

## Appendix E – Statement of Cultural Heritage Value or Interest

### Legal Description

Part of Lot 115, RCO 563, as in 755312 London

### Description of Property

The property at 247 Halls Mill Road is located on west side of Halls Mill Road, north of Commissioners Road West. The property includes a dwelling located to the southern portion of the property, and an accessory building located to the north of the property.

### Statement of Cultural Heritage Value

The property at 247 Halls Mill Road is of significant cultural heritage value or interest because of its physical/design value, its historical/associative value, and its contextual value.

The property at 247 Halls Mill Road includes a representative example of a Queen Anne Revival style, side hall plan cottage, with a buff brick exterior. The cottage is believed to have been constructed in the 1840s and evolved in the 1890s when a number of its decorative elements were added, making it a representative example of the Queen Anne Revival style applied to a side hall plan cottage in London.

The accessory building on the property is a unique and rare example of a timber frame accessory structure that has been used for various purposes of the course of its existence. Known locally as “the Red Barn”, the structure has been reportedly used as a barn, coach house, and warehouse for the Griffith Bros. woollen mills. The structure has been designed to include a series of stylistic embellishments that elevates the appearance of the structure beyond that of a typical barn. Its chestnut board-and-batten siding, projecting gable, window treatments, and central ventilator all contribute to its being a unique example of a timber frame accessory building.

The concentration of decorative wood detailing on the cottage’s gable and bargeboard elements as well as its decorative verandah posts contribute to the expression of its style as a Queen Anne Revival cottage. As a result, the property displays a high degree of craftsmanship.

The property is directly associated with William Griffith, one of the three Griffith brother who owned and operated the Griffith Bros. woollen mill in Byron between the 1860s and 1890s. The mill was located directly across the road from the property at 247 Halls Mill Road, on the property now known as Halls Mills Park. The cottage on the subject property was the home of William Griffith and the accessory building on the property was reportedly used as a coach house and warehouse for the woollen products produced at the Griffith Bros. mill.

The property at 247 Halls Mill Road has the potential to yield information related to the history of the Halls Mills area. As a property historically associated with the Griffith Bros., and 19<sup>th</sup> century milling in Byron, the property has potential to yield information that contributes to the understanding of the Halls Mills area.

The property at 247 Halls Mill Road is important in defining the character of the Halls Mills area. The Hall’s Mills area is characterized by a geographical context near the Thames River and its topography, along with the collection of early and mid-19<sup>th</sup> century buildings located along Halls Mills Road and Commissioners Road West.

As the property includes an 1840s dwelling and 19<sup>th</sup> century accessory building, the property is a part of the concentration of cultural heritage resources in the Halls Mill area that contribute to its character and have led to its identification as a potential heritage conservation district.

The property is historically linked to the property now known as Halls Mill Park, on the east side of Halls Mill Road. The Halls Mill Park property was the site of the Griffith

Bros. woollen mill which was operated by William Griffith, owner of 247 Halls Mill Road, in partnership with his brothers. As the milling site for their Byron operation, the properties are historically linked.

The property at 247 Halls Mill Road is considered to be a local landmark within the Halls Mills area. Specifically, “the Red Barn” is known locally recognized as a landmark in the area.

### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The siting of the dwelling a grade above road level, on the south side of the property, accessed from steps from the public road allowance;
- Form, scale, and massing of the one-and-a-half storey dwelling and details including;
  - Field stone foundation;
  - Buff brick exterior cladding, with voussoirs above the window and door openings on the facades and quoins on the north and south elevations;
  - Gables located on the north, east, and south facades;
  - Decorated north, east and south gables, and gable dormer on the north side of the house, including wood details:
    - Bargeboard with decorative linear and medallion elements, corbels, and dentils;
    - Scalloped wood shingle imbrication on gables and dormer;
    - “Alisée Pattée” cross motif along the frieze of the gables;
    - Circular feature including “Alisée Pattée” cross design and medallions;
    - Dentil course above the gable windows;
    - Wood corbels at the base of the gable
  - Decorated north and south porches including wood details:
    - Turned posts;
    - Decorative wood spandrels;
    - “Alisée Pattée” cross designs and medallion designs in the peak of the gable on the south porch;
  - Stained glass semi-circular windows on the north and east façades and the transom;
  - South paired wood door;
  - East panelled wood door with glazing;
  - North panelled wood door with glazing;
  - Hipped roof with cross gables;
  - Buff brick chimney on the south elevation of the dwelling;
- Form, scale, and massing of the timber frame accessory building and details including;
  - Red-painted, exterior chestnut board-and-batten cladding;
  - Buff brick and field stone foundation;
  - Gable roof form of the building;
  - Projecting front bay on the east elevation of the structure including gable roof peak above the round headed window, horizontal wood siding, and hipped roof above the main bay door;
  - Door openings, wood doors, and exterior door surrounds;
  - Wood windows including;
    - Six-over-six divided light windows on the east, west, and north sides of the structure;
    - Three-over-three divided light windows on the south side of the structure;
    - Divided light window panel in the gable of the north side of the structure;
    - Exterior window surrounds;
  - Central hipped-roof ventilator located on the ridge of the gable;
- Spatial relationships between the dwelling and the accessory building.