

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Gregg Barrett, AICP
Manager, Long Range Planning and Research, City Planning
Subject: Demolition Request for Heritage Listed Property at 247 Halls
Mill Road by John McLeod
Public Participation Meeting on: 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 cultural heritage value or interest for the reasons outlined in Appendix E of this report
- b) Should no appeals be received to Municipal Council's notice of intention to designate, a by-law 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 **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

IT BEING NOTED that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.

Executive Summary

A demolition request was received for the accessory building ("the Red Barn") on the heritage listed property at 247 Halls Mill Road. The subject property is listed on the City of London's Register of Cultural Heritage Resources. When a demolition request is received for a building or structure on a heritage listed property, a formal review process is triggered pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual.

As a part of the review, staff evaluated the property including the accessory building and dwelling using the criteria of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. Therefore, the property is a significant cultural heritage resource. The evaluation found that the property met the criteria for designation under the *Ontario Heritage Act*. The dwelling and the accessory building on the property have been identified as heritage attributes and described in the Statement of Cultural Heritage Value prepared for the property (Appendix E).

The property should be designated under Part IV of the *Ontario Heritage Act* to protect the heritage attributes of the property, including the dwelling and "the Red Barn", and to recognize the significant cultural heritage value of the property.

Analysis

1.0 Background

1.1 Property Location

The property at 247 Halls Mill Road is located on the west side of Halls Mill Road, north of Commissioners Road West (Appendix A). The property is located in the former Westminster Township, and the village of Byron, annexed by the City of London in 1961.

1.2 Cultural Heritage Status

The property at 247 Halls Mill Road is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

The buildings on the property (a dwelling and accessory building) are situated on an elevated portion of the property that rises above the existing grade of the road. Steps have been built into the sloping earthen embankment to provide access to the front of the dwelling. Similarly, a curved and sloping gravel driveway provides vehicular access to the property, leading to the accessory building.

The subject property is approximately one acre in size.

The Queen Anne Revival dwelling located at 247 Halls Mill Road is a one-and-a-half storey, hipped roof, with cross gables, buff brick side hall plan cottage (Appendix B). The front entrance is located on the east elevation of the dwelling and consists of a panelled wood door and stained glass transom. Side entrances are located on the north and south elevations. The east elevation includes a projecting front gable which includes a concentration of decorative wood details including carved wood brackets, scalloped shingle imbrication, and decorative detailing within the bargeboard and gable. Comparable applied details are continued on the gable located on the south façade of the dwelling, as well as the north gable and a gable dormer that extends out from the roof line on the north façade of the dwelling. Buff brick quoins are located on the north and south sides of the dwelling, along the west side of the dwelling. The quoins however, are not continued on the east side of the dwelling. The dwelling originally had Queen Anne style wood windows that were located in the front and side gables, however, they have since been replaced with vinyl windows that mimic the light pattern of the former windows. The dwelling previously had a slate roof that was removed between 1999 and 2019.

The dwelling includes two porches on the north and south facades. The north porch includes a shed style roof that is supported by decorative turned posts. The top of the posts include carved wood brackets, and decorative spandrels extend along the entire porch. The porch skirt includes a wood lattice design. Comparatively, the south porch is larger and includes a shed-style roof with a gable built out above the entrance. The south porch includes seven decorative turned posts, and two engaged posts that directly abut the south wall of the dwelling. Carved brackets and wood spandrels are also present on the south porch. The design of the porch skirt on the south porch consists of wooden boards with a pattern of circular holes.

Additions have been made to the rear (west) façade of the house including a single storey addition, and a garage. The majority of the additions have been clad with a buff brick material that is similar in colour to the buff brick of the dwelling.

The accessory building on the property consists of a two storey timber frame structure that has been used for various functions. The building is colloquially identified today as a “barn” structure, however, various published accounts of the property refer to the structure’s historic function as a “coach house” as well as a “warehouse” for the Griffith Bros. woollen mill which was active in the Hall’s Mill area from the 1860s to the 1890s.

The accessory building was constructed utilizing a timber frame construction method with the use of 10" x 10" posts, connected through the use of mortise and tenon joinery, a traditional timber framing technique. The exterior board-and-batten cladding consists of chestnut and is painted red. The composition and detailing of the structure is highlighted and summarized in Nancy Tausky's *Historical Sketches of London From Site to City* (1993).

Tausky writes:

The elaborate treatment of the barn's centre section makes it the focal point of the long front: the round-headed window is recessed within a projecting gable. Below, a further projection containing the main doors (originally solid) is covered with a hipped roof that echoes the dimensions of the gable above. The ventilator at the ridge of the barn completes the central complex. Some concern for symmetry in the rest of the façade is indicated by the two ground floor windows, which are equidistant from the main door. But other openings, possibly later alterations, have obscured any formal balance that may once have existed. Griffith's interest in style and workmanship is indicated by the fact that, when he made a Queen Anne house out of his 1840s cottage, he imported Georgia pine from the southern United States to use for the interior trim (Tausky 1993, 80).

1.4 Property History

The subject property at 247 Halls Mill Road is located on what was historically known as Lot 45, Concession B in the Broken Front in Westminster Township. The original Crown grant for the lot (approximately 120 acres) was given to Archibald McMillan in 1819. By 1827, McMillan began selling off portions of the property and sold 5 ¼ acres to Anson Simons and John Preffer who built a carding and fulling mill in the northeast corner of the lot. The milling operations that Simons and Preffer initiated was the beginning of an extensive 19th and early-20th century milling history in the Halls Mills area. (Land Registry Records, Burnell, 14).

In 1831, Simons and Preffer sold their milling operation to Burleigh Hunt, who went into partnership with Cyrenius Hall in 1835. One year later, Hall purchased the entirety of the business from Hunt and began expanding his milling operations.

Cyrenius Hall is perhaps the most well-known milling figure associated with the early history of Byron as the namesake of Hall's Mills. He emigrated to Upper Canada around 1810 from New Hampshire, and worked primarily as a merchant in Fort Erie. In the 1830s he moved to Westminster Township where he partnered with Hunt before acquiring the milling operations entirely and a sizeable portion of the lands in the area. Shortly after acquiring the mills in the area, he added a distillery and tannery to the milling complex. Hall and his family members operated most of the milling operations in the area, and under him the area prospered (Burnell, 14-15; Grainger 2002, 288-290). Cyrenius Hall also began selling portions of the lot into the mid-19th century, including various portions that were sold to Lawrence Lawrason. A merchant, MLA, and land-speculator, Lawrason held a number of prominent positions in early London, including an appointment as London's first deputy postmaster. He partnered with George Jervis Goodhue in opening a general store, dry goods business, real estate office, and post office in London (Brock, 2003; Armstrong, 1986, 74-107). Like many of London's early merchants, Lawrason became heavily involved in land speculation in the area, explaining his acquisition of property in Hall's Mills (Brock, 2003).

The Halls Mills area was captured in 1846, in *Smith's Gazetteer*. The area was described as having 200 inhabitants as well as a grist mill, a distillery, a carding machine and cloth factory, a tannery, a tavern, a store, a fanning-mill maker, a blacksmith, a wagon maker, a shoemaker, and a tailor (Smith 1846, 218).

The Griffith brothers, for whom the subject property is most notably associated, first began acquiring property in the area in 1861. John Griffith, the eldest of three brothers who partnered in business in the area acquired three acres from Lawrence Lawrason. John, along with his brothers William and Eli, continued to acquire property in the area

throughout the 19th century, and by the mid-1860s began a woollen mill operation in Hall's Mills (Tausky, 1993, 80; Armstrong 1986, 74-107; Grainger, 2002, 290-294).

The three Griffith brothers were the sons of Eli Griffith and Alexandria McAdam, early settlers in Westminster Township, in the Byron area. Eli (the father) emigrated from Vermont to Westminster Township along with several other Griffith family members who are considered as some of the earliest Euro-Canadian settlers of the Byron area. Eli and Alexandria, and their nine children settled on Lot 35, Concession B, Westminster. John, William, and Eli, three of their seven sons went into business together operating a woollen mill in Hall's Mill, and a second operation in present-day Springbank Park (Westminster Historical Society, 238-239). William Griffith eventually became the owner of the lands that included the property at 247 Halls Mill Road in 1867. The woollen mill that he operated with his brothers was located across Halls Mills Road (formerly Centre Street) on the City-owned lot that is now known as Halls Mills Park (Land Registry Records).

Census records from the 1870s to the 1890s refer to the three brothers as "Clothiers" and "Woollen Manufacturers", separate from their immediate family who continued to be identified as farmers. Prior to the 1870s, the brothers are noted as living within the residence of their parents, Eli and Alexandria on Lot 35.

The Griffith Bros. woollen mill prospered. By 1868, after a few years in operation, the City and County Directory noted two woollen mills in the Byron area. In the description of Byron, it was further noted that "Griffith Bros. factory is of frame, two stories, 64 x 45 feet, in which water power is used, and about 12 hands are employed in the manufacture of tweeds, fulled clothes and flannels. Their machinery is considered superior to any other in the Province" (City and County Directory, 1868). The 1871-72 Directory includes an advertisement for the "Byron Woollen Mills, Griffith Bros., Proprietors, Manufacturers of tweeds, full clothes, plain and fancy flannels of all kinds" (City and County Directory, 1871-72) (Appendix C).

As noted by Tausky in *From Site to City*, it is unclear on when the accessory building on the subject property was constructed, however, the structure has been identified in various sources as being used as a coach house, a barn, as well as a warehouse/storage facility for the Griffith Bros. woollen mill. The mill was in operation by the Griffiths between the 1860s and 1890s, so it is believed that the structure was constructed within this timeframe.

The Griffiths Bros. mill was closed by the 1890s, and by 1897 an agreement was made between William Griffith and the City of London for the City to purchase the mill property under the *London Water Works Act*, 1873. The purchase of the property would not take place for another ten years, however, the agreement stated that the City was at liberty to lay a 1" pipe from the stream or pond on the property for the purposes of drawing water, and that William Griffith be permitted to draw water for domestic purpose for his cottage, situated northwesterly across the road, at what is now 247 Halls Mill Road. The agreement also noted that the City was at liberty to remove the mill building and all machinery on the premises at any time. In 1900, the mill was disassembled and sold for lumber (Kerr, 1983).

William Griffith owned the property at 247 Halls Mill Road until he passed away in 1926. The Hall's Mills area has developed north and south of the subject property over the last century, but the Queen Anne Revival cottage and the accessory building have remained in situ and continue to be associated with the early milling history of Hall's Mills and Byron.

The Hall's Mills area continues to be associated with the history of Westminster Township and the village of Byron. In *Heritage Places 2.0*, the area is noted as being generally characterized by the collection of early to mid-19th century properties along Halls Mill Road and Commissioners Road West. The property at 247 Halls Mill Road is prominently noted in this Guideline Document including photographs of both the accessory building and dwelling, as well as a reference to the property's contribution to

the concentration of cultural heritage resources in the area that are listed on the City of London's *Register of Cultural Heritage Resources (Heritage Places 2.0, 2019, 41.)* The Hall's Mills area is identified within *Heritage Places 2.0* as being a future potential heritage conservation district, worthy of study.

2.0 Legislative and Policy Framework

2.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement (2014)* directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Significant" is defined in the *Provincial Policy Statement (2014)* as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people."

