



# Demolition Request for Accessory Building on Heritage Listed Property at 247 Halls Mill Road

London Advisory Committee on Heritage  
Wednesday January 8, 2020

london.ca



## 247 Halls Mill Road



## Dwelling



- Queen Anne Revival cottage
- 1 ½ storey
- Hipped roof with cross gables
- Buff brick side hall plan
- Porches located on the north and south elevations
- Various additions to the rear (west) façade



## Accessory Building



- 2 storey timber frame structure
- Mortise and tenon
- Chestnut board-and-batten cladding
- Round headed window
- Projecting gable
- Central ventilator



## From Site to City (1993)



"One of the most impressive coach houses left in London" (Tausky, 1993)



03/12/2019









## Property History



- 1819 Crown Grant to Archibald McMillan (120 acres)
- 1827 – 5 acres to Anson Simmons and John Preffer (millers)
- Burleigh Hunt, Cyrenius Hall, Lawrence Lawrason
- John, William, and Eli Griffith
- Griffith Bros. Woollen Mills
- William Griffith, 1870s - 1926



## Request for Designation and Demolition Request

- 2008 – Accessory building was subject of demolition request
- 2009 – Chief Building Official revoked due to non-action
- September 2019 – Complaints from the community about demolition of the accessory building; Building Inspector advised owner that demolition permit would be required
- November 2019 – Request for designation under Part IV of the *Ontario Heritage Act*
- November 2019 – Complaints from the community that owner was continuing to demolish/removal materials from the accessory building
- November 28, 2019 – December 3, 2019 – Property owner consulted with Heritage Planner on required approval process for demolition (60-day review period)
- December 10, 2019 – Roof of the accessory building collapses
- December 13, 2019 – Demolition request submitted by property owner
- 60-day Review period – February 11, 2020



## O.Reg 9/06

- Physical or design value:
  - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - Displays a high degree of craftsmanship or artistic merit; or,
  - Demonstrates a high degree of technical or scientific achievement.
- Historical or associative value:
  - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
  - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- Contextual value:
  - Is important in defining, maintaining or supporting the character of an area;
  - Is physically, functionally, visually or historically linked to its surroundings; or,
  - Is a landmark.



# Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The property at 247 Halls Mill Road includes a representative example of a Queen Anne Revival side hall plan cottage. The cottage is believed to have been constructed in the 1840s and was altered in the 1890s century when a number of its decorative elements were added, making it representative of Queen Anne Revival style architecture.  The accessory building on the property is a unique example of a timber frame accessory structure that has been used for various purposes over 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. woolen mills. The structure has been designed to include a series of stylistic embellishments that elevates the appearance of the structure beyond typical barn construction. Its siding, projecting gable, window treatments, and central ventilator all contribute to it being a unique example of a timber frame accessory building. The accessory building can be considered rare within its context in Halls Mills, as well as within London.	✓
	Displays a high degree of craftsmanship or artistic merit	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.	✓
	Demonstrates a high degree of technical or scientific achievement	The property was reportedly used for storage for the Griffith Bros. woolen mill, located across the road. Although the property is associated with early milling activities in the area, the dwelling and accessory building do not demonstrate a high degree of technical or scientific achievement.	✗



# Historical or Associative Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property is directly associated with William Griffith, one of three Griffith brothers who owned and operated the Griffith Bros. mill. The Griffith Bros. woolen 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 Griffith Bros. mill operated between the 1860s and 1890s. The cottage on the property at 247 Halls Mill Road was the home of William Griffith and the accessory building functioned as a coach house and storage warehouse for the woolen products produced by the Griffith Brothers.	✓
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	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 Griffiths Bros. and 19 <sup>th</sup> century milling in Byron, the property has potential to yield information that contributes to the understanding of the history of industry, development and growth of the Halls Mills area and early Byron.	✓
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property at 247 Halls Mill Road is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	✗



# Contextual Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property at 247 Halls Mill Road is important in defining the character of the Halls Mills area. The Halls 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.	✓
	Is physically, functionally, visually, or historically linked to its surroundings	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. woolen 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.	✓
	Is a landmark	The property at 247 Halls Mill Road is considered to be a local landmark within the Halls Mill area. Specifically, "the Red Barn" is known locally amongst community members as a landmark in the area.	✓



# Consultation

- Mailed notice to property owners within 120m
- *The Londoner*
- City website
- ACO – London Region, London & Middlesex Historical Society, and Urban League
- Public Participation Meeting – January 20, 2020



# Recommendation

- That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road, that:
  - a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, C.O. 18, of Municipal Council's intention to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.

