



BY-LAW NO. 2023-0115

A By-law to designate Towercliffe House, located at 9920 Regional Road 25, Town of Halton Hills, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact a by-law to designate real property, including all of the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by the Council for the Corporation of the Town of Halton Hills to designate the property at 9920 Regional Road 25, Town of Halton Hills, Regional Municipality of Halton, and known as Towercliffe House as being of cultural heritage value or interest;

AND WHEREAS the Council for the Corporation of the Town of Halton Hills has caused to be served upon the owners of the land and premises known as Towercliffe House at 9920 Regional Road 25, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published in a newspaper having a general circulation in the Municipality as required by the Ontario Heritage Act;

AND WHEREAS the Reasons for Designation are set out in Schedule "B" of this by-law;

AND WHEREAS on October 30, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-062, dated September 15, 2023, in which certain recommendations were made relating to the designation of the subject property;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT Towercliffe House located at 9920 Regional Road 25, and further described in Schedule "A", is hereby designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached to and forming part of this By-law;
2. THAT a copy of this By-law together with reasons for the designation be registered against the property and served in accordance with Section 29 of the Act;
3. THAT a notice of this By-law be published in accordance with Section 29 of the Act.

BY-LAW read and passed by the Council for the Town of Halton Hills this 11th day of December, 2023.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2023-0115

LEGAL DESCRIPTION

PIN: 249780069

PT LT 10, CON 2 ESQ, AS IN 835440; TOWN OF HALTON HILLS

SCHEDULE “B” TO BY-LAW NO. 2023-0115

REASONS FOR DESIGNATION

Description of Property

The property is located at 9920 Regional Road 25 along the southwest side of the roadway in Halton Hills and contains a two-and-a-half-storey stone residential building within a treed lot adjacent to Sixteen Mile Creek.

Statement of Cultural Heritage Value or Interest

The property at 9920 Regional Road 25 has physical and design value as a unique example of a vernacular cut-stone residential structure with Queen Anne and Romanesque Revival influences in its design. Built with local materials, the cut limestone exterior of the house has remained largely unaltered since its construction at the turn of the last century. Towercliffe House features a corner tower (altered), two-storey projecting bay, top-heavy chimneys, and a variety of window sizes and shapes often used in Queen Anne Architecture, with rustic cut stone as the material being reminiscent of more traditional building methods. The round arched windows on the front elevation, heavy quoins and string courses are also architectural elements often included in Romanesque Revival structures. Stone cutter Joseph Bate built Towercliffe House with locally quarried cut limestone, and the existing building features rock-faced stone throughout, with stone lintels, sills, door and window surrounds and keystones, quoining at each corner, the (originally three-storey) tower, and a heavy stone string course between the first and second storey.

The property at 9920 Regional Road 25 has historical and associative value due to its associations with its builder, local quarryman and bridge builder Joseph Bate. The property is also associated with longtime owner William (Bill) Hampshire, who helped construct the building and was a significant figure in the local community. Heavily involved in the community, Hampshire served on County Council, was an active member of Boston Presbyterian Church, ran as a federal Liberal candidate in 1926, was a school trustee and became Sheriff of Halton County in 1935 until 1946.

The property at 9920 Regional Road 25 has contextual value as it remains in its original location within the rural area along Regional Road 25, maintaining the existing context of residential properties along this portion of the highway. The property remains physically, functionally, visually, and historically linked to its surroundings. Due to its situation above Regional Road 25 and dense vegetation, the existing house is not considered a landmark.

Heritage Attributes

The identified heritage attributes of the property at 9920 Regional Road 25 that contribute to its physical and design value include:

- The setback, location and orientation of the existing residential building known as Towercliffe House along Regional Road 25;
- The scale, form and massing of the two-and-a-half storey building including hipped roof with dual stone chimneys on a stone foundation;
- The materials, including cut limestone walls and detailing throughout the building, and a horizontal stone course between the first and second storeys on the front and side elevations of the existing building;
- On the front (northeast) elevation:
 - The flat-headed entrance with stone surround;
 - Round-arched window openings at the first and second storeys with stone keystones in stone hoodmoulds and detailed stone surrounds;
 - At the south end of the northeast elevation, the two-storey stone projecting bay with flat-headed window openings at the first and second storey;

- On the side (northwest) elevation:
 - Flat-headed window openings at the first and second storeys, symmetrically placed on the elevation with stone sills, lintels, and surrounds;
- On the side (southeast) elevation:
 - Flat-headed window openings at the first and second storeys, symmetrically placed on the elevation with stone sills, lintels, and surrounds;

The identified heritage attributes of the property at 9920 Regional Road 25 that contribute to its historical and associative value include:

- The legibility of the existing residential building known as Towercliffe House along Regional Road 25.

The identified heritage attributes of the property at 9920 Regional Road 25 that contribute to its contextual value include:

- The legibility of the existing residential building known as Towercliffe House along Regional Road 25;
- The location, setback, and orientation of the existing residential building known as Towercliffe House along Regional Road 25; and,
- The scale, form and massing of the two-and-a-half storey building including hipped roof with dual stone chimneys on a stone foundation.