2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council "believes to be of cultural heritage value or interest" on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

2.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.5 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated, but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

3.0 Request for Designation

A request for the designation of the property at 247 Halls Mill Road under Part IV of the *Ontario Heritage Act* was received by members of the community in November 2019. At its meeting on November 13, 2019, the LACH referred the Stewardship Sub-Committee for the evaluation of the property using O.Reg. 9/06.

4.0 Demolition Request

In 2008, the accessory building on the property at 247 Halls Mill Road was the subject of a demolition request. At the time, Municipal Council's approved the demolition request. In 2009, the Chief Building Official revoked the demolition permit due to non-action. The Solicitor for the City of London had confirmed that a new demolition request for the property would require the demolition process for a heritage listed property to re-start.

In September 2019 the Heritage Planner received complaints from community members about the demolition of the accessory building. A Municipal Law Enforcement Officer investigated, and advised the property owner that a demolition permit would be required for the accessory building on the property. At the time, the property owner indicates that portions of the roof sheathing had blown off, and that he had no intentions of removing the building at that time.

In November 2019, the Heritage Planner received complaints from community members that the property owner was continuing to demolish the structure without the necessary permits. In addition, in November 2019, a request from the community members to designate the property pursuant to the *Ontario Heritage Act* was received (See Section 3.0).

On November 28, 2019, the property owner submitted a Required Clearances for Demolition Permit form to the City Planning office. The Heritage Planner followed up on the same day, informing the property owner of the review process for heritage listed properties. The property owner was informed that written intention to demolish a structure must be received in order to initiate the 60-day review period.

On December 3, 2019, the Heritage Planner visited the property at 247 Halls Mill Road with the property in to view the property and buildings. The property owner provided access to the interior of the accessory building. On December 6, 2019, the Heritage Planner followed up on the property site visit, reminding the property owner of the demolition process for heritage listed properties, and that written intent to demolish a structure or building on a heritage listed property must be received to initiate the process and review period.

On the morning of December 11, 2019, the Heritage Planner was contacted by community members advising that at approximately 7:45pm on December 10, 2019, the roof of the accessory building had collapsed. The community members also indicated that the property owner had continued to remove exterior boards from the structure during the day on December 10, 2019.

The property owner was issued as "Unsafe Building – Order to Make Safe" pursuant to the *Building Code Act* December 13, 2019. Written notice of intention to demolish the accessory building on the property located at 247 Halls Mill Road was submitted by the property owner on December 13, 2019.

Municipal Council must respond to a notice of intention to demolish a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning & Environment Committee (PEC).

The 60-day period for the demolition request for the accessory building on the property at 247 Halls Mill Road expires on February 11, 2020.

5.0 Cultural Heritage Evaluation

5.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

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

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Inventory of Heritage Resources* (Register).

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

5.2 Evaluation

The property at 247 Halls Mill Road was evaluated using the criteria of O.Reg. 9/06 (see Section 5.1, above). A summary of the evaluation is included below.

Cultural Heritage Value	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early type, expression, material, or construction method	<p>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.</p> <p>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 at “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 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</p>

		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. woollen 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.
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. woollen 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 woollen 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 th 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.
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 th century buildings located along Halls Mills Road and Commissioners Road West. As the property includes an 1840s dwelling and 19 th 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	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

	historically linked to its surroundings	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.
	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.

5.3 Comparative Analysis

Comparative analyses were undertaken from the perspective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottages with Queen Anne Revival style influences (Appendix D).

The comparative analysis supported the identification of the dwelling at 247 Halls Mill Road as a representative a Queen Anne Revival style, side hall plan cottage.

When compared to other accessory buildings, the identification of accessory building at 247 Halls Mill Road is supported as a unique and rare example of a timber frame accessory building.

5.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state, but may still maintain all or part of their cultural heritage value or interest (MTC, 2006).

The dwelling at 247 Halls Mill Road has undergone some alterations, however the majority of the alterations include additions at the rear of the dwelling, and the majority of the surviving physical features, or heritage attributes, have been retained and continue to support the cultural heritage value of the property. This includes the buff brick exterior, the decorative woodwork in the gables, the decorative turned posts of the verandahs, and the surviving stained glass windows on the dwelling.

Although the accessory building on the property at 247 Halls Mill Road has recently deteriorated which has resulted in a change in its physical condition, the building still retains its cultural heritage value. A careful restoration of the structure would retain the structure’s cultural heritage value as a unique example of a timber frame accessory building. Sufficient documents exists to direct the appropriate restoration of the accessory building.

5.5 Consultation

Pursuant to the Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on December 20, 2019, as well as community groups including the Architectural Conservation Ontario – London Region, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

6.0 Conclusion

The evaluation of the property at 247 Halls Mill Road found that the property met the criteria for designation under the *Ontario Heritage Act* (See Statement of Cultural Heritage Value or Interest in Appendix E). Despite changes in conditions to the accessory building on the property, the property’s cultural heritage resources including the dwelling and the accessory building continue to demonstrate the cultural heritage value of the property. The property should be designated under Part IV of the *Ontario Heritage Act* to preserve the loss of this significant cultural heritage resource.

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Submitted and Recommended by:	Gregg Barrett, AICP Manager, Long Range Planning and Research

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Appendix A Property Location

Appendix B Images

Appendix C Historical Documentation and Research Materials

Appendix D Comparative Analysis

Appendix E Statement of Cultural Heritage Value or Interest – 247 Halls Mill Road

Sources

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Appendix A – Property Location

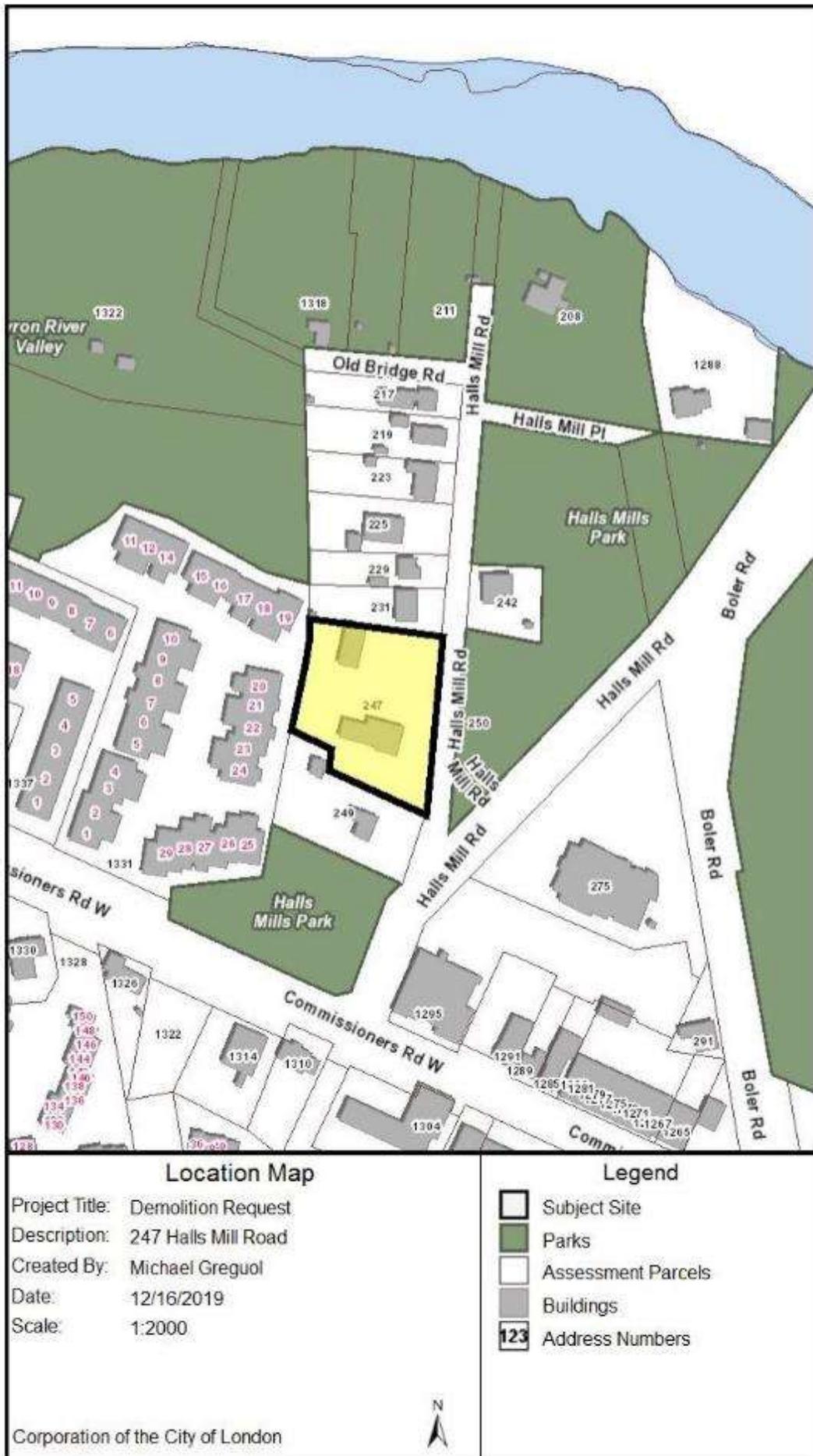


Figure 1: Location of the subject property at 247 Halls Mill Road. The accessory building is located along the north boundary line of the property.

Appendix B – Images

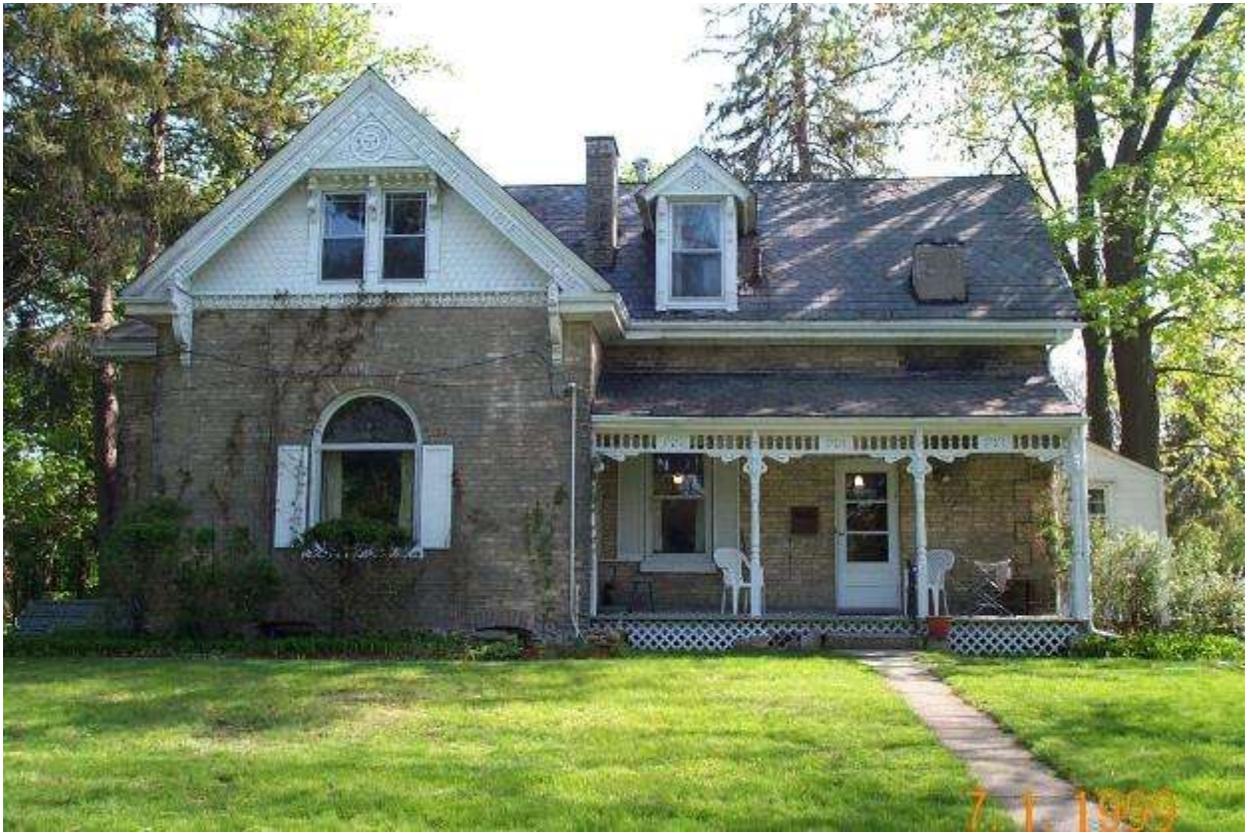


Image 1: Photograph of the north façade of the dwelling at 247 Halls Mill Road, 1999.

