



BY-LAW NO. 2024-0063

A By-law to designate Grey Vernon, located at 5 Albert Street, Georgetown, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact a by-law to designate real property, including all of the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by the Council for the Corporation of the Town of Halton Hills to designate the property at 5 Albert Street, Town of Halton Hills, Regional Municipality of Halton, and known as Grey Vernon as being of cultural heritage value or interest;

AND WHEREAS the Council for the Corporation of the Town of Halton Hills has caused to be served upon the owners of the land and premises known as Grey Vernon at 5 Albert Street, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published on the Town's website per the Town's "Ontario Heritage Act – Alternate Notice Policy";

AND WHEREAS the Reasons for Designation are set out in Schedule "B" of this by-law;

AND WHEREAS on June 17, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-045, dated May 24, 2024, in which certain recommendations were made relating to the designation of the subject property;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT Grey Vernon located at 5 Albert Street, and further described in Schedule "A", is hereby designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached to and forming part of this By-law;
2. THAT a copy of this By-law together with reasons for the designation be registered against the property and served in accordance with Section 29 of the Act;
3. THAT a notice of this By-law be published in accordance with Section 29 of the Act.

BY-LAW read and passed by the Council for the Town of Halton Hills this 26th day of August, 2024.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0063

LEGAL DESCRIPTION

PIN: 250400118

LOT 6, PART OF LOT 5, PLAN 37 NORTH WEST SIDE OF ALBERT STREET
DESIGNATED AS PARTS 2 & 3, 20R-21420 TOWN OF HALTON HILLS

SCHEDULE “B” TO BY-LAW NO. 2024-0063

REASONS FOR DESIGNATION

Description of Property

The subject property is located between Queen Street and Albert Street in the community of Georgetown, and historically fronted onto Queen Street. The property is a rectangular lot and features a two-and-a-half storey stone structure with a mansard roof and additions. The northwest façade, the original primary elevation, faces Queen Street.

Statement of Cultural Heritage Value or Interest

The property at 5 Albert Street has physical and design value as a unique example of a Second Empire mansion with Queen Anne Revival influences in the community of Georgetown. This landmark home, built for its prominent owner Edward McCannah in the late nineteenth century, the existing residence known as Grey Vernon features various roof slopes including its mansard roof (previously covered in slate tiles), dormers of various shapes and sizes, large windows framed with enriched surrounds and mouldings, a variety of decorative elements, asymmetrical facades, irregular rooflines, overhanging eaves, towers, and detailed textures. The design and detailing of Grey Vernon serve to reflect the wealth of its owner at the time; these details together with the costs associated with the construction of the residence as well as its prominent location on a rise above Queen Street represents the prominent position its original owner once had in this area around the Grand Trunk Railway line. Grey Vernon demonstrates a high degree of craftsmanship and artistic merit in its form and massing, elaborate and varied roof forms, carved wooden detailing throughout, and its use of wooden and stone detailing throughout the exterior of the building.

The property at 5 Albert Street has historical and associative value as it is directly associated with Edward McCannah, long-time station agent for the Grand Trunk Railway, a member of the Town Council, as well as a Tax Collector, and his wife Hannah. McCannah was a successful man in the Town who constructed several other houses along Queen Street. The property is associated with the growth and success of the area following the establishment of the Grand Trunk Railway through Georgetown. Following McCannah’s death in 1932, like many Second Empire residential buildings, Grey Vernon was converted into rental units and has continued to be used for this purpose for almost one hundred years.

The property at 5 Albert Street has contextual value as it is important in defining and maintaining the late nineteenth and early-twentieth-century character of the area surrounding the former Grand Trunk Railway Station in Georgetown. Located on a rise above Queen Street in Georgetown since its construction in the late-nineteenth century, Grey Vernon remains physically, functionally, visually, and historically linked to its surroundings in the residential neighbourhood; its connection to Queen Street has been altered with the 1950s infill of two homes along Queen Street, however it can still be viewed in its prominent location along Queen Street. Grey Vernon has been identified as a landmark in the community and serves as an example of one of many homes along Queen Street constructed by Edward McCannah at the turn of the last century.

Heritage Attributes

The identified heritage attributes of the property at 5 Albert Street that contribute to its physical and design value include:

- The setback, location, and orientation of the existing Second Empire residential building with Queen Anne Revival influences above Queen Street and along Albert Street in the community of Georgetown;
- The scale, form, and massing of the two-and-a-half storey structure with one-storey addition, stone foundation, and mansard roof;
- The materials, including stone exterior and detailing, wooden elements including the front porch and upper portion of the projecting bay along the southwest elevation;
- On the front (northwest) elevation:
 - o The two-and-a-half-storey projecting bay with mansard roof, featuring flatheaded window openings at the first and second storeys and dormers within the mansard roof;
 - o The covered wooden porch featuring sidelights and transom with the existence of a balcony above accessed via the second storey flatheaded entrance and dormer within the mansard roof above;
- On the side (northeast) elevation:
 - o The side elevation of the one-storey addition including flat-headed window opening and dormer within the mansard roof above;
 - o The two-and-a-half-storey projecting bay featuring flatheaded window openings at the first and second storeys and dormers within the mansard roof;
 - o The single flatheaded window opening at the second storey in the northernmost bay of the elevation;
 - o Small dormers and stone chimney within the mansard roof;
- On the side (southwest) elevation:
 - o The two-and-a-half-storey projecting tower with stone at the first two storeys and wood at the upper storeys, featuring flatheaded window openings, stone courses, and bracketed wooden eaves beneath the mansard roof;
- On the rear (southeast) elevation:
 - o The one-storey stone addition with mansard roof, flatheaded door and window openings, stone quoining at the corners, and segmental dormers within the roofline; and,
 - o On the rear elevation of the two-and-a-half-storey building, the extant flat-headed window opening and segmental dormers within the mansard roof.

The identified heritage attributes of the property at 5 Albert Street that contribute to its historical and associative value include:

- The property's legibility as a late-nineteenth-century Second Empire Residential building with Queen Anne Revival influences within the community of Georgetown in the Town of Halton Hills.

The identified heritage attributes of the property at 5 Albert Street that contribute to its contextual value include:

- The property's legibility as a late-nineteenth-century Second Empire Residential building with Queen Anne Revival influences within the community of Georgetown in the Town of Halton Hills;
- The setback, location, and orientation of the existing Second Empire residential building with Queen Anne Revival influences above Queen Street and along Albert Street in the community of Georgetown;

- The scale, form, and massing of the two-and-a-half storey structure with one-storey addition, stone foundation, and mansard roof.

The interiors are not identified as heritage attributes of the property.