



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

January 6, 2025

RECEIVED
2025/01/07
(YYYY/MM/DD)
Ontario Heritage Trust

Ontario Heritage Trust
By E-mail



Re: Designation of 247 Halls Mill Road
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a copy of By-law No. L.S.P.-3522-19, entitled, "A by-law to designate 247 Halls Mill Road, London, as the property of cultural heritage value or interest under Section 29, Part IV, of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18", passed by the Municipal Council of The Corporation of the City of London on December 17, 2024 and registered as Instrument No. ER1609789 on December 20, 2024.


Michael Schulthess
City Clerk
/kg

Encl.

cc: Heritage Planners, Planning Division, Heritage@london.ca
J. Bunn, City Clerk's Office

Properties

PIN08501 - 0050 LT

DescriptionPT LT 115 RCP 563 AS IN 755312 "DESCRIPTION IN 755312 MAY NOT BE ACCEPTABLE IN FUTURE" LONDON

Address247 HALLS MILL ROAD
LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE CITY OF LONDON

Address for ServiceP.O. Box 5035, London, ON N6A 4L9

This document is being authorized by a municipal corporation Josh Morgan, Mayor & Michael Schulthess, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Sachit Tatavarti-Bharatam300 Dufferin Ave Suite1014,
P.O. Box 5035
London
N6A 4L9

acting forApplicant(s)

Signed2024 12 20

Tel519-661-4940

Fax519-661-5530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON300 Dufferin Ave Suite1014, P.O. Box 5035
London
N6A 4L9

2024 12 20

Tel519-661-4940

Fax519-661-5530

Fees/Taxes/Payment

Statutory Registration Fee\$70.90

Total Paid\$70.90

Bill No. 21
2025

By-Law No. L.S.P.-3522-19

A by-law to authorize the designation of real property located at 247 Halls Mill Road, London, as the property of cultural heritage value or interest under Section 29, Part IV, of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act*, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for The Corporation of the City of London, in consultation with the London Advisory Committee on Heritage, deems 247 Halls Mill Road to be of cultural heritage value and interest in accordance with the prescribed criteria by the *Ontario Heritage Act*, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for The Corporation of the City of London gave notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF LONDON HEREBY ENACTS AS FOLLOWS:

1. That the property located at 247 Halls Mill Road, and more particularly described in Schedule "A" hereto attached and forming part of this by-law, is hereby designated as a property of cultural heritage value or interest under Section 29, Part IV, of the *Ontario Heritage Act*, 1990, c. O. 18.
2. That the City Clerk is hereby authorized and directed to:
 - a. cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto attached and forming part of this by-law, to be registered against the property affected in the proper land registry office, pursuant to subsection 29(19) of the *Ontario Heritage Act*, 1990 c. O. 18; and,
 - b. cause a copy of the registered by-law to be served on the Ontario Heritage Trust, pursuant to subsection 29(19) of the *Ontario Heritage Act*, 1990 c. O. 18.
3. This by-law shall come into force and effect on the date this by-law is passed by Council.

PASSED in Open Council on December 17, 2024.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – December 17, 2024
Second Reading – December 17, 2024
Third Reading - December 17, 2024

SCHEDULE "A"
To
By-law Number L.S.P.-3522-19
247 Halls Mill Road, London

PIN: 08501-0050 (LT)

Legal Description: PT LT 115 RCP 563 AS IN 755312 London

SCHEDULE "B"

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The property at 247 Halls Mill Road (the "**Property**") in London is located on west side of Halls Mill Road, north of Commissioners Road West. The Property is located in Halls Mills, a historic area of the former Westminster Township, now a part of the community of Byron, in London, Ontario.

Statement of Cultural Heritage Value

The Cottage (hereinafter defined) located on the Property is of significant cultural heritage value or interest because of its physical or design values, its historical or associative values, and its contextual values.

Criteria 1: The Property includes a representative example of a Queen Anne Revival style, side hall plan cottage, with a buff brick exterior (the "**Cottage**"). 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.

Criteria 2: 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 Cottage displays a high degree of craftsmanship.

Criteria 4: The Property is directly associated with William Griffith, one of the three Griffith brothers who owned and operated the Griffith Bros. woolen 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 Property at 247 Halls Mill Road was the home of William Griffith, and the former accessory building on the Property functioned as a coach house and warehouse for the Griffith Bros. woolen mill.

Criteria 7: The Property 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-19th century buildings located along Halls Mills Road and Commissioners Road West. As the Property includes an 1840s dwelling (the Cottage), 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.

Criteria 8: The Property is historically linked to the property now known as Halls Mill Park, on the east side of Halls Mill Road. The Halls Mill Park property was the site of the Griffith Bros. woolen mill which was operated by William Griffith, owner of 247 Halls Mill Road, in partnership with his brothers. As the milling site for their Byron operation, the properties are historically linked.

Heritage Attributes

The heritage attributes that support and contribute to the physical and design value of the Cottage on the Property as a representative example of the Queen Anne Revival style, and its high degree of craftsmanship include:

- Form, scale, and massing of the one-and-a-half storey Cottage 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; and,
 -
 - Wood corbels at the base of the gable.
- Decorated north and south porches including wood details:
 - - Turned posts;
 -
 - Decorative wood spandrels; and,
 - “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 paneled wood door with glazing;
-
- North paneled wood door with glazing;
-
- Hipped roof with cross gables; and,
-
- Buff brick chimney on the south elevation of the dwelling.

The heritage attributes that support and contribute to the contextual value of the Cottage on the Property in defining the character of the Halls Mills area and its historical links to the surroundings include:

- The siting of the Cottage a grade above road level, on the south side of the Property; and
-
- Access to the Property from steps from the public road allowance.