



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: March 1, 2024

REPORT NO.: PD-2024-021

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 25 Mountain Street

RECOMMENDATION:

THAT Report No. PD-2024-021 dated March 1, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 25 Mountain Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 25 Mountain Street, known as Barraclough House, legally described as “LT 41, RCP 1556”, under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT the Town Clerk proceed with serving a Notice of Intention to Designate as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the property at 25 Mountain Street be brought forward to Council for adoption.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The property at 25 Mountain Street, Glen Williams, meets Ontario Regulation 9/06 criteria for designation under Part IV of the *Ontario Heritage Act*; and,
- Staff are recommending that Council state its intention to designate the property.

BACKGROUND AND DISCUSSION:

The property at 25 Mountain Street is located at the south intersection of Tweedle Street and Mountain Street, along the south side of Mountain Street, in the community of Glen Williams in the Town of Halton Hills. The property is an irregular-shaped lot with a wide frontage onto Mountain Street, with the Credit River at the rear (south) of the property. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and was identified as a home built for John Sykes the owner of Sykes and Ainley Manufacturing Company and later resided in by E.Y. Barraclough.

The property at 25 Mountain Street, Glen Williams has been researched and evaluated by staff as part of the Town's Council-approved Heritage Register prioritization strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*¹.

In October 2023, staff began the research and evaluation of the property in accordance with the approved prioritization strategy and subsequently sent the current owners a designation information package, following which the owner indicated their support for the designation process. After additional discussions with the owner, staff notified them that the Research and Evaluation Report for the property would be reviewed at the February 21, 2024 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of February 21, 2024, and the following motion was carried:

Recommendation No. HERITAGE-2024-0011

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 25 Mountain Street for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a unique example of the Queen Anne Revival style within the community of Glen Williams, associated with the woollen mill industry in Glen Williams, Ernest Barraclough and family, and Lucy Maud Montgomery, and is contextually an extremely significant property. As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The setback, location, and orientation of the existing building along Mountain Street in the community of Glen Williams, Town of Halton Hills;
- The scale, form, and massing of the existing two-and-a-half storey Queen Anne Revival building, with stone foundation, gable roof, gable-roofed dormers, and brick chimney;
- The materials, including triple-wythe red brick construction, stone foundation, stone sills and lintels, stucco and half-wood timbering, wooden porch and verandah, and stained-glass window;

¹ Bill 23 stipulates that municipalities have a two-year window to determine whether properties on the Heritage Register warrant designation under the Ontario Heritage Act. If not so designated after two years, properties must be removed from the Heritage Register.

- The primary (north) elevation, including:
 - The central entrance accessed via an open stone porch, with wooden surround and sidelights;
 - At the first storey:
 - The large flat-headed window opening with stone sill, stone lintel, and wooden shutters;
 - The smaller rectangular window opening with brick voussoirs and stone sill with wooden shutters;
 - The projecting bay with mansard roof and brick base, wooden detailing, and flat-headed window openings beneath the bracketed bay roof;
 - At the second storey:
 - The vertical flat-headed window opening with stone sill, lintel, and shutters; two horizontal flat-headed window openings with stone sills, lintels, and wooden shutters centered above the front elevation, and arched window opening with stone sill and stone hood mould above, including the stained-glass window within;
 - The half-timbering wrapping around the corner to the side elevation;
 - Tall brick chimneys extending above the gable roof;
 - Gable-roofed dormer with wooden architectural detailing;
- The side (southwest) elevation, including:
 - The stone foundation is punctuated by flat-headed window openings with stone sills;
 - Projecting bay extending from a brick base at the first storey with three symmetrically placed flat-headed window openings with stone sills and lintels;
 - The large window opening adjacent to the projecting bay with three hung windows, stone lintel, and sill;
 - At the second storey, two projecting bays mirroring one another with wooden architectural detailing throughout, with the southernmost bay supported by wooden brackets.
 - Above the second storey, half-timbering, and stucco within the wooden projecting bay with multi-divided windows beneath the centre gable with wooden detailing along the eaves.
- The rear (south) elevation, including:
 - The wooden verandah flanked by an elaborately detailed covered, round-arched porch with Doric columns over a flat-headed entrance accessed via a flight of wooden steps;
 - Flat-headed tripartite window opening with stone lintel and sill and flat-headed window opening with dual hung windows within;
 - Brick at the first storey and half-timbering at the second storey;

- The projecting bay and elaborate dormer with brick, symmetrically placed window openings and smaller openings within the paneled portion of the bay at the second storey;
- Within the southwest portion of the elevation, the horizontal window opening with stone sill and lintel with three windows within and a smaller window opening beside;
- Above the roofline, the bay with gable roof and smaller rectangular window openings beneath the bracketed roof featuring detailed woodwork and shingles as well as the brick chimney.
- The side (northeast) elevation, including:
 - Two door openings at grade, including the wrap-around verandah and small covered wooden porch beyond;
 - Small window openings with wooden shutters and brick voussoirs beneath the eaves of the porch roof;
 - At the second storey, symmetrically placed flatheaded window openings with stone sills, lintels, and wooden shutters; and,
 - Wooden, bracketed projecting bay is located at the upper storey and is located within the shingled façade beneath the decorative bracketed eaves.

Based on the identified cultural heritage value of the property, and as the property meets criteria for designation per Ontario Regulation 9/06 criteria, staff are recommending that Council designate the property under Part IV of the *Ontario Heritage Act*.

STRATEGIC PLAN ALIGNMENT:

This report identifies natural areas and heritage as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer