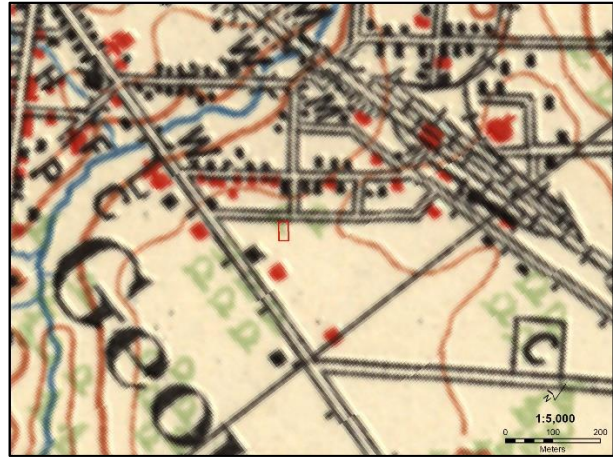


Figure 9: Subject property identified on the 1909 National Topographic Survey

Johnston Family

The property was then purchased by William David Johnston (1858-1936) in 1919. While the house was being constructed, William lived at 32 Charles Street, Georgetown with his wife Mary (1861-1955) and their adopted daughter, Cora (1900-1974). William was employed as a farmer, and Mary was actively involved with St. John’s Anglican Church, where she was a Sunday School teacher, organist, and a leader for various women’s groups. During WWII, Mary was a volunteer for the Red Cross.

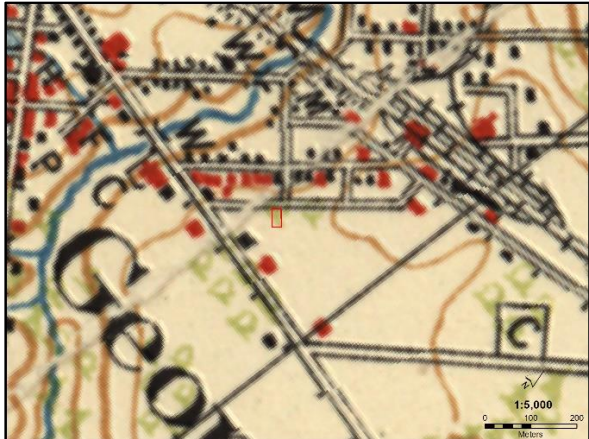
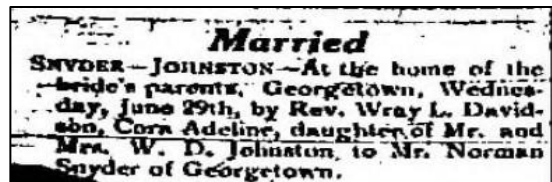
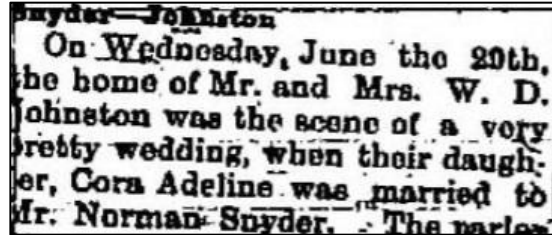


Figure 10: Subject property identified on the 1918 National Topographic Survey; the existing house is not yet identified.



Figures 11 and 12: Marriage announcements for Cora Johnston and Norman Snyder (Georgetown Herald, July 6, 1921, p. 2)

After the construction of the house was completed, Cora married Norman Snyder (1896-1980) in 1921, and moved into the home on Albert Street shortly thereafter. Like her mother Mary, Cora was a member of St. John’s United Church, and was active member in various Church organizations, as well as a volunteer worker for the Red Cross.

