

## THE CORPORATION OF THE TOWN OF MIDLAND

### BY-LAW 2013-65

A By-law to designate Part Lot 4 and all Lot 5, east side Queen Street, Plan 166, municipally known as 251 Queen Street (Hillside Holme) as being of cultural heritage value or interest

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

**AND WHEREAS** the Council of the Corporation of the Town of Midland (the "Town") has caused to be served on the owners of the lands and premises at:

Part Lot 4 and all Lot 5, east side Queen Street, Plan 166, municipally known as 251 Queen Street, Town of Midland, County of Simcoe, Ontario

and known as Hillside Holme and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Town;

**AND WHEREAS** no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

**AND WHEREAS** the reasons for designation are set out in Schedule "B" attached hereto and forming part of this By-law;

**AND WHEREAS** this By-law is to be registered in the proper Land Registry Office with respect to the property described in Schedule "A" attached hereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:**

1. That the property described as Part Lot 4 and all Lot 5, east side Queen Street, Plan 166, municipally known as 251 Queen Street (Hillside Holme), more particularly described in Schedule "A" and as further described in Schedule "B" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest.
2. That the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the Town.

3. That the Clerk is hereby instructed to register a copy of this By-law on the title of the subject lands in the proper Land Registry Office, and include same in the Town's Heritage Registry and Inventory.
4. That this By-law shall come into full force and effect on the final passage thereof.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28<sup>TH</sup> DAY OF OCTOBER, 2013.**

**THE CORPORATION OF THE TOWN OF MIDLAND**

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**MAYOR**

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**CLERK**

## **Schedule "A" to By-Law 2013-65**

### **LEGAL DESCRIPTION**

Part of Lot 4 and all of Lot 5, east side Queen Street, Plan 166, as in RO1450710, Town of Midland, County of Simcoe and being all of PIN 58467-0033.

## Schedule “B” to By-law 2013-65

### STATEMENT OF SIGNIFICANCE

#### **Description of Property – Hillside Holme, 251 Queen Street**

Hillside Home is a two and a half storey residential brick building located on the south-east corner of Queen Street and Dominion Avenue.

#### **Statement of Cultural Heritage Value or Interest**

##### *Design or Physical Value*

The Hillside Home residence is believed to have been built in 1875 and is an excellent example of the home of a prominent Midland family. Distinctive features such as a large wrap-around veranda, tower, ornate brackets, brick detailing on the chimney, multiple roof lines, multi-paned art glass and numerous dormers and gables are consistent with the Queen Anne Revival architectural style. In addition, there are several key interior characteristics which are consistent with this architectural style such as the dramatic curved staircase set in a large stair hall with a fireplace and the division of the residence into many small rooms including separate servant’s quarters.

Hillside Holme also features decorative solid bargeboard, crushed glass façades beneath the gables, exposed purlins along the roof edges and original wood windows. Among the windows are eyebrow windows, etched glass, stained glass and diamond-shaped decorative paned windows. There is an original stone retaining wall along both Queen Street and Dominion Avenue.

##### *Historical or Associative Value*

Hillside Holme has historical or associative value for its association with Thomas Chew, who owned a flour and shingle mill in 1866 and a grist mill with George Chew known as the Chew Brothers Mill from 1876-1880. Thomas and George Chew were two of the six Chew brothers who had a prominent place in the Town of Midland history and early development. The home was purchased by Ella Chew in approximately 1891 and remained in the Chew family until 1937. Both the major interior and the exterior features have either been preserved or restored/rebuilt based on historical photos.

##### *Contextual Value*

Hillside Holme also has cultural heritage value for its contextual value. The property is located in close proximity to the main street among a number of other heritage properties. The property’s location high on the western side of a hill and on a corner lot allowed the residence to overlook the Midland harbour where the mill properties owned by the Chew family were located. This location also gives the residence a more prominent appearance from adjacent streets. The site is substantially unchanged from its original and the residence has not been moved.

### Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of Hillside Holme and included in the designation:

- The 2<sup>1</sup>/<sub>2</sub>-storey form of the residence including scale, form and massing;
- Original structure materials including the brick façade and wooden trim;
- The multiple roof lines created by the dormers, gables and tower;
- The reconstructed wrap-around covered veranda, based on the style and age of the residence and on historical photographs;
- Original wood window frames (but not the glass);
- Decorative features including the ornate brackets, solid bargeboard, crushed glass facades and exposed purlins; and
- The stone retaining wall along the north and west side of the property.

Key interior attributes that embody the cultural heritage value of Hillside Holme and included in the designation:

- The original upper portion of the main staircase and the back staircase;
- The reconstructed, curved main staircase with attached bench, based on the style and age of the residence and on historical photographs;
- The original hardwood floors on all levels;
- The original wood detailing including the moldings, baseboards, panelling, doorframes, window frames, and decorative trim between the two front sitting rooms;
- The solid wood interior and exterior doors;
- The four pocket doors on the main floor (2 single and 2 double-width doors);
- The original hot-water radiators;
- The three fireplaces;
- The floor plan that divides the residence into many small rooms;
- The built-in cabinets in the dining room and kitchen; and
- The original tin floor on the third floor.