



BY-LAW NO. 2024-0113

A By-law to designate The Birches, located at 75 Mill Street, 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 75 Mill Street, Georgetown, Town of Halton Hills, Regional Municipality of Halton, and known as The Birches, 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 Birches, located at 75 Mill Street, Georgetown, 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 October 7, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-047, dated August 30, 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 The Birches, located at 75 Mill 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 9th day of December, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0113

LEGAL DESCRIPTION

PT LT UNNUMBERED LOT, PL 37, TRIANGULAR PIECE BTN WATER ST & LT 7 S
OF MILL ST, AS IN 608487, EXCEPT PT 6, 20R7534; HALTON HILLS

PIN: 250420039

SCHEDULE “B” TO BY-LAW NO. 2024-0113

REASONS FOR DESIGNATION

Description of Property

The subject property is located at 75 Mill Street, Georgetown. The property is located along the southeast side of Mill Street and to the southwest of Park Avenue. The triangular shaped lot is located just northeast of Main Street South within Downtown Georgetown. The existing property features a paved parking lot and drive along Mill Street with a one-and-a-half storey bungalow within the property. Mature trees extend along the northeast/east property line along Park Avenue and to the rear along the southeast lot line.

Statement of Cultural Heritage Value or Interest

The property at 75 Mill Street has physical and design value as an excellent example of a Craftsman Bungalow within the community of Georgetown. The Birches, despite minor alterations to the front porch columns, has retained significant architectural details characteristic of the style, including its one-and-a-half storey form, broad and low-pitched roof, large porch with overhang, exterior space around the building, a variety of building materials including brick, stone, and wood, grouped window openings that feature multi-paned windows, and large chimneys. Built by J.B. Mackenzie for his family, The Birches is an excellent example of Mackenzie’s skill and craftsmanship as reflected by a number of his remaining buildings within the Town of Halton Hills, including the Old Post Office across the street.

The property at 75 Mill Street has historical and associative value due to its association with prominent contractor and resident of Halton Hills, J.B Mackenzie. In addition to running two mills in Georgetown and Acton, he ran a contracting business under the name J.B Mackenzie & Son and constructed numerous buildings in Town. Mackenzie’s family also joined his business, including daughter Jean who was his bookkeeper for many years, and Samuel who operated the store and office for many years, son Ken, who managed the Acton Branch between 1945 and 1950, and daughter Marjory who helped at home. Notable contracting jobs include the Post Office and Customs House, The Gregory Theatre and Roxy Theatre, Coated Paper Mill, and the remodeled Willoughby Stables, now the Georgetown Royal Canadian Legion. He was also an active member of the community, he served on Georgetown Council and was a former Mayor, and was a member to many clubs, boards and associations. J.B Mackenzie's wife, Eliza Mackenzie (nee McQueen) owned The Birches upon his death in 1947. She taught classes in Acton.

The property at 75 Mill Street has contextual value due to its location in Downtown Georgetown on Mill Street. It is the only residential home of its size located in the downtown and contributes to the streetscape. It is also situated adjacent to two notable projects acquired by J.B Mackenzie & Son, such as the Post Office and Customs House and the Roxy Theatre in Georgetown.

Heritage Attributes

The identified heritage attributes of the property at 75 Mill Street that contribute to its physical and design value include:

- The location, setback and orientation of the residential building along Mill Street in Georgetown, Ontario;

- The scale, form, and massing of the one-and-a-half storey Craftsman Bungalow, including its gable roof and central dormer on the front elevation;
- The materials, including brick, cobblestone, stucco, and wood;
- The front (northwest) elevation, including:
 - The front porch, featuring a broad roof, brick columns, and cobblestone detailing;
 - The central entrance, featuring a central door flanked by sidelights;
 - The extant window openings, including the segmentally arched and flat-headed window openings at the first storey;
 - The central dormer on the northwest roof slope, with gable roof and symmetrically placed openings;
- The side (southwest) elevation, including:
 - Small segmentally arched window with concrete sill and segmentally arched single door opening at the first storey;
 - Shed-roofed projecting bay with flatheaded window opening between the first and second storeys;
 - Flat-headed window opening at the second storey;
 - Cobblestone at the foundation and within the chimney detailing extending up to the roofline, with brick above the roofline;
 - Shallow projection above the first storey with bracketed eaves;
 - Brick cladding at the first storey; shingles within the projecting bay and at the second storey with brick at the rear;
- The side (northeast) elevation, including:
 - Segmentally arched window openings at the basement level;
 - Large segmentally arched window opening with glass transom, and two small window openings on either side of the chimney;
 - Cobblestone at the foundation and within the chimney extending up to the roofline, with brick above the roofline; and,
 - Flat-headed window openings within the upper storey, flanking the chimney.

The identified heritage attributes of the property at 75 Mill Street that contribute to its historical and associative value include:

- The legibility of the existing property as an early-twentieth-century Craftsman Bungalow along Mill Street in the community of Georgetown in the Town of Halton Hills.

The identified heritage attributes of the property at 75 Mill Street that contribute to its contextual value include:

- The legibility of the existing property as an early-twentieth-century Craftsman Bungalow along Mill Street in the community of Georgetown in the Town of Halton Hills;
- The setback, location, and orientation of the existing building along Mill Street; and,
- The scale, form, and massing of the existing one-and-a-half storey building with gable roof and central dormer.

The rear elevation and interiors have not been identified as heritage attributes of The Birches as part of this report.