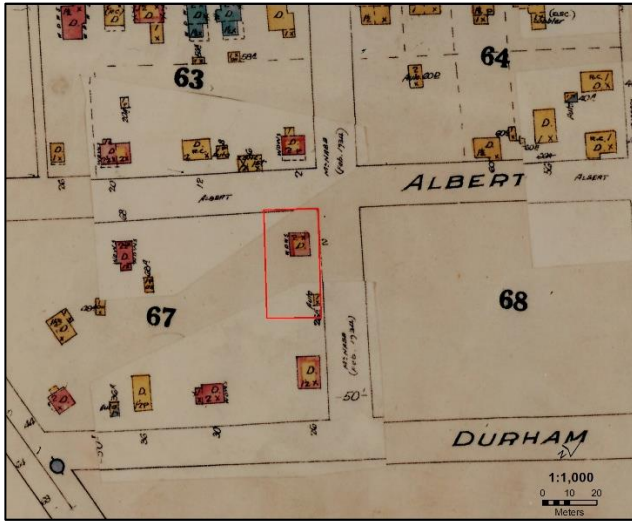


Figure 13: Subject property identified on 1934 Fire Insurance Plan showing a frame two-storey building with brick veneer.



Figure 14: Advertisement for Norman Snyder's Carting Business (Georgetown Herald, July 6, 1921, p. 3)

During WWI, Norman attempted to enlist in the 164th Battalion, but did not see combat. Following the war, Norman continued to work as a carter manager, and later started his own transport business, which operated out of a warehouse along Mill Street (formerly Young Street) in Georgetown.

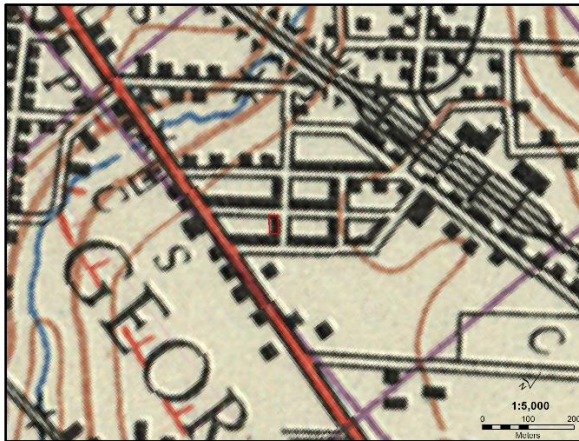


Figure 15: Subject property identified on the 1942 National Topographic Survey



Figure 16: Subject property identified on the 1954 Town of Georgetown Survey

In 1954, Norman sold his business to Scobie Transport, Ltd., however, the business continued to operate in Georgetown. Before retiring in the early 1960s, Norman continued to work as a mover with Gordon Fricker.

