

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Laura Loney, Senior Heritage Planner

DATE: December 20, 2019

REPORT NO.: PD-2020-0002

RE: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Hyde Family Home, 18 Queen Street

RECOMMENDATION:

THAT Report PD-2020-0002 dated December 20, 2019 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Hyde Family Home” be received;

AND FURTHER THAT Council state its intention to designate the property at 18 Queen Street, legally described as “PT LT 8, PL 37, NW OF ALBERT ST; PT LT 8, PL 37, SE OF QUEEN ST, AS IN 800956, T/W 800956, S/T 800956; HALTON HILLS”, and known as the Hyde Family Home, under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT Clerks staff 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 18 Queen Street be brought forward to Council for adoption.

BACKGROUND:

The subject property is located at 18 Queen Street, Georgetown (refer to location map in Appendix A of this report). The property includes a residential building constructed c. 1913.

The property at 18 Queen Street was listed on the Town of Halton Hills’ Heritage Register in 2011 as part of the Halton Hills Heritage Register Update – Phase 2. The listing report for the property included the following description of the property:

Good example of the vernacular style including prominent chimney on the façade; This structure sits on a lot that was included in the vast McCannah estate. Edward McCannah was responsible for the construction of several of the houses on Queen Street; Part of historic residential streetscape of Queen Street.

Upon request for designation by the current property owners, Heritage Halton Hills prepared a Designation Report (attached as Appendix B to this report). The Designation Report describes the cultural heritage value of the property as:

The house at Part Lot 8 Plan 37 in Georgetown was built about 1913. It is a good representative example of a late nineteenth century vernacular house displaying the influence of the Edwardian Classicism style of architecture.

Edwardian classicism was prevalent in Ontario at the beginning of the twentieth century and its simple balanced designs represent a reaction to the decorative excess of the late Victorian era. Edwardian Classical houses in Ontario are typically constructed of smooth red brick. They are box-like in their massing and are a full two storeys in height with hipped roofs above. They are largely devoid of exterior ornament except for generous verandas which often feature stout classical columns and chunky railings.

The house at 18 Queen Street has the plain box-like two-and-a-half storey form that is characteristic of Edwardian houses and originally included an alcove-like porch with a stout column. Its construction in wood was another challenge to the Edwardian style by McCannah who built #26 of logs and used stone for #22 and #24. Its prominent front chimney shows the influence of the Arts and Crafts movement. This chimney is clad in rock-faced concrete blocks that were very popular during the early twentieth century. They gave the appearance of stone while being considerably less expensive.

Heritage Halton Hills first reviewed a Designation Report for the property at 18 Queen Street at its meeting of June 19, 2019, and the following motion was carried:

Recommendation No. HERITAGE-2019-0020

THAT Heritage Halton Hills receive the Hyde Family Home Designation Report 2019, authored by J.M. Rowe;

AND FURTHER THAT Heritage Halton Hills supports the designation of Hyde Family Home, located at 18 Queen Street, Georgetown, as presented;

AND FURTHER THAT staff prepare a cover report to advise Council of the committee's recommendation to designate Hyde Family Home, located at 18 Queen Street, Georgetown, under Part IV of the Ontario Heritage Act.

The Designation Report reviewed at the June 19, 2019 meeting of Heritage Halton Hills was revised in November 2019 by Town Staff and the Heritage Halton Hills committee to clarify the wording of several identified heritage attributes. The property owners of 18 Queen Street were provided the updated report by Heritage Halton Hills committee members and staff. The revised Designation Report for the property at 18 Queen Street was reviewed by Heritage Halton Hills at their committee meeting of November 20, 2019 and no concerns with the revisions were identified.

COMMENTS:

As described in the designation report, the heritage attributes of the property at 18 Queen Street include:

- The setback, placement and orientation of the Hyde Family Home is in an elevated position on the south-eastern side of Queen Street, in line with the neighbouring houses. It has a terraced front yard with stone steps to the front door but does not include a driveway.
- The scale, form and massing of the building is a two and -a-half storey rectangular form building with combination gable and hipped roof with wide eaves and gable-roofed dormer on the rear (south) elevation.
- Two-bay front (north) elevation with evidence of an enclosed former front porch
- Front (north) elevation chimney in rock-faced concrete block.
- Concrete block foundation.
- Original flat-headed door opening inside the enclosed former porch.
- Original window openings on the front (north) elevation being the ground floor west window and two second floor windows.
- On the rear (south) elevation door and window openings reflecting their placement on the front elevation.
- On the east elevation three original second floor window openings with one corresponding window opening at the rear of the ground floor. One small square window corresponding to the interior stair landing.
- On the west elevation four original window openings, two on each floor aligned with each other. One small square window on the second floor.

If Council decides to proceed with designation, a Notice of Intention to Designate will be served on the property owner and the Ontario Heritage Trust, and will be published in the local newspaper. Any person may object to the Notice of Intention to Designate within 30 days of its publication. If there are no objections within the 30-day period, the designation by-law for the property at 18 Queen Street will be brought forward to Council for approval.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the implementation of the Strategic Direction D. to Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources. This report directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Consultation between Heritage Halton Hills, Town staff, and the current property owners of 18 Queen Street led to the preparation of this report.

PUBLIC ENGAGEMENT:

No public consultation was required as part of the preparation of this report.

SUSTAINABILITY IMPLICATIONS:

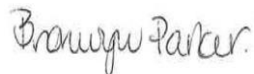
The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The designation of the property at 18 Queen Street under Part IV of the *Ontario Heritage Act* will further the Town's goal of identifying and protecting significant heritage buildings and resources. This report supports the Cultural Vibrancy pillar of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

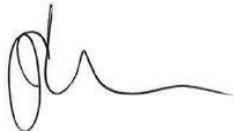
CONCLUSION:

It is recommended that Council indicate its intent to designate the property at 18 Queen Street under Part IV of the Ontario Heritage Act.

Reviewed and Approved by,



Bronwyn Parker, Manager of Planning Policy



John Linhardt, Commissioner of Planning and Development



Brent Marshall, Chief Administrative Officer