



## REPORT

**REPORT TO:** Mayor R. Bonnette and Members of Council

**REPORT FROM:** Curtis Marshall, Planner - Policy

**DATE:** April 8, 2013

**REPORT NO.:** PDS-2013-0021

**RE:** Halton Hills Heritage Register Update – Phase 2 Deferrals  
File No.: R01/HE

### **RECOMMENDATION:**

THAT Report PDS-2011-0046 dated April 8, 2013, regarding the Halton Hills Heritage Register Update – Phase 2 Deferrals be received;

AND FURTHER THAT the property at 8 Adamson Street (Norval) not be included in the Heritage Register as recommended by the Heritage Halton Hills Committee;

AND FURTHER THAT the properties at 12-14 Adamson Street North, 16 Guelph Street, 48 Queen Street/2 Murdock Street, and 37 Charles Street be added to the Heritage Register as recommended by the Heritage Halton Hills Committee;

AND FURTHER THAT written notice be provided to the owners of all Phase 2 properties indicating that their properties have been added to the Heritage Register;

AND FURTHER THAT the individual information sheets be made available to each property owner and to the public at the Town libraries.

## **BACKGROUND:**

On January 9, 2012, Council approved the addition of 172 properties to the Town's Heritage Register through Phase 2 of the process. As outlined in Report PDS-2011-0046 four property owners had submitted to the Town written objections to having their properties added to the Heritage Register. In response to the objections, Council passed Recommendation No. GC-2011-0239 (Resolution No. 2012-0003) which stated:

*AND FURTHER THAT the properties at 12 -14 Adamson Street North, 16 Guelph Street, 48 Queen Street/2 Murdock Street, and 37 Charles Street not be added to the Heritage Register at this time;*

*AND FURTHER THAT staff arrange a meeting with the owners of 12 -14 Adamson Street North, 16 Guelph Street, 48 Queen Street/2 Murdock Street, and 37 Charles Street and the Heritage Halton Hills Committee to further explain the heritage register;*

Also as a recommendation of Report PDS-2011-0046, 8 Adamson Street in Norval, was not placed on the Register at the time to allow for further review by Heritage Halton Hills as there was some indication that property may have been reconstructed.

## **COMMENTS:**

Planning Staff contacted the four property owners to invite them to meet with Heritage Halton Hills to discuss their properties and the Register.

The Owners of 48 Queen Street/2 Murdock Street and 16 Guelph Street met with the Heritage Halton Hills Committee on February 15, 2012. The owners of 12-14 Adamson Street North and 37 Charles Street indicated that they did not wish to meet with the Committee.

A copy of the heritage information sheets for the properties has been attached as **Schedule 1** to this report for information.

### **48 Queen Street/2 Murdock Street (Georgetown):**

The owner, Allen Stiehl indicated at the meeting that he did not mind his property being on the Register, but his issue was that he was not asked whether he wanted his property listed and that he was never contacted to provide historical information on his home.

The Committee informed Mr. Stiehl of the Town's process for developing the Heritage Register and noted that public notice was given in accordance with the process approved by Council, notwithstanding that the *Ontario Heritage Act* does not require that any notice be given to property owners when a Register is

established. Owners of properties being considered for inclusion on the Register were notified and were invited to a public information session, so they would have an opportunity to obtain information before Council made a decision on the addition of their property to the Register.

16 Guelph Street (Georgetown):

The owners Yoav Hadnay and Dalit Eliraz (Beautiful Pets) indicated at the meeting that they did not support the placement of their property on the Register. They noted that their property has been altered over the years and that the property was not worthy of recognition. They also noted that listing on the Register is a deterrent to expanding their business in the event they wanted to demolish the building to expand their business.

The Committee deferred making a final recommendation on the owners' request at the meeting.