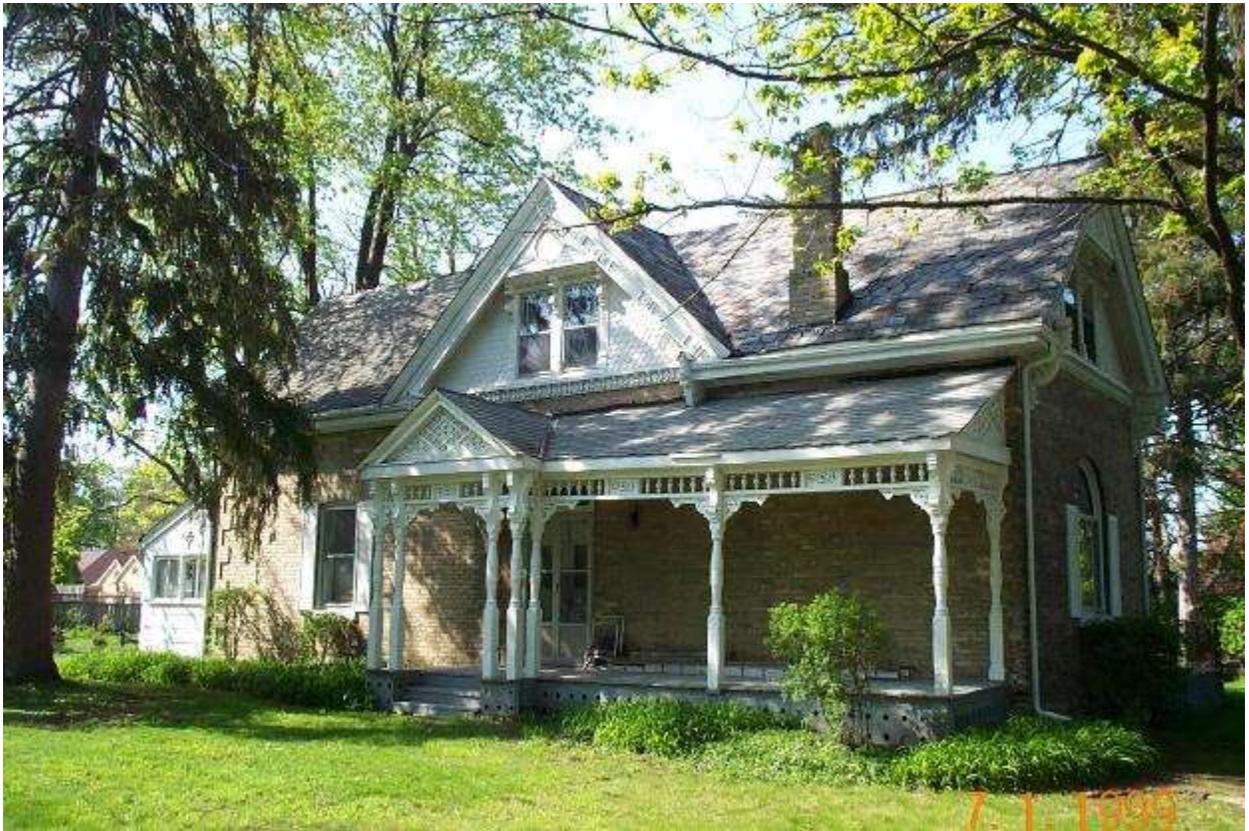


Image 2: Photograph of the south façade of the dwelling at 247 Halls Mill Road, 1999.



Image 3: Photograph of the north and west facades of the dwelling at 247 Halls Mill Road, 1999.



Image 4: Photograph of the east façade of the dwelling at 247 Halls Mill Road, 1999.

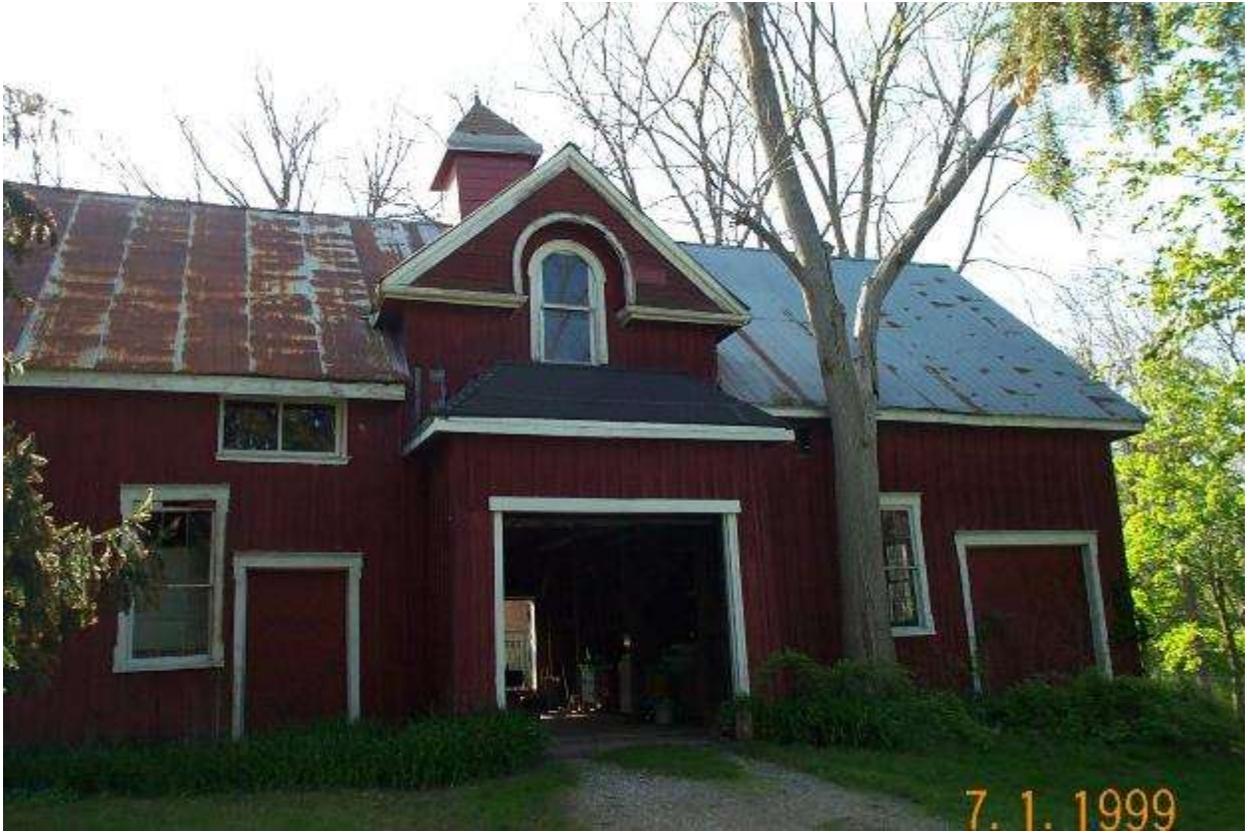


Image 5: Photograph of the east side of the accessory building, 1999.



Image 6: Photograph of the west side of the accessory building, 1999.

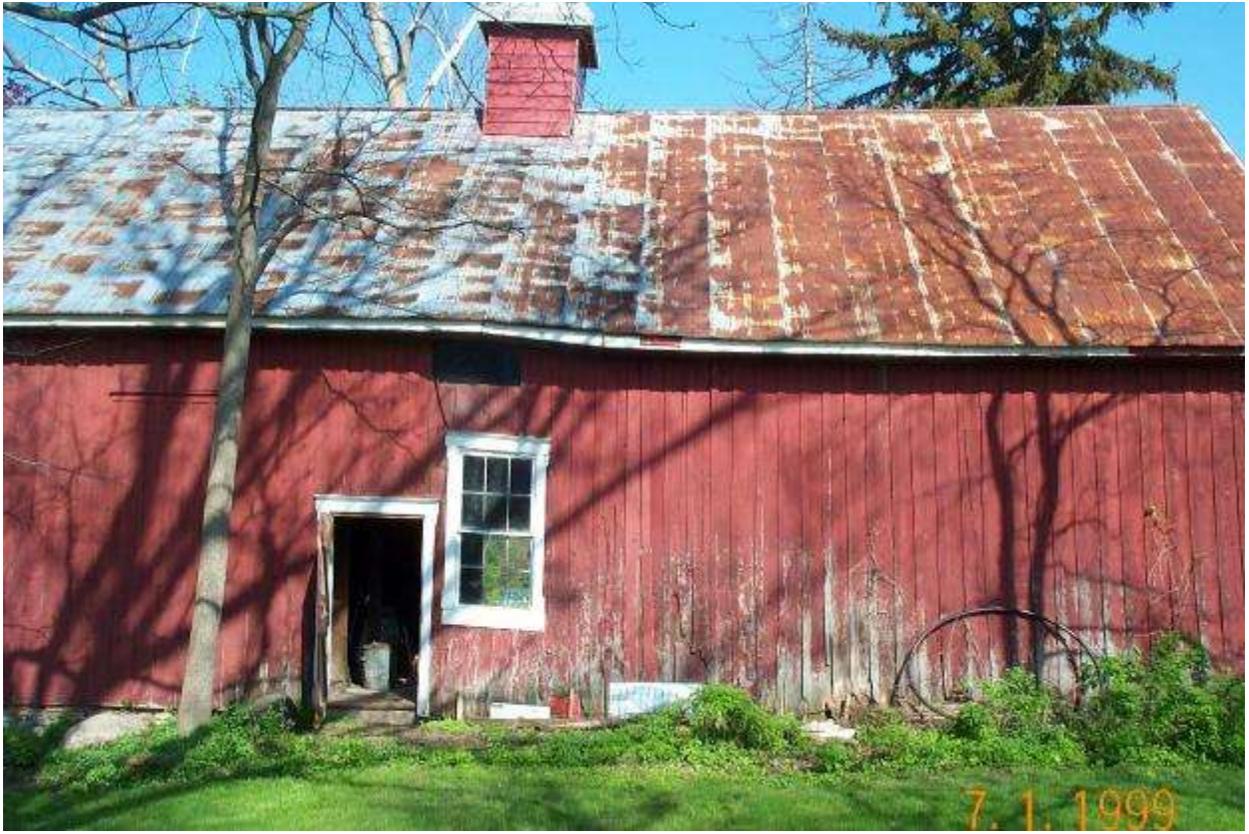


Image 7: Photograph of the west side of the accessory building, 1999.



