



Advisory Committee Report

To: The County of Brant Heritage Committee
From: Brandon Kortleve, Manager of Policy Planning
Date: December 5th, 2024
Report #: RPT-0540-24
Subject: Approval of Alterations Under the Ontario Heritage Act (16 Broadway Street West – The Charles Mitchell House)
Purpose: For Approval

Recommendation

Whereas the County of Brant has received an application for alterations to the property located at 16 Broadway Street West, designated under the Part IV, Section 29 of the Ontario Heritage Act by Town of Paris By-Law 2667;

And whereas Section 33 of the Ontario Heritage Act requires that any alteration of a property designated under Section 29, where the alterations are likely to affect the property's heritage attributes, shall receive Council's consent to such an alteration in writing;

And whereas the application received has been reviewed by staff and the County of Brant Heritage Committee, who have expressed support for the proposed alterations;

Therefore, that Council of the County of Brant consent to the application for the removal of the existing garage and the construction of an Additional Residential Unit (ARU) to the rear of the existing house at 16 Broadway Street West;

And that notice of this decision be served to the Owner and the Ontario Heritage Trust, as set out by Section 33 of the Ontario Heritage Act.

Strategic Plan Priority

Strategic Priority 1 - Sustainable and Managed Growth

Impacts and Mitigation

Social Impacts

The Charles Mitchell House is a significant heritage asset contributing to the cultural identity of downtown Paris. The removal of the rear garage and construction of a well-integrated ARU will enhance the property's functionality while maintaining and ultimately further developing its heritage character.

Environmental Impacts

The new construction will feature board and batten-style siding, designed to complement the existing cobblestone structure, ensuring minimal disruption to the site's historic context.

Economic Impacts

The addition of the ARU to Downtown Paris will contribute to the County's housing stock while respecting the heritage attributes of the property, supporting local growth and sustainability initiatives for gentle density and adaptive re-use.

Report

Background

The County of Brant's policies support sustainable growth while protecting community heritage. Under the Ontario Heritage Act, designated properties require municipal review and Council approval for alterations that may affect their heritage value. The County has designated over 30 culturally significant properties.

The Charles Mitchell House, located at 16 Broadway Street West, is a designated heritage property under Part IV of the Ontario Heritage Act, and any proposed works have the potential to impact heritage attributes. Therefore, consultation with the heritage committee and consent in writing from the Council of the County of Brant under Section 33 of the *Ontario Heritage Act* is required for the project to move forward.

This report provides a brief overview of the project and recommends the approval of the alterations, which will fulfill the legislative requirements under the *Ontario Heritage Act* for the project to receive a building permit.

Analysis

16 Broadway Street West has been designated under the Ontario Heritage Act by Town of Paris By-Law 2667 (Attachment 1). The designating by-law notes the main feature of importance as the cobblestone construction and the designation includes all exterior features of the primary dwelling.

During Charles Mitchell's time in Paris, he worked as a blacksmith, wagon and carriage maker. With construction beginning in 1842, the Charles Mitchell House, a classic example of Greek Revival architecture (1825-1860), showcases design principles popular in New York but rare in Ontario. The one-and-a-half-story home features cobblestone construction with cut-stone corners, a high foundation, a flat hip roof with a lantern, a cube-like profile and a doric-columned porch. Originally, second-story lighting relied on small "stomacher" windows

and lantern openings, but dormers were added later to improve light and ventilation. A small wing, added in 1885, served as a doctor's office for Dr. William Burt.¹

The property includes a rear garage that is explicitly excluded from the designation by-law and is not considered a significant heritage attribute. An application has been submitted proposing the removal of the existing garage and the construction of an ARU to the rear of the existing house. After reviewing the proposed project (included with Attachment 1), staff provide the following with respect to the potential impacts the alteration may have on the designated property and a review of the Standards and Guidelines for the Conservation of Historic Places in Canada².

Exterior Form:

The proposed Additional Residential Unit follows regency-style, like the "Ontario cottage" style commonly built in 19th century Ontario. Drawing inspiration from classical antiquity, popular around the time of the Greek revival, the proposal honours the relationship between the exterior form, setting, and history of the area.

Exterior Walls:

Rather than the brick shown on the submitted drawings, in discussion with staff the owner has indicated that the ARU will be finished in a board and batten siding style, like the rear addition of the existing primary dwelling. The use of board and batten siding offers a distinct yet compatible visual contrast, contributing to the overall aesthetic harmony of the site and would be the preferred option. The owner has also indicated that while the ARU is likely to be attached to the primary dwelling, the modifications to the existing house will only involve tying in the roof line of a connecting breezeway / entryway to the rear addition. These choices respect the building's heritage value and the character-defining exterior walls of the building.

Windows and Doors:

The wider windows and doors at the front of the ARU, including the single gable with an arched window, provide a subtle contrast to the slim windows and square features of the primary dwelling.

Mechanical and Electrical Systems:

The owner has indicated that mechanical and electrical system components will be hidden in the connection to the existing building. Any exhaust components will be blended into the side or rear of the new dwelling.

¹ Paris Museum and Historical Society – Building File for 16 Broadway Street West

² Park's Canada, Second Edition – 2010 (<https://www.historicplaces.ca>)

The proposed alterations have been reviewed by staff and circulated to the County of Brant Heritage Committee, who have provided preliminary comments for discussion at the committee meeting (Attachment 2).

Staff are of the opinion that the removal of the structure and replacement with the proposed Additional Residential Unit does not impact the heritage attributes of the property. Staff will continue discussion with the owner of the property and the designer of the ARU during the building permit process to ensure the heritage value of the property is maintained in accordance with the observations of this report.

It is my professional opinion that the proposal will not negatively impact the property's heritage value for the reasons outlined in this report. The proposed ARU's design has been tailored to complement the cobblestone house, ensuring no adverse effect on the property's heritage attributes. The current owner of the property has undertaken several conservation efforts on the property to improve it over time, all of which have been sympathetic to the surrounding heritage character.

Summary and Recommendations

The proposed alterations have been carefully examined by staff and discussed by the Heritage Committee. After thorough review, it is recommended that the Council of the County of Brant provide written consent under Section 33 of the Ontario Heritage Act for the removal of the garage and construction of the ARU at 16 Broadway Street West.

This consent will fulfill legislative requirements, enabling the applicant to proceed with the proposed work. The Heritage Committee and staff appreciate the applicant's efforts to integrate the new construction with the property's heritage character, ensuring its conservation and continued contribution to the County's cultural heritage.

Attachments

1. Alteration Information and Designating By-Law
2. Heritage Committee Preliminary Circulation Comments

Reviewed By

Jazmin Beddard – Arts, Culture and Heritage Officer

Copied To

Zach Gable – Director of Economic Development and Tourism
Richard Weidhaas – Chief Building Official
Applicant/ Owner

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No