On March 21, 2012 Heritage Halton Hills further discussed the property and passed the following Resolution (Heritage-2012-007) recommending that the property be placed on the Register:

*WHEREAS the property located at 16 Guelph Street, Georgetown, Ontario (hereinafter called the "Property") was proposed to be placed on the Halton Hills Heritage Register-Phase Two (the "Register");*

*AND WHEREAS the current property owner formally requested the Property not be added to the Register;*

*AND WHEREAS Council requested Heritage Halton Hills Committee (hereinafter called the "Committee") to revisit the matter with a view to recommending whether in its opinion the Property should be placed on the register;*

*AND WHEREAS the Committee, during its deliberations, considered the following facts:*

- (a) that the Property is located in one of the oldest areas of Georgetown;*
- (b) that the Property is one of the important components of the downtown streetscape;*
- (c) that it is a lovely example of the architectural design known as Ontario Regency Cottage with its distinctive low mass, square plan, hipped roof that slopes on all four sides, and its gable at the centre;*
- (d) that the front porch was likely a later addition, that the original round opening in the gable (depicted in earlier photographs) and*

*intended to provide ventilation and light has been covered by siding, and that the brick has been painted;*

- (e) that the Committee noted such additions and changes to Regencies are to be expected and are seen in other Ontario communities as a result, particularly in the cases of porches, of their owners' attempts to lessen the winter cold since the shallow roof proved to be inadequate insulation for Canadian winters, and further that the Committee noted such additions and changes do not lessen the integrity of the Property or of the Regency style;*
- (f) that the gently arched windows are visible on both the main floor and basement levels and that the Property appears to have retained its original rubble stone foundation;*
- (g) that examples of Regency Cottage architecture in Georgetown appear to be somewhat scarce and that Ontario Regency Cottage architecture in general, while prevalent in the mid 1800's, is disappearing;*
- (h) that the Property was once owned by Ms. Annie Ryan, a principal of Chapel St. Public School;*
- (i) that Ryan Road was named after the said Property's owner after the school closed;*
- (j) that the Property has been of architectural interest for quite some time having been also placed earlier on the 1994 Phase 1 Georgetown Urban Inventory, and*
- (k) that the Committee noted that the current issue is a relatively simple one, namely whether the Property should be on the Register for architectural and/or historical and/or cultural reasons;*

**NOW THEREFORE BE IT RESOLVED:**

*THAT the Heritage Halton Hills Committee recommends that Council place the property located at 16 Guelph Street, Georgetown, on the Halton Hills Heritage Register-Phase Two.*

**12-14 Adamson Street North (Norval):**

Planning Staff spoke with the owner and provided additional information on the Heritage Register and the process to develop the Register. The owner indicated that they had no further objection to being placed on the Register.

**37 Charles Street (Georgetown):**

Planning Staff invited the owner on three occasions to attend a meeting with Heritage Halton Hills and the owner indicated that they were unable to attend.

The Heritage Halton Hills Committee had previously (in September 2011) considered the applicants request to be removed from consideration for the

Register (prior to Phase 2 of the Register being brought forward to Council) and indicated that the property is a great example of Craftsman style architecture and that there are not many examples in good shape in the Town.

### 8 Adamson Street (Norval)

The decision on whether this property should be placed on the Register was deferred in January 2012 pending further review by Heritage Halton Hills. In June 2012 the Committee passed a resolution (Heritage-2012-026) that the property should not be placed on the Register as the property had been reconstructed following a fire.

A copy of the heritage information sheet has been attached as **Schedule 2** for reference.

### **RELATIONSHIP TO STRATEGIC PLAN:**

This report is consistent with **Strategic Direction D: Preserve, Protect and Promote our Distinctive History**, the **Goal** 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, and the following **Strategic Objective**:

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

#### **Strategic Action:**

- D.1(a)** Maintain, and expand as necessary, a comprehensive Heritage Register according to the Council-approved protocol.

### **FINANCIAL IMPACT:**

There is no financial impact associated with this report.

### **COMMUNICATIONS IMPACT:**

In accordance with Council direction, the four property owners were contacted directly by Planning Staff and invited to meet with Heritage Halton Hills to discuss their properties.

The four property owners were also notified of this report being on the Council agenda.

If the recommendations of this report are approved, Phase 2 of the Heritage Register process will be complete, and it is recommended that all property owners be notified that their property has been added to the Register as part of Phase 2.

**SUSTAINABILITY IMPLICATIONS:**

The establishment and expansion of the Heritage Register helps support and strengthen the conservation of cultural heritage resources in the Town. Cultural heritage is an important component of a sustainable community.