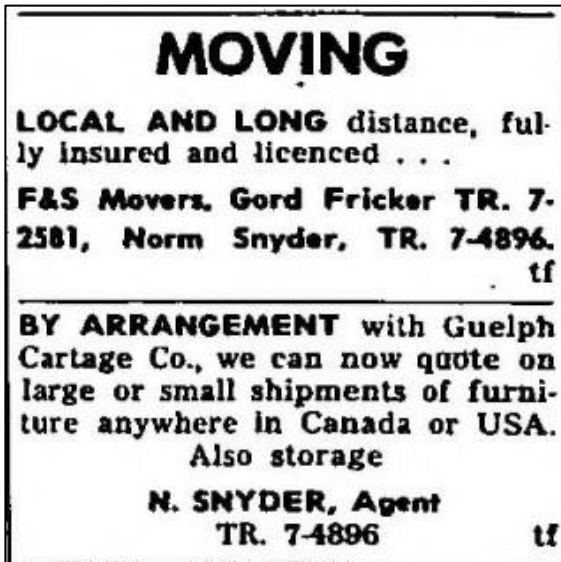


Figure 17: Georgetown Herald (Georgetown, ON), October 29, 1958, p. 5

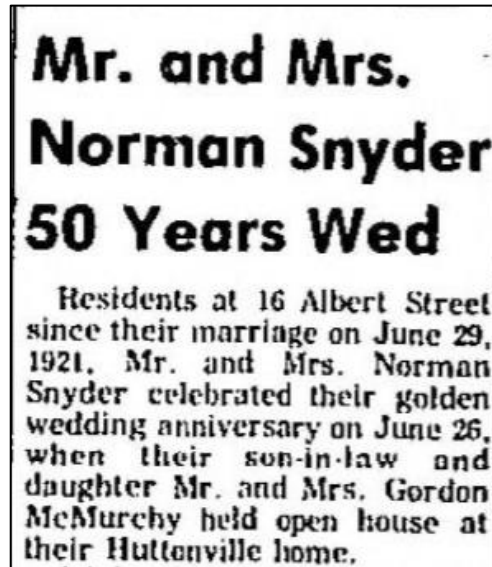


Figure 18: Wedding anniversary announcement for Mr. and Mrs. Snyder (Georgetown Herald, July 1, 1971, p. 6)

Shortly after moving to Albert Street, the Snyders' first daughter, Elizabeth Adeline (1923-1977) was born. Elizabeth attended school in Georgetown, and married Gordon McMurchy (1918-1990) in 1945. After marrying, the couple moved to Huttonville.

1970s to Present

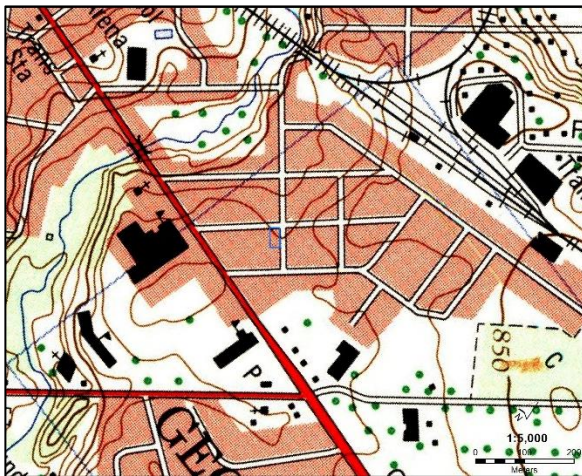


Figure 19: Subject property identified on 1974 National Topographic Survey



Figure 20: Subject property identified on 1980 aerial photography

In 1976, the property was transferred to Elizabeth, who lived in the house for one year before her passing in 1977. Gordon eventually sold the property to its present owners in 1980.



Figure 21: Subject property identified on 1985 aerial photography



Figure 22: Subject property identified on 2023 aerial photography

2.2 Property & Architectural Description

The subject property is located along the southeast side of Albert Street in the community of Georgetown within the Town of Halton Hills. The property is a rectangular-shaped lot and features a two-storey frame dwelling with red-brick cladding, stone foundation, a gable roof, and an addition along the side (southwest) elevation. The property can be accessed by vehicle via a gravel driveway, located along the side (southwest), fronting onto Albert Street. Stairs situated along the front elevation also provide pedestrian access to the dwelling via Albert Street.

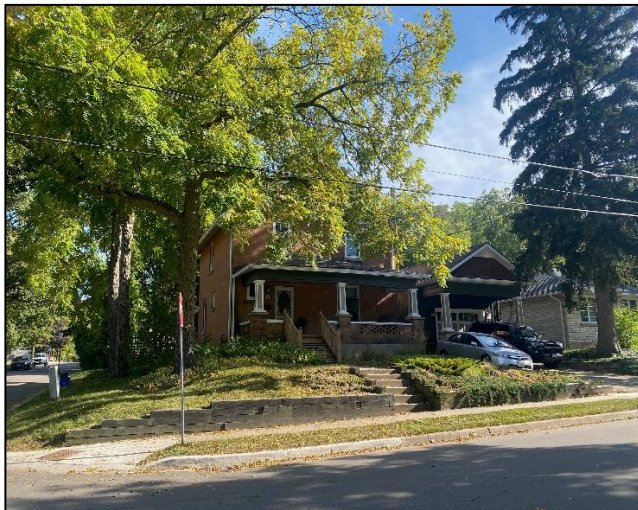


Figure 23: Looking southeast towards the existing dwelling from McNabb Street (Town of Halton Hills 2023)

