



BY-LAW NO. 2023-0055

A By-law to designate Villanore, located at 68 Bower Street, 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 68 Bower Street, Town of Halton Hills, Regional Municipality of Halton, and known as Villanore, 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 Villanore at 68 Bower Street, 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 May 29, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-031, dated April 20, 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 Villanore located at 68 Bower Street, 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 19th day of June, 2023.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2023-0055

LEGAL DESCRIPTION

PIN: 250020122

LT 41, BLK 4, PL 31, ALSO SHOWN ON PL 1098; HALTON HILLS

SCHEDULE “B” TO BY-LAW NO. 2023-0055

REASONS FOR DESIGNATION

Description of Property

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.

Statement of Cultural Heritage Value or Interest

Villanore at 68 Bower Street has physical and design value as an excellent example of a residential Victorian-era vernacular building with Gothic Revival influences and a high degree of artisanship on both the exterior and interior. The Victorian-era residence exhibits many of the features that are characteristic of this period with Gothic Revival influences, including its red brick construction, decorative woodwork and bargeboard beneath steeply pitched gables, wooden porch with decorative trim, and flat window arches. On the interior, the Victorian commitment to detail is evident in the carved woodwork throughout the home, including the fireplace, staircase, door and window trim and baseboard. Additionally, the painted tin ceilings within the first floor as well as the stained-glass windows contribute to the decorative style.

The property at 68 Bower Street 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 who built the glove factory on Bower Street. Villanore was designed by architect J. Francis Brown, a prominent Toronto-based architect during the late 20th century.

The property at 68 Bower Street has contextual value as it is important in maintaining the late nineteenth and early twentieth-century character of Bower Street. Villanore is in its original location at the corner of Bower Street and Elgin Street, and as such is physically, functionally, visually, and historically linked to its surroundings within the historical streetscape within Acton’s core.

Heritage Attributes

The identified heritage attributes of the property at 68 Bower Street that contribute to its physical and design value include:

- 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.

The identified heritage attributes of the property at 68 Bower Street that contribute to its historical and associative value include:

- The property's legibility as a nineteenth century brick residence along Bower Street.

The identified heritage attributes of the property at 68 Bower Street that contribute to its contextual value include:

- The property's legibility as a nineteenth century brick residence along Bower Street
- The location, setback, and orientation of the nineteenth century brick residence along Bower Street in Acton; and,
- The scale, form, and massing of the two-and-a-half storey brick residence with cross gable roof with brick chimney and dormers.

The rear addition, attached one-storey garage, and interior features on the second floor of the home have not been identified as attributes of the subject property.