**CONSULTATION:**

The heritage merits of the properties were reviewed and discussed by Heritage Halton Hills. The recommendations of the Heritage Halton Hills Committee are the subject of this report.

**CONCLUSION:**

In light of the agreement by the property owners of 48 Queen Street/2 Murdock Street (Georgetown) and 12-14 Adamson Street North (Norval) to be added on the Register and the recommendations of the Heritage Halton Hills Committee to place 16 Guelph Street (Georgetown) and 37 Charles Street (Georgetown) on the Register, Planning Staff recommend that the properties be added to the Town's Heritage Register.

Furthermore it is recommended that 8 Adamson Street (Norval) not be placed on the Town's Register.

Respectfully submitted,

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Curtis Marshall, MCIP, RPP  
Planner – Policy

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Steve Burke, MCIP, RPP  
Manager of Planning Policy

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John W. Linhardt, MCIP, RPP  
Director of Planning, Development &  
Sustainability


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David Smith  
Chief Administrative Officer

Schedule 1 to PDS-2013-0021  
Information Sheets

## Halton Hills Heritage Register

### 1. Information

|   |  |
|---|--|
| <b>Property Name</b>  | n/a  |
| <b>Street Address</b>   | 48 Queen Street / 2 Murdock Street   |
| <b>Rural Lot and Concession</b>   | Lot 18, Concession 9   |
| <b>Assessment Roll Number</b>   | 003-255-00-0000  |
| <b>GIS Information</b>  | 43.653800<br>-79.919374  |
| <b>Community</b>  | Georgetown   |
| <b>Municipality</b>   | Halton Hills   |
| <b>Regional Municipality</b>  | Halton   |
| <b>Construction Date</b>  | c. 1919  |
| <b>Building Type</b>  | Residential – Single Dwelling  |
| <b>Cultural Heritage Value</b> (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see section 2. Evaluation) | <ul style="list-style-type: none"> <li>• Good example of an altered Gothic Revival style building</li> <li>• John Ballantine, who ran a coal business on King Street, likely built this structure. He owned property on Queen and Murdock Streets where he built several structures</li> <li>• Part of the historic residential streetscape of Queen Street</li> </ul> |
| <b>Photo</b>  |  <p>Photo: July 22, 2010</p>   |
| <b>Report Prepared By</b>   | Heritage Resource Centre   |
| <b>Date of Report</b>   | July 23, 2010  |
| <b>Sources</b> (e.g. Halton Hills Rural Heritage Inventory)   | <ul style="list-style-type: none"> <li>• Georgetown Urban Inventory – Phase 1 (November 1994)</li> </ul>   |


## 2. Evaluation

| Criteria  | No. | Description  | √ |
|---|-----|--|---|
| <b>A.<br/>Design or<br/>Physical Value</b>            | 1   | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                     | √ |
|   | 2   | Displays a high degree of craftsmanship or artistic value  |   |
|   | 3   | Displays a high degree of technical or scientific achievement  |   |
| <b>B.<br/>Historical or<br/>Associative<br/>Value</b> | 1   | Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community |   |
|   | 2   | Yields or has the potential to yield information that contributes to the understanding of a community or culture                     | √ |
|   | 3   | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community  |   |
| <b>C. Contextual<br/>Value</b>                        | 1   | Is important in defining, maintaining or supporting the character of an area   | √ |
|   | 2   | Is physically, functionally, visually or historically linked to its surroundings   |   |
|   | 3   | Is a landmark  |   |