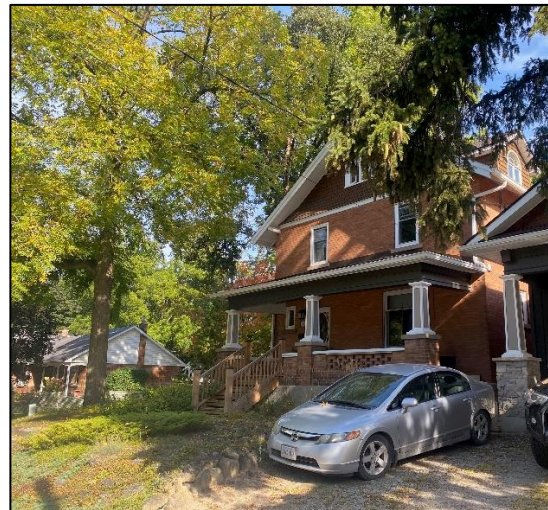


Figure 24: Looking northeast towards the existing dwelling (Town of Halton Hills 2023)

The front (northwest) elevation features a one-storey covered wooden porch with square wooden columns and brick piers, plain eaves, contemporary knee wall with decorative brick detailing, and a parged foundation. Along the first storey is an asymmetrical design, featuring two flat-headed window openings with a brick soldier course lintel and stone sill, along with a flat-headed doorway opening featuring a brick soldier course lintel.



Figure 25: Partial front (northwest) elevation of the existing dwelling (Town of Halton Hills 2023)



Figure 26: Front (northwest) elevation of the existing dwelling (Town of Halton Hills 2023)

At the second storey are two symmetrically placed flat-headed window openings, with a brick soldier course lintel and stone sills. Beneath the gable peak is a flat-headed tripartite opening, along with decorative bracketing, and cedar shingles.



Figure 27: Existing cedar shingles beneath the gable peak, along the front elevation (Town of Halton Hills 2023)

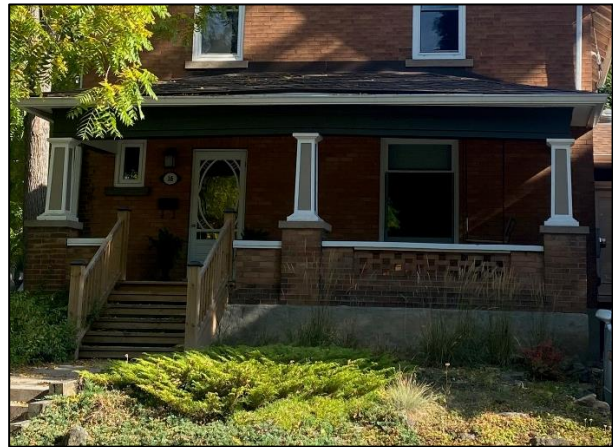


Figure 28: Existing covered wooden porch along the front elevation (Town of Halton Hills 2023)

The side (northeast) elevation along the first storey features two differently sized window openings, both consisting of flat-headed openings with a brick soldier course lintel and stone sills. On the second storey is one flat-headed window opening with a brick soldier course lintel and a stone sill.



Figure 29: Side (northeast) elevation of the existing dwelling (Town of Halton Hills 2024)



Figure 30: Side (northeast) elevation of the existing dwelling (Town of Halton Hills 2024)

On the other side (southwest) elevation is a contemporary garage structure. A portion of the original elevation is maintained, which features one flat-headed window opening with a flat arch and stone sill. Above the roofline is a dormer with a gable roof and semi-circular window opening.



Figure 31: Partial side (southwest) elevation, showing the existing window opening and dormer (Town of Halton Hills 2023)



Figure 32: Existing dormer located above the roofline on the side (southwest) elevation (Town of Halton Hills 2023)

Towards the rear of the property is a contemporary addition clad with vinyl siding. The features extant on the original façade including the two flat-headed window openings at the second storey, as well as the cedar shingles and brick chimney projecting above the roofline.