Image 8: Interior photograph of the accessory building, showing the interior of the west wall of the building, 1999.

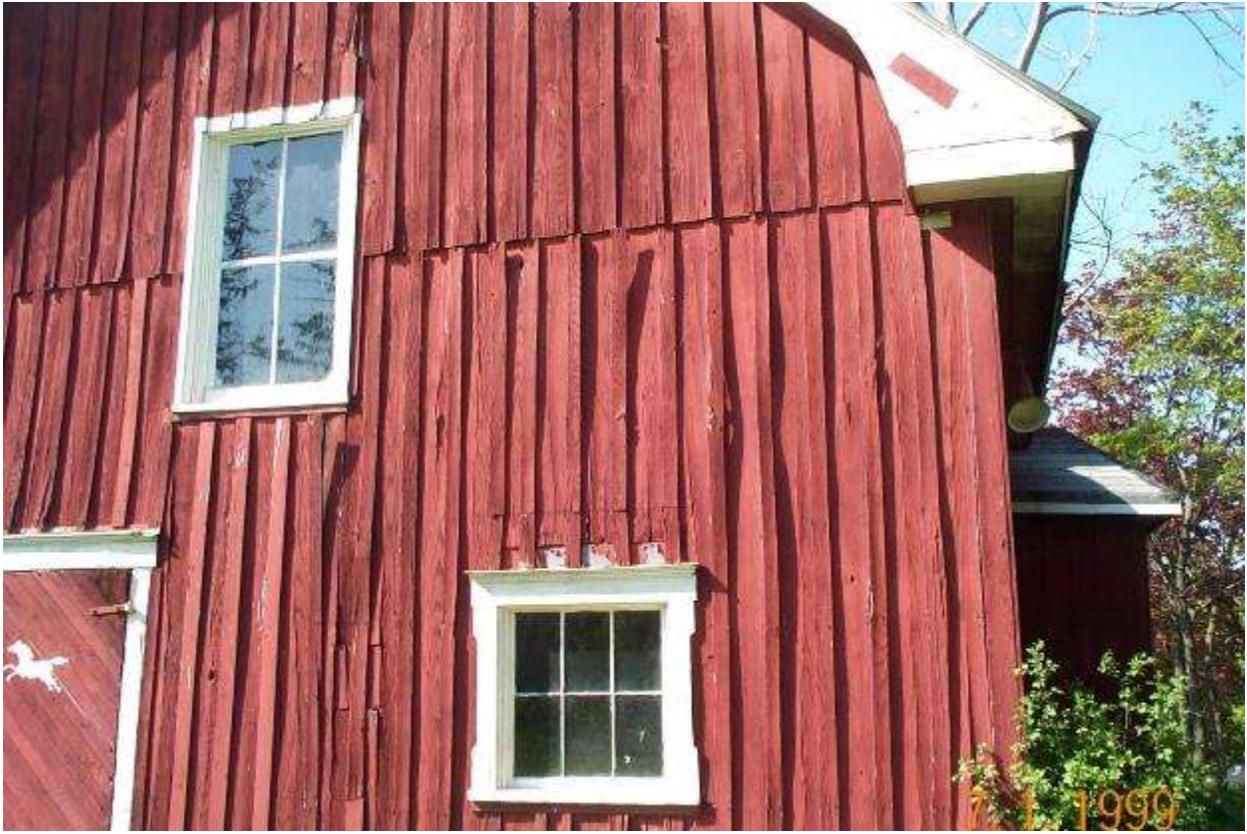


Image 9: Photograph of the south side of the accessory building, showing board and batten exterior cladding and window details, 1999.



Image 10: Photograph showing the accessory building in September 2019



Image 11: Photograph of the accessory building as viewed from Halls Mill Road, September 2019.



Image 12: Photograph of the east side of the accessory building, September 2019.



Image 13: Photograph showing the east façade of the dwelling at 247 Halls Mill Road, December 2019



Image 14: Photograph showing the north façade of the dwelling in December 2019. Note, additions have been constructed onto the rear (west) side of the dwelling.



Image 15: Detail showing decorative woodwork in gable on the east elevation of the dwelling, December 2019.



Image 16: Detail showing window/doorway alterations on the east elevation to 247 Halls Mill Road, December 2019.



Image 17: Photograph showing the south elevation of the dwelling at 247 Halls Mill Road, showing decorative elements and south porch



Image 18: Photograph showing the south elevation of the dwelling at 247 Halls Mill Road, showing rear addition at left, December 2019.



Image 19: Photograph showing the accessory building as viewed from Halls Mill Road, December 3, 2019.



Image 20: Photograph showing the accessory building as viewed from Halls Mill Road, December 3, 2019.



Image 21: Photograph of the east side of the accessory building, December 3, 2019.



Image 22: Photograph of the south side of the accessory building. Note the portions of the exterior cladding and roof had been removed by the property owner the in the fall of 2019, December 3, 2019.

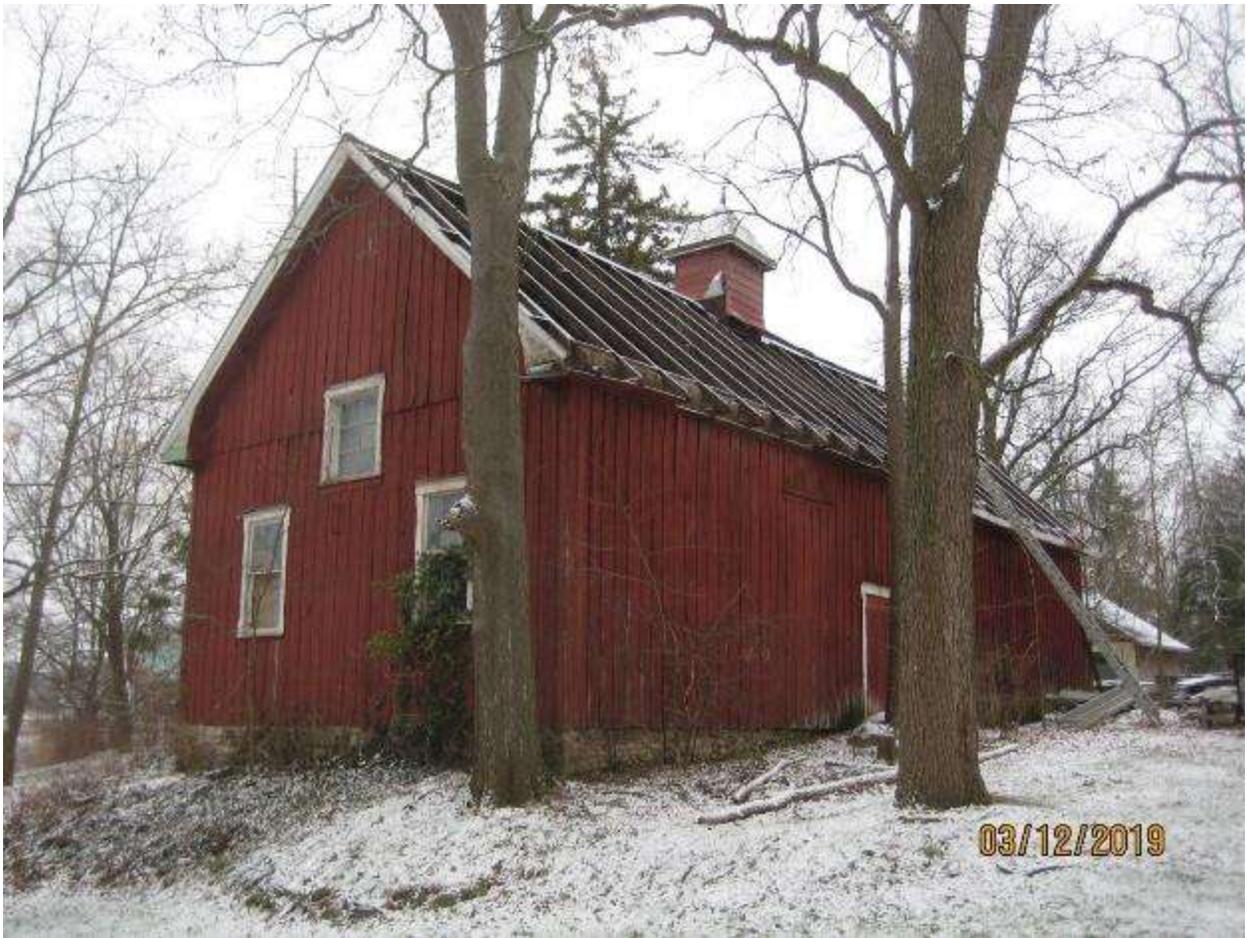


Image 23: Photograph of the west side of the accessory building, showing the removed roof sheathing, December 3, 2019.



Image 24: Photograph of the foundation on the west side of the accessory building showing a mix of buff brick and field stone materials, December 3, 2019.



Image 25: Detail of the central projecting gable peak, round-headed window, and hipped roof covering the bay entrance to the accessory building. The ventilator can be seen rising above the centre of the peak, December 3, 2019.



Image 26: Interior view of the loft in the accessory building, approximately one week prior to its collapse, December 3, 2019.



Image 27: Interior detail of the mortise and tenon timber frame construction of the accessory building, December 3, 2019.



Image 28: Interior detail of the mortise and tenon timber frame construction and roof rafters on the east side of the accessory building, December 3, 2019.



Image 29: Interior detail showing traditional mortise and tenon timber frame connections used throughout the accessory building, December 3, 2019.



Image 30: Photograph showing the east side of the accessory building as viewed from Halls Mill Road, showing the collapse of the roof framing, December 11, 2019.