# Halton Hills Heritage Register

## 1. Information


|   |  |
|---|--|
| <b>Property Name</b>  | n/a  |
| <b>Street Address</b>   | 16 Guelph Street   |
| <b>Rural Lot and Concession</b>   | Lot 48, Concession 9 W1/2  |
| <b>Assessment Roll Number</b>   | 117000 0000  |
| <b>GIS Information</b>  | 43.651570<br>-79.926994  |
| <b>Community</b>  | Georgetown   |
| <b>Municipality</b>   | Halton Hills   |
| <b>Regional Municipality</b>  | Halton   |
| <b>Construction Date</b>  | c.1870   |
| <b>Building Type</b>  | Commercial   |
| <b>Cultural Heritage Value</b> (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see section 2. Evaluation) | <ul style="list-style-type: none"> <li>• Example of an altered Ontario Gothic style cottage as indicated by the steep peak roof at centre and decorative vergeboard</li> <li>• The house was once owned by Annie Ryan, the principal of Chapel St. Public School</li> <li>• Georgetown's Ryan Road was named after her when the school closed</li> </ul> |
| <b>Photo</b>  |  <p style="text-align: center;">Photo: July 22, 2010</p>   |
| <b>Report Prepared By</b>   | Heritage Resource Centre   |
| <b>Date of Report</b>   | July 23, 2010  |
| <b>Sources</b> (e.g. Halton Hills Rural Heritage Inventory)   | <ul style="list-style-type: none"> <li>• Georgetown Urban Inventory – Phase 1 (November 1994)</li> </ul>   |

## 2. Evaluation

| Criteria  | No. | Description  | √ |
|---|-----|--|---|
| <b>A.<br/>Design or<br/>Physical Value</b>            | 1   | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                     | √ |
|   | 2   | Displays a high degree of craftsmanship or artistic value  |   |
|   | 3   | Displays a high degree of technical or scientific achievement  |   |
| <b>B.<br/>Historical or<br/>Associative<br/>Value</b> | 1   | Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community | √ |
|   | 2   | Yields or has the potential to yield information that contributes to the understanding of a community or culture                     |   |
|   | 3   | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community  |   |
| <b>C. Contextual<br/>Value</b>                        | 1   | Is important in defining, maintaining or supporting the character of an area   |   |
|   | 2   | Is physically, functionally, visually or historically linked to its surroundings   |   |
|   | 3   | Is a landmark  |   |

# Halton Hills Heritage Register

## 1. Information


|   |  |
|---|--|
| <b>Property Name</b>  | n/a  |
| <b>Street Address</b>   | 12-14 Adamson Street North   |
| <b>Rural Lot and Concession</b>   | Lot 11, Concession 11  |
| <b>Assessment Roll Number</b>   | 241507000309500  |
| <b>GIS Information</b>  | 43.648100<br>-79.858836  |
| <b>Community</b>  | Norval   |
| <b>Municipality</b>   | Halton Hills   |
| <b>Regional Municipality</b>  | Halton   |
| <b>Construction Date</b>  | c.1870   |
| <b>Building Type</b>  | Residential –Multiple Dwelling   |
| <b>Cultural Heritage Value</b> (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see section 2. Evaluation) | <ul style="list-style-type: none"> <li>Rare example of a Gothic Revival style double residence with symmetrical façade featuring two gables and double hung windows</li> </ul> |
| <b>Photo</b>  |  <p style="text-align: center;">Photo: August 18, 2010</p>                                  |
| <b>Report Prepared By</b>   | Heritage Resource Centre   |
| <b>Date of Report</b>   | September 1, 2010  |
| <b>Sources</b> (e.g. Halton Hills Rural Heritage Inventory)   | <ul style="list-style-type: none"> <li>Norval Inventory (Summer 2005)</li> </ul>   |

## 2. Evaluation

| Criteria  | No. | Description  | √ |
|---|-----|--|---|
| <b>A.<br/>Design or<br/>Physical Value</b>            | 1   | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                     | √ |
|   | 2   | Displays a high degree of craftsmanship or artistic value  |   |
|   | 3   | Displays a high degree of technical or scientific achievement  |   |
| <b>B.<br/>Historical or<br/>Associative<br/>Value</b> | 1   | Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community |   |
|   | 2   | Yields or has the potential to yield information that contributes to the understanding of a community or culture                     |   |
|   | 3   | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community  |   |
| <b>C. Contextual<br/>Value</b>                        | 1   | Is important in defining, maintaining or supporting the character of an area   |   |
|   | 2   | Is physically, functionally, visually or historically linked to its surroundings   |   |
|   | 3   | Is a landmark  |   |