Figure 33: Rear (southeast) elevation of the existing dwelling (Town of Halton Hills 2024)



Figure 34: Flat-headed window openings along the remaining original elevation (Google Streetview 2019)

2.3 Architectural Style

The Edwardian style, or Edwardian Classicism, emerged during the 20th century and was a more simplified and humble style compared to the more intricate architectural styles found throughout the late 19th century. The Edwardian style provided an alternative to the contemporary Period and Colonial Revivals, which were often influenced by Victorian architecture.

In *Ontario Architecture*, Shannon Kyles notes that Edwardian Classicism style buildings typically feature modest and balanced façades, and featured details such as, but not limited to:

- Gabled or hipped roof shapes;
- Dormers included on the front and/or side elevations;
- Three to four bedrooms on the upper storey (American Four-Square layout);
- Front porch containing white painted wood, as well as clustered or half columns;
- Extended roof eaves featuring elongated blocks or cantilevered brackets;
- Smooth brick façades and tall brick chimneys; and,
- Multiple windows on each elevation with flat window openings and brick soldier course lintels.

The dwelling at 16 Albert Street features many of the characteristics found in Edwardian style homes. These features include a gable roof, smooth brick façade and tall brick chimney, front porch with semi-white painted wood half columns, American Four-Square layout, numerous flat-headed window openings with brick soldier course lintel and stone sills, and a dormer along the side (southwest) elevation.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation

tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 16 Albert Street has physical and design value as it is a representative example of an early twentieth-century residential building in the Edwardian architectural style. The two-storey residential building exhibits features a gable roof, smooth brick façade and tall brick chimney, an American Four-Square layout, and numerous flat headed window openings with flat arches. The front porch features semi-white painted wood half columns with brick bases, and a dormer along the side (southwest) elevation, which are elements typical of the Edwardian style.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 16 Albert Street has historical and associative value due to its associations with the Johnston and Snyder family. The Johnston family was actively involved in the community of Georgetown and were members of St. John's Anglican Church. Both Mary and Cora participated in various Church organizations and volunteered for the Red Cross during WWII.

Norman Snyder, Cora's husband, was a locally known business owner, who worked as a carter manager before starting his own transport business, which was located along Mill Street in Georgetown. Norman continued to operate his business until selling it in 1954 and continued to work afterwards until his retirement in the 1960s.

The property also has historical and associative value, due to its associations with the development of Albert Street following the construction of the Grand Trunk Railway Station. During this time, the surrounding area experienced significant residential development and growth.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically and functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 16 Albert Street has contextual value as it is important in defining and maintaining the late-nineteenth and early twentieth-century character of Albert Street, surrounding the former Grand Trunk Railway Station in Georgetown. The property remains visually and historically linked to its surroundings as a residential building along Albert Street. The property is relative in scale and design to neighbouring properties and has not been identified as a landmark in the community.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 16 Albert Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 16 Albert Street are identified as follows:

- The setback, location, and orientation of the existing building along Albert Street in Georgetown;
- The scale, form, and massing of the existing c.1920s, two-storey Edwardian residential building with gable roof, brick chimneys, and stone foundation;
- The materials, including smooth red brick, wood, and stone;
- The front (northwest) elevation, including:
 - o The flat-headed door opening with a brick soldier course lintel;
 - o Flat-headed window openings with brick soldier course lintels and stone sills at the first and second storey;
 - o Covered wooden porch with square wooden columns and plain eave detailing, brick podiums;
 - o Cedar shingles located directly beneath the gable peak;
- The side (southwest) elevation, including:
 - o Dormer with a gable roof;
 - o Flat-headed window opening with a brick soldier course lintel and stone sill;
- The side (northwest) elevation, including:
 - o Three flat-headed window openings with brick soldier course lintels and stone sills;
- The rear (southeast) elevation, including:
 - o Cedar shingles located directly beneath the gable peak; and,
 - o Flat-headed window openings located at the first and second storey, along the original façade.

The rear addition, garage structure, and interiors have not been identified as heritage attributes as part of this report.

5.0 Sources

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