Image 31: Photograph showing the east side of the accessory building as viewed from Halls Mill Road, showing the collapse of the roof framing, December 11, 2019

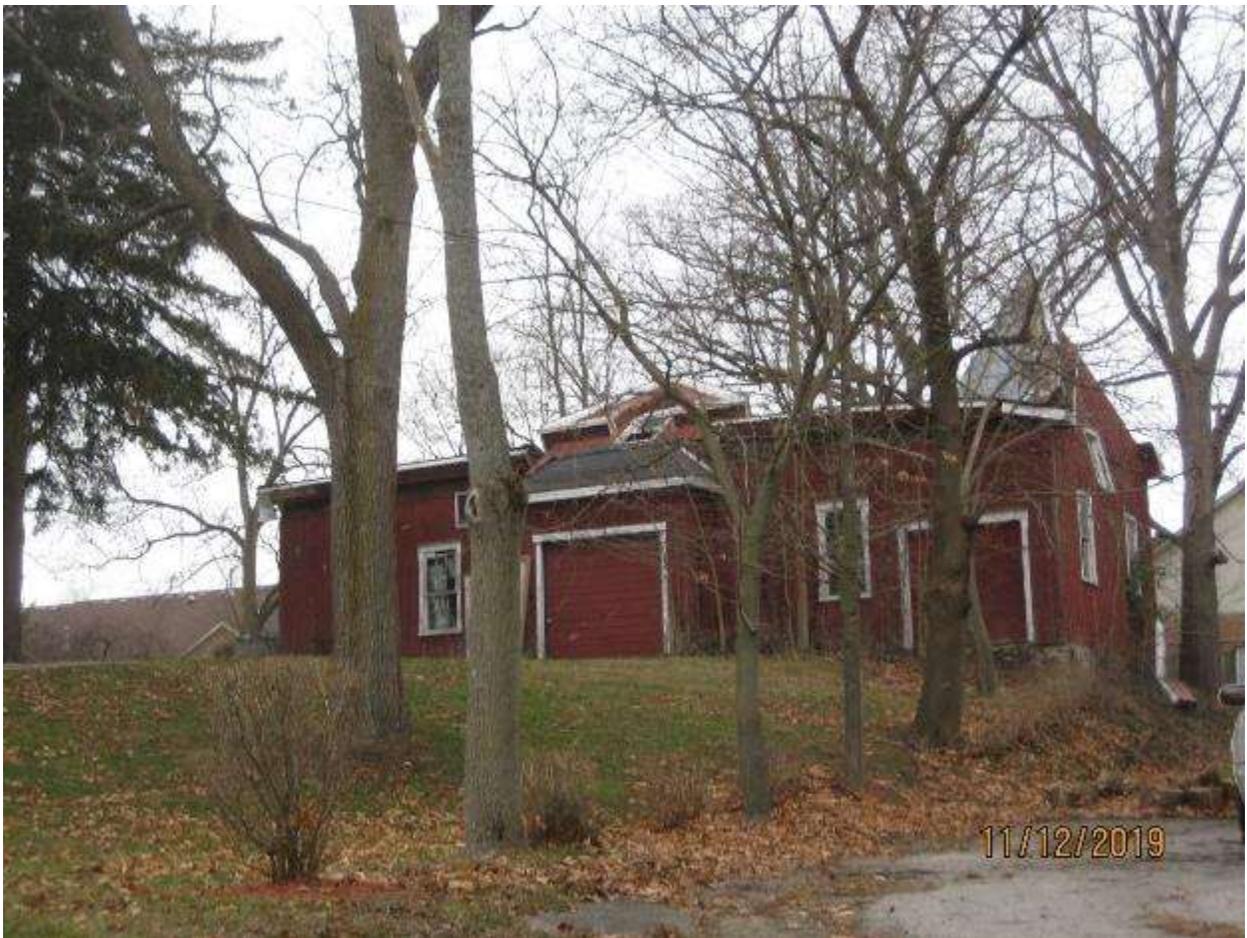


Image 32: Photograph showing the east side of the accessory building as viewed from Halls Mill Road, showing the collapse of the roof framing, December 11, 2019.

Appendix C – Historical Documentation and Research Materials

Westminster Lot No 45 Concession B.

<i>Sp. Patent</i>	<i>Feb 16th 1819</i>	<i>The Crown</i>	<i>Archibald McMillan</i>	<i>Alt.</i>
940	1819	1819	Archibald McMillan	1819
941	1819	1819	Archibald McMillan	1819
1372	1819	1819	Archibald McMillan	1819
1416	1819	1819	John M. Scarlett	1819
1472	1819	1819	John M. Scarlett	1819
1473	1819	1819	John M. Scarlett	1819
1610	1819	1819	John M. Scarlett	1819
1771	1819	1819	John M. Scarlett	1819
1802	1819	1819	John M. Scarlett	1819
1908	1819	1819	John M. Scarlett	1819
1970	1819	1819	John M. Scarlett	1819
2158	1819	1819	John M. Scarlett	1819
3790	1819	1819	John M. Scarlett	1819
3792	1819	1819	John M. Scarlett	1819

Figure 2: Land Registry records for Lot 45, Concession B in Westminster Township. The highlighted entry notes the Crown grant for all lands within the lot to Archibald McMillan in February 1819. Shortly afterwards McMillan began subdividing the lot into various parcels, which came to be used for milling purposes in the early/mid-19th century.

Westminster Lot No 45 Concession B.

2955	1861	1861	John Griffith	1861
2956	1861	1861	John Griffith	1861
2957	1861	1861	John Griffith	1861
2958	1861	1861	John Griffith	1861
2959	1861	1861	John Griffith	1861
2960	1861	1861	John Griffith	1861
2961	1861	1861	John Griffith	1861
2962	1861	1861	John Griffith	1861
2963	1861	1861	John Griffith	1861
2964	1861	1861	John Griffith	1861
2965	1861	1861	John Griffith	1861
2966	1861	1861	John Griffith	1861
2967	1861	1861	John Griffith	1861
2968	1861	1861	John Griffith	1861
2969	1861	1861	John Griffith	1861
2970	1861	1861	John Griffith	1861
2971	1861	1861	John Griffith	1861
2972	1861	1861	John Griffith	1861
2973	1861	1861	John Griffith	1861
2974	1861	1861	John Griffith	1861
2975	1861	1861	John Griffith	1861
2976	1861	1861	John Griffith	1861
2977	1861	1861	John Griffith	1861
2978	1861	1861	John Griffith	1861
2979	1861	1861	John Griffith	1861
2980	1861	1861	John Griffith	1861
2981	1861	1861	John Griffith	1861
2982	1861	1861	John Griffith	1861
2983	1861	1861	John Griffith	1861
2984	1861	1861	John Griffith	1861
2985	1861	1861	John Griffith	1861
2986	1861	1861	John Griffith	1861
2987	1861	1861	John Griffith	1861
2988	1861	1861	John Griffith	1861
2989	1861	1861	John Griffith	1861
2990	1861	1861	John Griffith	1861
2991	1861	1861	John Griffith	1861
2992	1861	1861	John Griffith	1861
2993	1861	1861	John Griffith	1861
2994	1861	1861	John Griffith	1861
2995	1861	1861	John Griffith	1861
2996	1861	1861	John Griffith	1861
2997	1861	1861	John Griffith	1861
2998	1861	1861	John Griffith	1861
2999	1861	1861	John Griffith	1861
3000	1861	1861	John Griffith	1861

Figure 3: Land Registry Records for Lot 45, Concession B in Westminster Township. The highlighted entry is a Deed of land between Lawrence Lawrason and John Griffith in 1861, noted in Instrument No. 3539. This is the first land transaction between a member of the Griffith family on Lot 45. Throughout the late-19th century John Griffith and his brothers William and Eli would continue to acquire portions of the lot on which they would eventually operate their woollen mill, and William would eventually reside on the a portion of the lot that is now known as 247 Halls Mill Road.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONVEYANCE	REMARKS
17729	Conveyance	Apr. 24/91	May 7, 1891	William H. Finch	The Trustees of Byron Methodist Church	1200 sq. ft.		Part of lot
17811	Deed	May 27/61	Sep. 12/91	Wm. Jaynes & wife	David Lecky			Part with Judges Order
17812	Deed	June 25/91	Sep. 12/91	David Lecky, etax	Corp'n City of London			Part of lot
17813	Q.C. deed	Aug. 30/91	Sep. 12/91	Elizabeth Lecky	Corp'n City of London			Part of lot
17822	Q.C. Deed	Sep. 16/80	Oct. 3, 1891	Alfred Harrington, etax	Ariel Harrington			Part of lot
17823	Deed	Apr. 11/85	Oct. 3, 1891	Carrie & James McLaren	Ariel Harrington			Part of lot
17829	Assign. of Mortgage	Sep. 28/91	Oct. 12/91	A. G. Chisholm	Matthew Hooy			Part of lot
17848	Deed	Oct. 27/91	Nov. 2, 1891	William H. Finch	Charlotte Eison	5 ac.		Part of lot
17850	Mortgage	Sep. 21/91	Nov. 2, 1891	W.S. Chisholm	Andrew G. Chisholm	a.o.l.	1530 56	Part, except
17862	Deed	Dec. 7, 1891	Dec. 7, 1891	Thomas Turner, etax	City of London	1 ac.		Part of lot
18214	Deed	Apr. 8, 1891	Apr. 8, 1891	Byron Milborn, etax	John Duval			Part of E part
18231	Deed	Apr. 18/93	Apr. 20/93	Thos. McCormick, etax	Ms. J. Johnston, etax	1/5		Part
18262	Deed	May 30/93	June 22/93	W.S. Chisholm	Corp'n Dep. of Mast'r			Part. Subject 2 P'tags.
18549	Deed	Dec. 25/94	Jan. 18/95	William J. Johnston, etax	John James Frank	1/5		Part of lot
18725	Deed Und. of Sale	Apr. 6, 1895	Apr. 9, 1895	Agric'l Sav. & Loan Co.	Wm. T. Orman	15		Part of lot
19015	Deed Und. of Sale	May 14/96	May 23/96	Agric'l Sav. & Loan Co.	Walter & Wm. T. Orman			Pt. as in 19580 except
19016	Deed	May 15/96	May 23/96	Walter & Wm. T. Orman	Harilda M. A. Catherine Orman			Pt. as in 19580, except
19034	Deed	June 18/96	June 23/96	William H. Finch	James E. Griffith, etax Trustees For Order of Gleason Erisson 2197			Part of lot
19291	Deed	Aug. 26/96	May 25/97	John Duval & wife	Hargaret McLaren	1 ac.		Part of lot (lot 69, Plan 563)
19342	Deed	Aug. 2, 1897	Aug. 4, 1897	Samuel Sissons & wife & Robert Sissons & wife	John Wellington Cross	1 1/2 ac.		Part of lot 7 of Centre St. & on river
19415	Deed	Nov. 6, 1897	Nov. 30/97	William Henry Finch	Timothy Adair	12 ac.		Part of 5 pt. of 9 1/2 of Conn. Rd. except 8 5 acs.
19451	Agreement	Dec. 11/97	Dec. 30/97	William Griffith & Mabel Ann Griffith	Water Commissioners A Corp'n City of London	3 ac.		Part of lot. Subject
19664	Deed	Oct. 30/98	Dec. 29/98	Elizabeth Jane Wells	Samuel Thomas Gelders	1 ac.		Part of 2 1/2 known as village lot 3 (lot 104, Plan 563)
19710	B & Sale	Apr. 16/98	Dec. 2, 1898	Cornelia Duval, widow John Duval & Admin. of Estate; John A. Duval, etax	George Rudston Garthwaite	2800 60		22 pt. of desc. all claims released
19804	Release	Feb. 30/99	Mar. 6, 1899	John W. Crouse & wife	Corp'n City of London Water Commissioners of City of London	a.o.l.	150 00	Part
20005	B & Sale	Nov. 11/99	Nov. 11/99	William Truman Orman & wife	Corp'n City of London		200 00	Pt. as desc. (lot 112, Plan 563)
20794	B & Sale	Apr. 7, 1902	Apr. 7, 1902	William H. Finch	Joseph K. Montague		900 00	Part III pt. of 2 1/2 lying S. of Conn. Rd. as desc. except pt. to Order of Chosen Friends
20877	Will	Dec. 17/81	July 10/92	Ephraim Ellwood "Sarah E. Ellwood & William Hutchinson, Ex'ors."	Hannah E. Ellwood Devises Ephraim Ellwood, Devises Wesley Ellwood, Devises	1 ac.		Pt. S. of Main St. Part of lot on which the house stands W of Main St. Part of lot, E of Main St.
21215	B & Sale	Apr. 24/00	Sep. 6, 1900	John Wellington Cross etax	Neil & Angus Galbraith	1 ac.	2800 00	Part of lot (a.o.l.) with Mill, Machinery, barn & mill privileges. (Lots 122 & 123, Plan 563)
21221	Q.C. Deed	Jan. 6, 1901	Sep. 26/01	Catherine C. Summers	Mary Summers		1 00	Part released. W of Centre St. & W. of Conn. Rd.