# Halton Hills Heritage Register

## 1. Information

|   |   |
|---|---|
| <b>Property Name</b>  | n/a   |
| <b>Street Address</b>   | 37 Charles Street   |
| <b>Rural Lot and Concession</b>   | Plan 27, Lot 154, 155   |
| <b>Assessment Roll Number</b>   | 24 15 020 001 167 00 0000   |
| <b>GIS Information</b>  | 43.645391<br>-79.925832   |
| <b>Community</b>  | Georgetown  |
| <b>Municipality</b>   | Halton Hills  |
| <b>Regional Municipality</b>  | Halton  |
| <b>Construction Date</b>  | 1921  |
| <b>Building Type</b>  | Residential – Single Dwelling   |
| <b>Cultural Heritage Value</b> (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see section 2. Evaluation) | <ul style="list-style-type: none"> <li>• Good example of Craftsman style of architecture including large dormer, wood details, dark brick construction and large front porch</li> <li>• Part of the historic residential streetscape of Charles Street</li> </ul> |
| <b>Photo</b>  |  <p>Photo: July 22, 2010</p>   |
| <b>Report Prepared By</b>   | Heritage Resource Centre  |
| <b>Date of Report</b>   | July 23, 2010   |
| <b>Sources</b> (e.g. Halton Hills Rural Heritage Inventory)   | <ul style="list-style-type: none"> <li>• Charles Street Inventory – Phase III (Summer 2004)</li> </ul>  |


## 2. Evaluation

| Criteria  | No. | Description  | √ |
|---|-----|--|---|
| <b>A.<br/>Design or<br/>Physical Value</b>            | 1   | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                     | √ |
|   | 2   | Displays a high degree of craftsmanship or artistic value  |   |
|   | 3   | Displays a high degree of technical or scientific achievement  |   |
| <b>B.<br/>Historical or<br/>Associative<br/>Value</b> | 1   | Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community |   |
|   | 2   | Yields or has the potential to yield information that contributes to the understanding of a community or culture                     |   |
|   | 3   | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community  |   |
| <b>C. Contextual<br/>Value</b>                        | 1   | Is important in defining, maintaining or supporting the character of an area   | √ |
|   | 2   | Is physically, functionally, visually or historically linked to its surroundings   |   |
|   | 3   | Is a landmark  |   |

Schedule 2 to PDS-2013-0021  
 Information Sheet for 8 Adamson Street (Norval)

## Halton Hills Heritage Register

### 1. Information

|   |  |
|---|--|
| <b>Property Name</b>  | n/a  |
| <b>Street Address</b>   | 8 Adamson Street South   |
| <b>Rural Lot and Concession</b>   | Lot 11, Concession 11  |
| <b>Assessment Roll Number</b>   | 241507000300500  |
| <b>GIS Information</b>  | 43.646116<br>-79.858512  |
| <b>Community</b>  | Norval   |
| <b>Municipality</b>   | Halton Hills   |
| <b>Regional Municipality</b>  | Halton   |
| <b>Construction Date</b>  | c.1890   |
| <b>Building Type</b>  | Residential – Single Dwelling  |
| <b>Cultural Heritage Value</b> (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see section 2. Evaluation) | <ul style="list-style-type: none"> <li>• Good example of a vernacular style residence</li> </ul>                   |
| <b>Photo</b>  |  <p>Photo: August 18, 2010</p> |
| <b>Report Prepared By</b>   | Heritage Resource Centre   |
| <b>Date of Report</b>   | September 1, 2010  |
| <b>Sources</b> (e.g. Halton Hills Rural Heritage Inventory)   | <ul style="list-style-type: none"> <li>• Norval Inventory (Summer 2005)</li> </ul>                                 |

### 2. Evaluation

| Criteria  | No. | Description  | √ |
|---|-----|--|---|
| <b>A.<br/>Design or<br/>Physical Value</b>            | 1   | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                     | √ |
|   | 2   | Displays a high degree of craftsmanship or artistic value  |   |
|   | 3   | Displays a high degree of technical or scientific achievement  |   |
| <b>B.<br/>Historical or<br/>Associative<br/>Value</b> | 1   | Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community |   |
|   | 2   | Yields or has the potential to yield information that contributes to the understanding of a community or culture                     |   |
|   | 3   | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community  |   |
| <b>C. Contextual<br/>Value</b>                        | 1   | Is important in defining, maintaining or supporting the character of an area   |   |
|   | 2   | Is physically, functionally, visually or historically linked to its surroundings   |   |
|   | 3   | Is a landmark  |   |