



BY-LAW NO. 2024-0089

A By-law to designate the Clark House, located at 35 Bower Street, 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 35 Bower Street, Acton, Town of Halton Hills, Regional Municipality of Halton, and known as the Clark House, 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 the Clark House, located at 35 Bower Street, Acton, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published on the Town's website per the Town's "*Ontario Heritage Act – Alternate Notice Policy*";

AND WHEREAS the Reasons for Designation are set out in Schedule "B" of this by-law;

AND WHEREAS on September 16, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-057, dated August 30, 2024, 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 the Clark House, located at 35 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 18th day of November, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0089

LEGAL DESCRIPTION

PT LTS 173 & 174, PL 227, ALSO SHOWN ON PL 1098; PT LT 262, MUP 1098, AS IN
674304; HALTON HILLS

PIN: 250020078

SCHEDULE “B” TO BY-LAW NO. 2024-0089

REASONS FOR DESIGNATION

Description of Property

The subject property is located along the north side of Bower Street in the community of Acton in the Town of Halton Hills. The property contains a two-and-a-half storey brick residential building with hipped roof and stone foundation that fronts onto Bower Street.

Statement of Cultural Heritage Value or Interest

The property at 35 Bower Street has physical and design value as a representative example of an Edwardian residential building with an unusual two-storey projecting bay with pyramidal roof dormer in the community of Acton within the Town of Halton Hills. The Clark House at 35 Bower Street exhibits those features that are characteristic of Edwardian Classicism in residential buildings, including its balanced façade, large, hipped roof, smooth brick exterior, generous front porch, and many flatheaded window openings with stone sills. Although the two-storey projecting bay with dormer are not typical of the style, the flatheaded window openings and lack of additional fenestration on the bay are in keeping with the restrained character of the style.

The property at 35 Bower Street has historical and associative value due to its associations with the Henderson family, and for its long-term ownership by the Clark and Gould families. MP David Henderson created this property and two other lots from land that was originally owned part of the Adams’ farm property. The existing home was built for the Clark family who is associated with late nineteenth-century and early-twentieth-century ownership of the Acton Hotel, then known as the Clark House, an establishment with origins that date back to 1843. Following the death of her husband Gelard Clark, Margaret remarried and lived with her second husband William J. Gould at the subject property. Gould was one of Acton’s best-known citizens and a veteran of two wars, working at Beardmore & CO. for several years and the first president of the Acton Branch of the Canadian Legion. Margaret’s son Clifton Boyd was a prominent local banker and spent many weekends at the home that would become his sister Ruby’s for many years until it was sold in 1979 to its new owners.

The property at 35 Bower Street has significant contextual value as an early-twentieth-century Edwardian residential building along Bower Street in the community of Acton. Together with the neighbouring properties along Willow Street North and Bower Street, the existing building helps to define and maintain the late-nineteenth century and early-twentieth century development of this residential neighbourhood on the periphery of Acton’s historic downtown. The property and existing residence are physically, functionally, visually, and historically linked to its surroundings in the community and has maintained its significant presence along the streetscape as captured in historical photography. The property is similar in scale and materials to the neighbouring properties and has not been identified as a landmark in the area.

Heritage Attributes

The identified heritage attributes of the property at 35 Bower Street that contribute to its physical and design value include:

- The setback, location, and orientation of the early 20th-century residential building along Bower Street in the community of Acton in the Town of Halton Hills;

- The scale, form, and massing of the two-and-a-half storey building with hipped roof with brick chimney and stone foundation;
- The materials, including the red brick exterior and architectural detailing, stone sills, and stone foundation;
- The front (southeast) elevation, including:
 - The recessed flatheaded entrance with stone lintel;
 - Flatheaded window openings with stone sills and lintels at the first and second storeys;
 - Covered painted wooden porch stretching along the entire elevation with simple squared columns;
 - The two-storey brick bay with flatheaded window openings with stone sills and lintels;
 - Above the roofline, the dormer with pyramidal roof and narrow window openings;
- The side (northeast) elevation, including:
 - Flatheaded window openings with stone sills and lintels
 - Brick chimney extending along the first and second storeys and above the roofline; and,
- The side (southwest) elevation, including flatheaded window openings with stone sills and lintels at the first and second storeys.

The identified heritage attributes of the property at 35 Bower Street that contribute to its historical and associative value includes:

- The legibility of the existing property as an early 20th-century residential building along Bower Street in the community of Acton in the Town of Halton Hills.

The identified heritage attributes of the property at 35 Bower Street that contribute to its contextual value include:

- The legibility of the existing property as an early 20th-century residential building along Bower Street in the community of Acton in the Town of Halton Hills;
- The setback, location, and orientation of the existing residential building along Bower Street; and,
- The scale, form, and massing of the two-and-a-half storey building with hipped roof with brick chimney and stone foundation.

The rear elevation, rear addition, and interiors have not been identified as heritage attributes.