Figure 4: Land Registry Records for Lot 45, Concession B in Westminster Township. The highlighted entry shows the agreement between William and Mabel Ann Griffith to sell a portion of their property to the City of London in 1897. This was the parcel of land that the Griffith Brothers woollen mill was located on, and is now the property located across the road from 247 Halls Mill Road, known as Halls Mills Park.

Province of Ontario District No. 1 C. S. Millbrook Sub-District of Halton Hills (Division 1) Page 39
 Schedule No. 1—Nominal Return of the Living

Name	Sex	Age	Profession	Religion	Marriage	Property	Residence										Total of Occupations	
							1	2	3	4	5	6	7	8	9	10		
John Griffith	M	31	Clothier	Presb.	Mar.													
William Griffith	M	25	Clothier	Presb.	Mar.													
Eli Griffith	M	21	Clothier	Presb.	Mar.													
John Griffith	M	61	Clothier	Presb.	Mar.													
William Griffith	M	23	Clothier	Presb.	Mar.													
Eli Griffith	M	19	Clothier	Presb.	Mar.													
John Griffith	M	76	Clothier	Presb.	Mar.													
William Griffith	M	22	Clothier	Presb.	Mar.													
Eli Griffith	M	12	Clothier	Presb.	Mar.													
John Griffith	M	26	Clothier	Presb.	Mar.													
William Griffith	M	5	Clothier	Presb.	Mar.													
Eli Griffith	M	3	Clothier	Presb.	Mar.													
John Griffith	M	29	Clothier	Presb.	Mar.													
William Griffith	M	26	Clothier	Presb.	Mar.													
Eli Griffith	M	27	Clothier	Presb.	Mar.													

Figure 5: Excerpt from the 1871 Census of Upper Canada. The highlighted entries show John, William, and Eli Griffith, all noted as "Clothiers" as a result of their woollen mill in Byron.

BYRON.

A post village situated on the river Thames, in the township of Westminster, $5\frac{1}{2}$ miles from London and two miles from a station on the Great Western Railway. It contains a Church of England, and the New Connexion Methodists hold services in the School House. There are two Woollen Mills. Messrs. Griffith Bros. factory is of frame, two stories, 64×45 feet, in which water power is used, and about 12 hands are employed in the manufacture of tweeds, fulled cloths and flannels. Their machinery is considered superior to any other in the Province. Messrs. Dufton's mill is located in the neighborhood. This firm is also noted for the class of goods turned out. Messrs. J. Sissons & Sons established a hame factory here in 1862. They use both steam and water power, and employ nine hands, turning out a considerable number of hames during the year. A flouring mill was established about thirty years ago. It is now carried on by Mr. Robert Summers, Jr. It contains two run of stones, which are propelled by water power. The capacity is about 200 bushels per day. Tri-weekly mail. Population 200.

Caldwell, Charles, farmer.
Caldwell, James, farmer.
Church, George, blacksmith.
COOMBS, CHARLES, flour and
grist mills.
Dufton, E. T., J.P.
Dufton, John, (J. & J. Dufton &
Co.)
Dufton, Joshua, (J. & J. Dufton
& Co.)
DUFTON, J. & J. & CO., woollen
mill proprietors.
GLOVER, J., prop Byron Hotel.
GRIFFITH BROS., (John, Wm.
and Eli,) woollen mill props.

Harrington, A., general merchant.
Hollywood, Anson, farmer.
McCallum, Archibald, (J. & J.
Dufton & Co.)
Martin, Wm., boot and shoe maker.
Montague, John, farmer.
SADLER, ROBERT, postmaster
and general merchant.
SISSONS, JOHN, ROBERT &
SAMUEL, hame manufacturers
Stephens, John, farmer.
SUMMERS, ROBERT, Jr., flour-
ing and grist mill proprietor.
Wells, Bartholomew, farmer.
Wells, J. B., laborer.

Figure 6: Excerpt from the 1868 City and County Directory, showing the description of Byron, including a brief description of the Griffith Bros. woollen mill.

BYRON WOOLLEN MILLS,
GRIFFITH BROS., Proprietors,
MANUFACTURERS OF
TWEEDS, FULL CLOTHS, PLAIN & FANCY FLANNELS
OF ALL KINDS.
Custom Carding, Spinning, Weaving, Dying and Cloth Dressing attended to
with dispatch
The highest price paid for wool, or taken in exchange for cloth.
ALL WORK WARRANTED.

Figure 7: Advertisement for the Griffith Bros. woollen mills as shown in the 1871-71 City and County Directory.

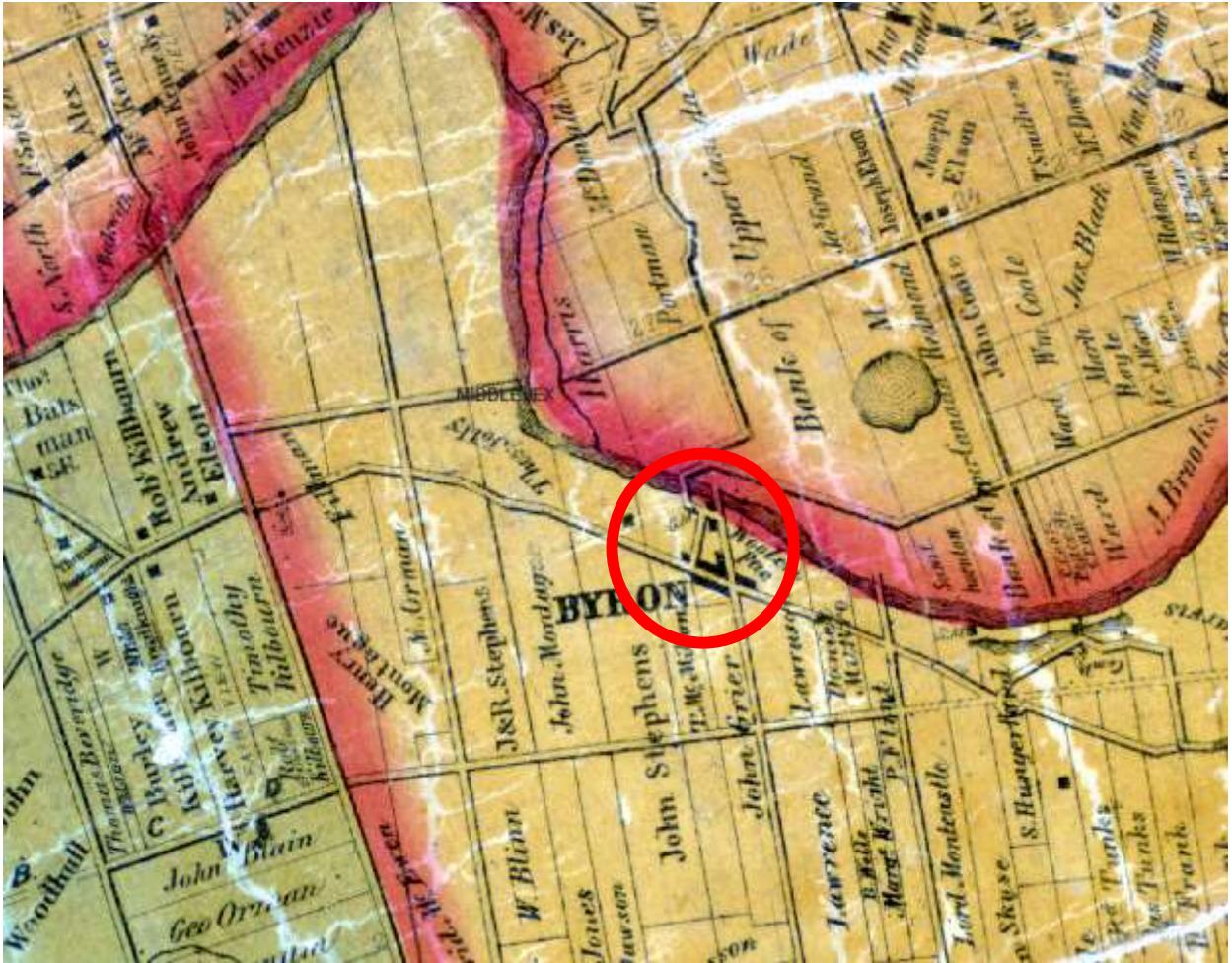


Figure 8: Excerpt from Tremaine's Map of the County of Middlesex (1862). Note, the Byron area is shown as mostly built up and individual property owners are not depicted. "G.M." noted along the Thames River refers to the presence of a gristmill in the area.



Figure 9: Excerpt from the Illustrated Historical Atlas of Middlesex County (1878). Note, the Byron area is shown as mostly built up and individual property owners are not depicted.

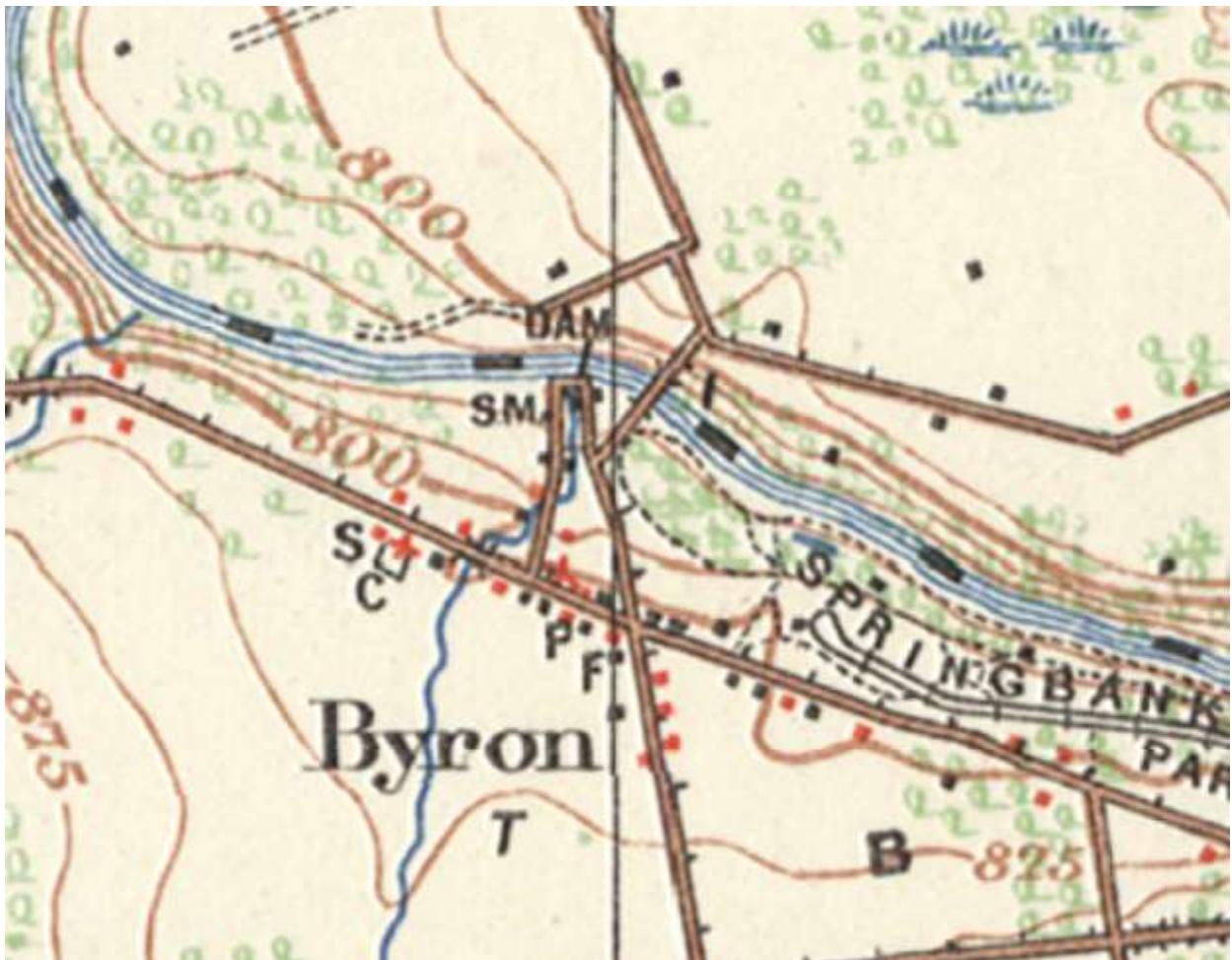


Figure 10: Excerpt from 1913 National Topographic Series map, showing the Byron area (1913). The area is depicted with various wood and masonry buildings. A sawmill (SM) is shown in the Hall's Mill area and a dam is still constructed across the Thames River.

