



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: April 20, 2023

REPORT NO.: PD-2023-031

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 68 Bower Street

RECOMMENDATION:

THAT Report No. PD-2023-031 dated April 20, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 68 Bower Street ” be received;

AND FURTHER THAT Council state its intention to designate the property at 68 Bower Street, known as Villanore, legally described as “LT 41, BLK 4, PL 31, ALSO SHOWN ON PL 1098; HALTON HILLS;”, under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT the Town Clerk proceed with serving a Notice of Intention to Designate as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the property at 68 Bower Street (Acton) be brought forward to Council for adoption.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The property at 68 Bower Street (Villanore) meets Ontario Regulation 9/06 criteria for designation under Part IV of the *Ontario Heritage Act*, and,
- Staff are recommending that Council state its intention to designate the property.

BACKGROUND AND DISCUSSION:

The subject property is located at 68 Bower Street in Acton and contains a residential Victorian-era vernacular building with Gothic Revival influences, built c.1893.

Upon request for designation from the property owner, staff have prepared a Research & Evaluation Report (Appendix A) for the property.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of April 19, 2023, and the following motion was carried:

Recommendation No. HERITAGE-2023-0011

1. THAT Heritage Halton Hills recommend Council designate the property at 68 Bower Street (Acton) under Part IV of the *Ontario Heritage Act*.

Villanore is an excellent example of a residential Victorian-era vernacular building with Gothic Revival influences, featuring a high degree of artisanship on both the exterior and interior. Designed by architect J. Francis Brown, Villanore has historical and associative value within the community of Acton. The property is associated with the family of Alexander Secord, great-nephew of Laura Secord and son-in-law of W.H. Storey. The property contributes contextually along Bower Street within the community of Acton.

The heritage attributes of the property at 68 Bower Street are identified as follows:

- The location, setback, and orientation of the nineteenth century brick residence along Bower Street in Acton;
- The scale, form, and massing of the two-and-a-half storey brick residence with cross gable roof with brick chimney and dormers;
- Exterior materials, including red brick, stone, wooden features, and original stained-glass windows;
- The front elevation facing Bower Street, including the front entrance with stained-glass transom and oval stained-glass window, flat-headed window openings at the first and second storey round window beneath the front gable, and wooden two-storey porch;
- The side (west) elevation featuring a one-storey projecting bay with hand-painted stained-glass windows, and flat-headed and oval window openings;
- The side (east) elevation facing Elgin Street, featuring narrow stained-glass windows, flat-headed window openings at the first and second storey, a round window beneath the gable, and brick chimney above;
- On the rear elevation, the gable-roofed dormer;
- On the first-floor interior:
 - Original wooden detailing including window and door trim, baseboards, and built-in shelving in the dining room;
 - The carved wooden fireplace and mantel within the living room;
 - The carved wooden staircase extending to the second floor;
 - At the staircase landing, original hand-painted stained-glass windows; and,

- The original tin ceilings within the living room and dining room with decorative brackets.

Based on the identified cultural heritage value of the property, and as the property meets criteria for designation per Ontario Regulation 9/06 criteria, staff are recommending that Council designate the property under Part IV of the *Ontario Heritage Act*.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic plan recognizing the value to preserve, protect and promote our distinctive historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Consultation between staff and the Heritage Halton Hills committee led to the preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer