



BY-LAW NO. 2022-0060

A By-law to designate the McCannah-Biehn House, located at 26 Queen Street, Halton Hills, Regional Municipality of Halton, 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 26 Queen Street, Town of Halton Hills, Regional Municipality of Halton, and known as the McCannah-Biehn House, 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 the McCannah-Biehn House located at 26 Queen Street, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published in a newspaper having a general circulation in the Municipality as required by the *Ontario Heritage Act*;

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

AND WHEREAS on May 24, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0029, dated April 29, 2022, in which certain recommendations were made relating to the designation of the McCannah-Biehn House at 26 Queen Street under Part IV of the *Ontario Heritage Act*;

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

1. THAT the McCannah-Biehn House at 26 Queen 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 Designation be registered against the property and served in accordance with Section 29 of the *Ontario Heritage Act*; and,
3. THAT a notice of this By-law be published in accordance with Section 29 of the *Ontario Heritage Act*.

BY-LAW read and passed by the Council for the Town of Halton Hills this 26th day of September, 2022.

MAYOR – RICK BONNETTE

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2022-0060

LEGAL DESCRIPTION: PT LT 11, PL 37, NW OF ALBERT ST; PT LT 11, PL 37, SE OF QUEEN ST, AS IN 657750; HALTON HILLS

PIN: 250400072

SCHEDULE "B" TO BY-LAW NO. 2022-0060

REASONS FOR DESIGNATION

Description of Property

The McCannah-Biehn House is located at 26 Queen Street (PT LT 11, PL 37, NW OF ALBERT ST; PT LT 11, PL 37, SE OF QUEEN ST, AS IN 657750; HALTON HILLS) in the Town of Halton Hills.

The property at 26 Queen Street is a rectangular-shaped parcel situated at the south corner of the intersection between Queen Street and McNabb Street. The property contains a two-storey, L-shaped residential building.

Statement of Cultural Heritage Value or Interest

The property at 26 Queen Street has physical and design value as a unique example of an early twentieth-century vernacular residential building constructed using timber salvaged from a dismantled trestle bridge. The residential building references the simplicity of Edwardian architecture in its form and detailing, with flat-headed window openings with large-paned sash windows, simple dormers following the roofline, and balanced façade, however its materiality makes it unique in character.

The property at 26 Queen Street has historical and associative value due to its association with Edward McCannah, Station Agent for the Grand Trunk Railway. McCannah constructed several houses along Queen Street, including the residences directly adjacent to the property at 20, 22, and 24 Queen Street, and Grey Vernon at 5 Albert Street. The property is also associated with Walter Beihn, owner, and publisher of the Georgetown Herald between 1940 and 1973, Chamber of Commerce Secretary between 1974 and 1986, Board member for the public-school board, and Councillor for Ward 3 in Georgetown between 1976 and 1982.

The property at 26 Queen Street has contextual value as one of several historic properties along Queen Street in Georgetown. The house is physically and historically linked to several of the existing residences along the street, many of which were constructed by Edward McCannah.

Attributes that contribute to the design/physical value and historical/associative value of the property at 26 Queen Street:

- The setback, placement, and orientation of the building at the intersection of Queen Street and McNabb Street;
- The scale, form and massing of the two-storey, L-shaped building with cross-gable roof, brick chimney, concrete block foundation, and one-storey rear wing;
- Materials, including railway timbers/ties with chinking, concrete block, and wooden brackets
- Shed-roofed and gable-roofed dormers throughout;
- Flat-headed window openings, including sills and lintels, throughout; and,
- The one-storey recessed porch with squared columns and wooden ceiling on the primary (northwest) elevation.

Attributes that contribute to the contextual value of the property at 26 Queen Street:

- The setback, placement, and orientation of the building at the intersection of Queen Street and McNabb Street; and,
- The scale, form and massing of the two-storey, L-shaped building with cross-gable roof, brick chimney, concrete block foundation, and one-storey rear wing.

The one-storey enclosed verandah with below-grade garage along the side elevation has been modified since its construction and is not identified as a heritage attribute of the

property, however could be considered an attribute if restored to its original condition. The rear enclosed porch has also not been identified as a heritage attribute of the property.