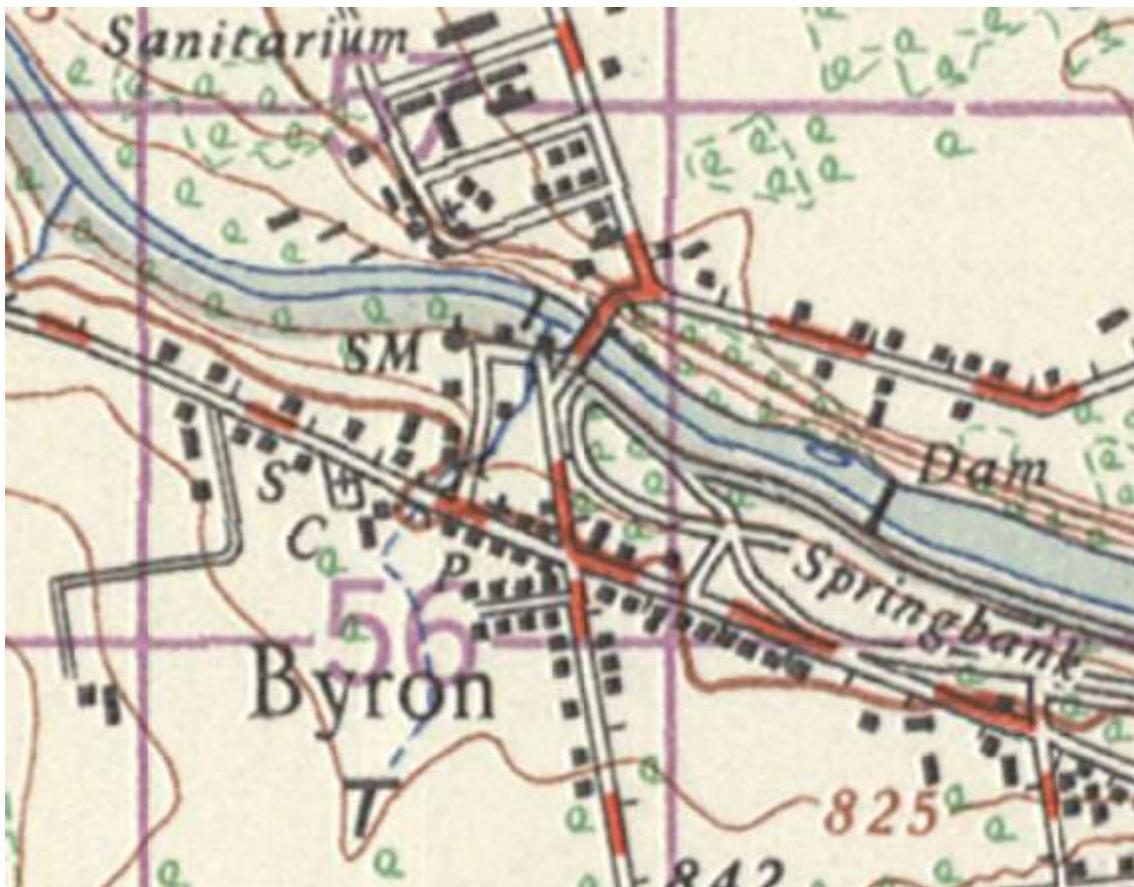


Figure 11: Excerpt from 1948 National Topographic Series map, showing the Byron area (1948). The area is depicted with buildings. A sawmill (SM) is still shown in the Hall's Mill area, however, the dam is no longer present, as it was washed away in the Flood of 1937.

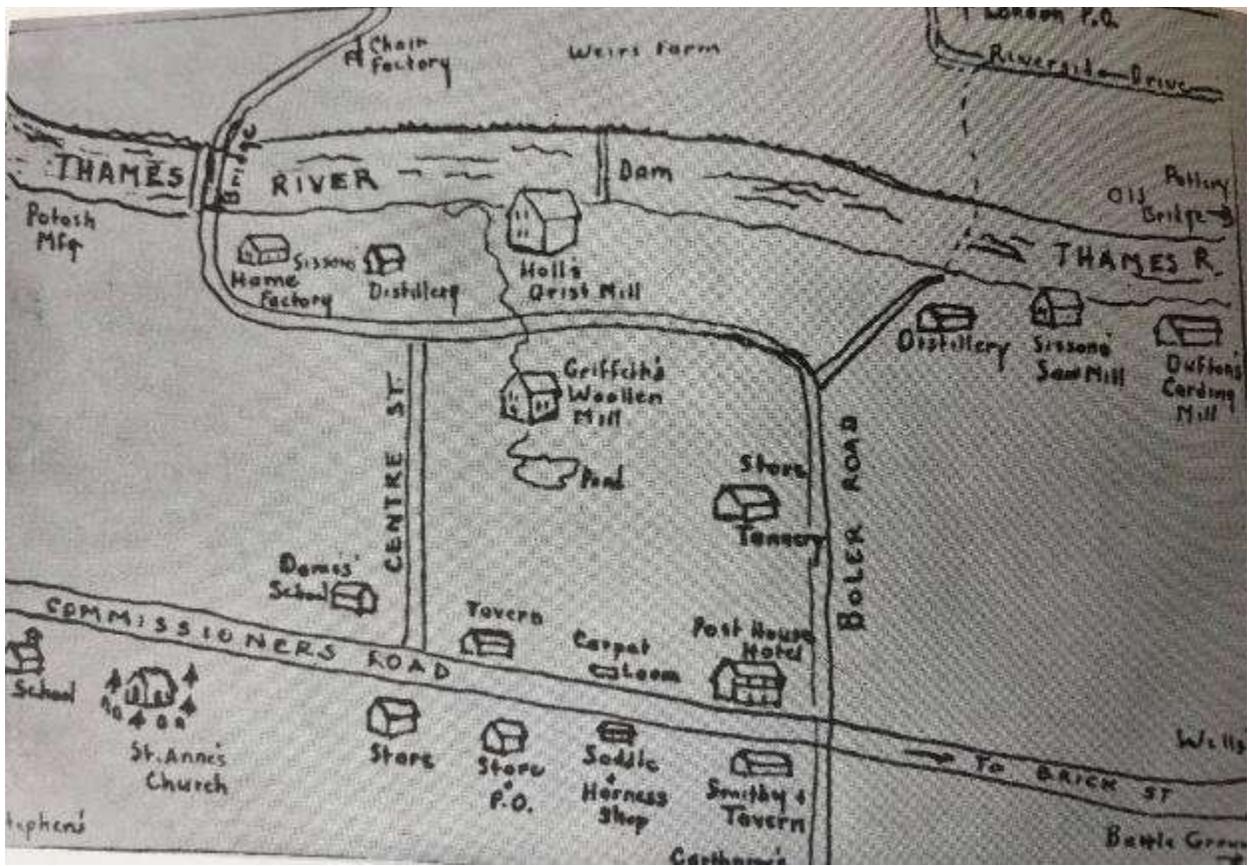


Figure 12: Hand-drawn map depicting various commercial buildings in Hall's Mills/Byron c.1870, as shown in Roy Kerr's 160 Years of Westminster, Halls Mills, Byron.

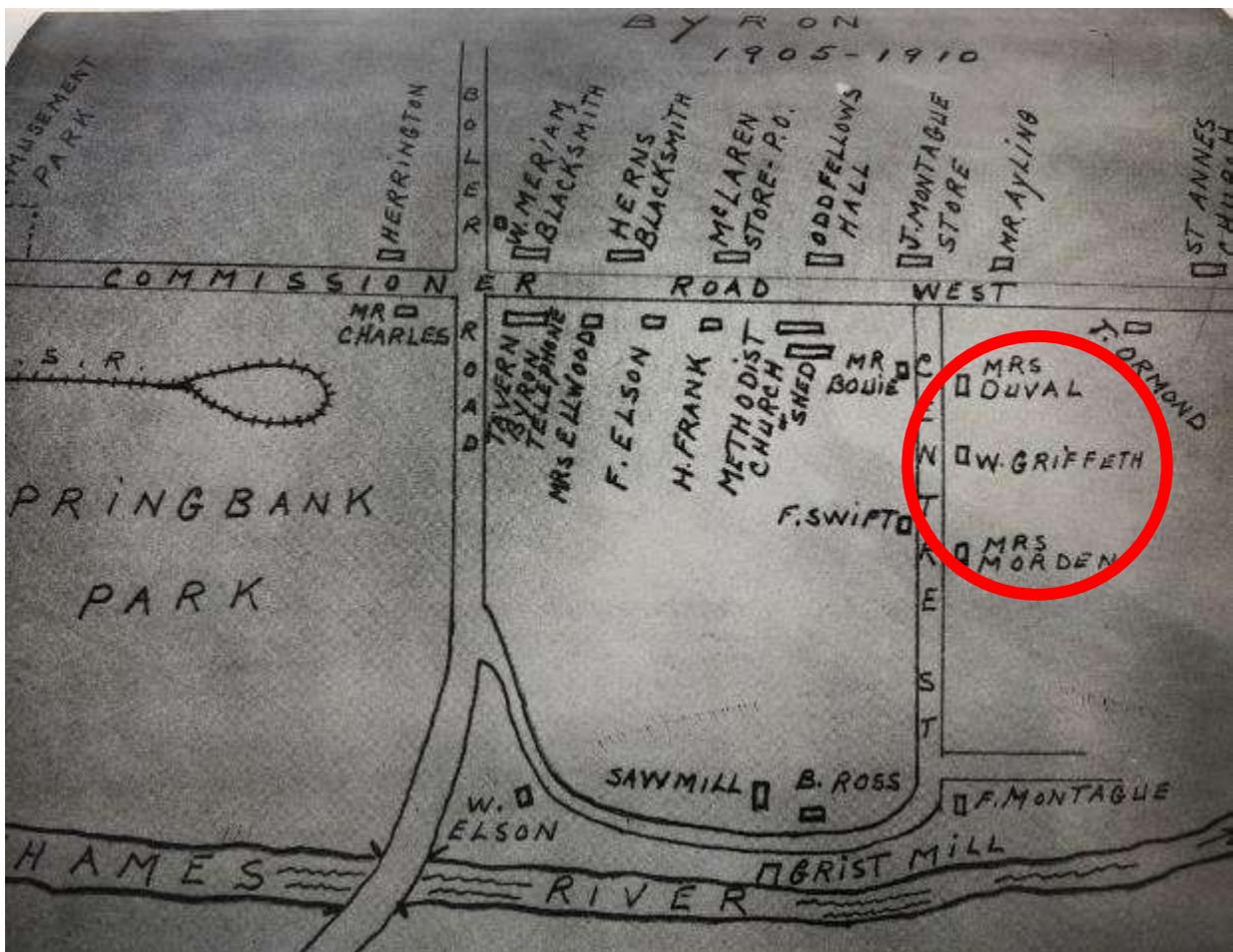


Figure 13: Hand-drawn map depicting various commercial and residential buildings in Hall's Mills/Byron c.1905-1910, as shown in Roy Kerr's 160 Years of Westminster, Hall's Mill, Byron.

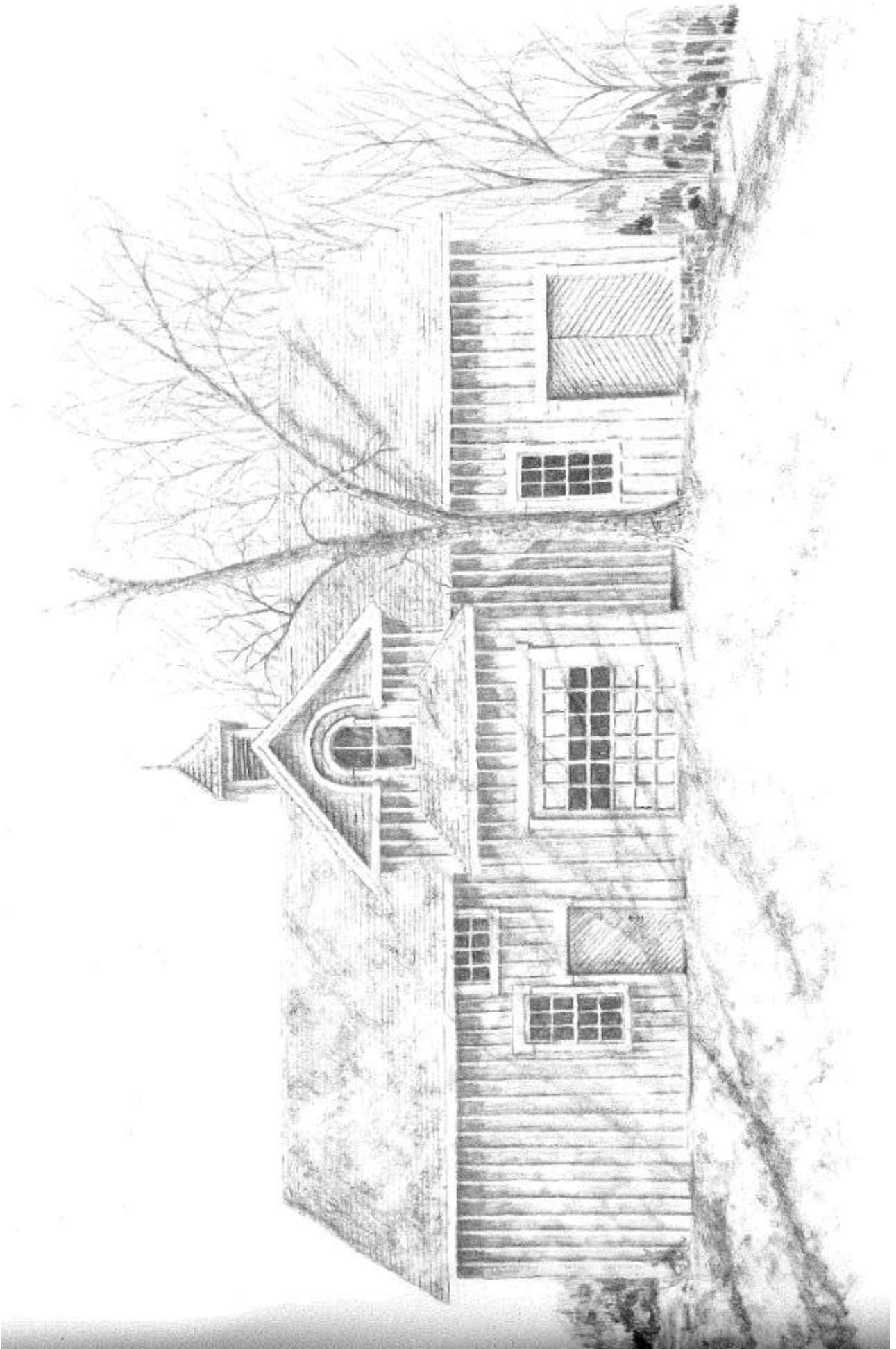


Figure 14: Sketch of the accessory building as depicted in Nancy Tausky's book *Historical Sketches of London from Site to City* (1993). Tausky refers to the building as "one of the most impressive coach houses left in London". In comparison, Tausky refers to the coach houses at Buchan House (566 Dundas Street) and Thornwood (393 St. George Street) as other examples in the City.

Appendix D – Comparative Analysis

Comparative analyses were undertaken from the perspective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottages with Queen Anne Revival style influences.

The following properties were identified as comparison properties (some are pictured below):

- 77 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 86 Askin Street (Part IV designated, and Wortley Village-Old South Heritage Conservation District);
- 105 Bruce Street (Wortley Village-Old South Heritage Conservation District);
- 933 Dufferin Avenue (Old East Heritage Conservation District);
- 928 Dufferin Avenue (Old East Heritage Conservation District);
- 43 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 71 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 76 Colborne Street (Part IV designated);
- 477 Elizabeth Street (Old East Heritage Conservation District).

When compared to other one-and-a-half storey, buff brick, side hall plan cottages in London, the identification of the dwelling at 247 Halls Mill Road is supported as a representative example of the Queen Anne style of this form.

Comparative analyses were also undertaken from the perspective of cultural heritage resources within London with other “accessory buildings”. The following properties were identified as comparison properties:

- 335 St. George Street [Thornwood Coach House] – (Part IV designated);
- 556 Dundas Street [Buchan House Coach House];
- 660 Sunningdale Road East – (Part IV designated).
- 1017 Western Road [Grosvenor Lodge Carriage House] – Part IV designated).

When compared to other accessory buildings, the identification of accessory building at 247 Halls Mill Road is supported as a unique and rare example of a timber frame accessory building.

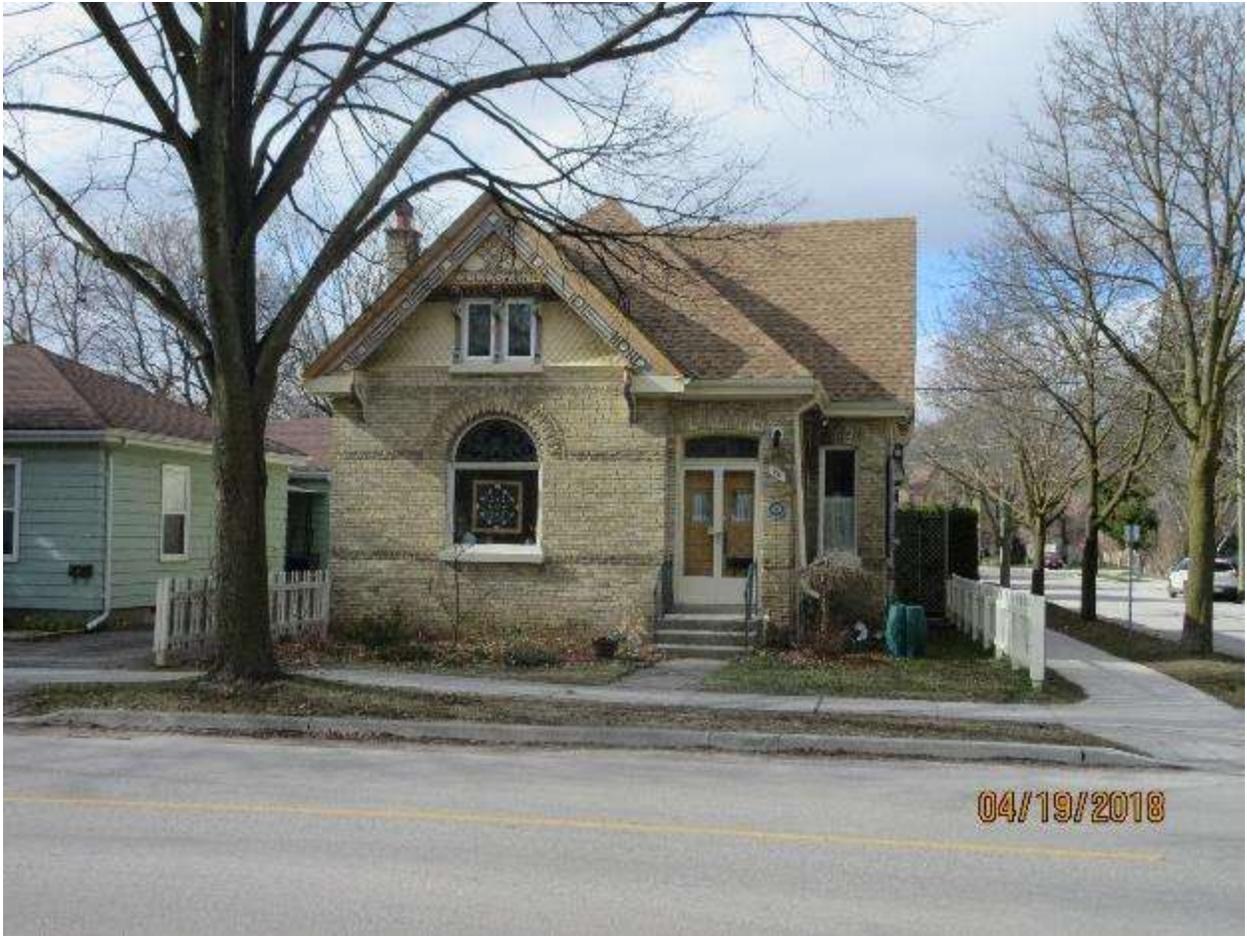


Image 33: Property at 86 Askin Street, Part IV designated and Wortley Village-Old South Heritage Conservation District



Image 34: Property at 105 Bruce Street, Wortley Village-Old South Heritage Conservation District



Image 35: Property at 933 Dufferin, Old East Heritage Conservation District



Image 36: Property at 76 Colborne Street, part IV designated.



Image 37: Property at 335 St George Street, part IV designated



Image 38: Property at 556 Dundas Street



Image 39: Property at 660 Sunningdale Road East, part IV designated



Image 40: Property at 1017 Western Road, part IV designated

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 19th 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-19th century buildings located along Halls Mills Road and Commissioners Road West.

As the property includes an 1840s dwelling and 19th 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.