



BY-LAW NO. 2024-0011

A By-law to designate Sunderland Villa, located at 55 Mill Street East, Acton, 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 55 Mill Street East, Town of Halton Hills, Regional Municipality of Halton, and known as the Sunderland Villa, 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 Sunderland Villa at 55 Mill Street East, 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 on December 11, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-073, dated November 17, 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 the Sunderland Villa located at 55 Mill Street East, Acton, 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 12th day of February, 2024.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0011

LEGAL DESCRIPTION

PIN: 250020128

PT LT 21, BLK 4, PL 31, ALSO SHOWN ON PL 1098; PT LT 22, BLK 4, PL 31, AS IN 835185 ALSO SHOWN ON PL 1098; "T/W 242792" HALTON HILLS "AMENDED MAR 9 '99 & OCT 13/99 J. MENARD" SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 20R19598 AS IN HR1160481

SCHEDULE “B” TO BY-LAW NO. 2024-0011

REASONS FOR DESIGNATION

Description of Property

The property is located along the north side of the roadway in Halton Hills and contains a two-and-a-half storey brick residential building. The existing residential form building on the subject property is set back from Mill Street East in Acton, with a large, paved driveway directly in front of the house, separated from the public right of way by an evergreen hedge extending along the southeast and northeast lot lines. Mature trees are extant along the northeast lot line, and a single driveway extends along the rear (northwest) lot line behind the existing building from John Street North.

Statement of Cultural Heritage Value or Interest

The property at 55 Mill Street East has physical and design value as a unique example within Acton and the Town of Halton Hills of an elaborate Queen Anne Revival style residential building within the core of the Acton community. Sunderland Villa, although modified with a one-storey addition and garage addition to the side and rear, remains an excellent example of the style, with architectural detailing including its asymmetrical facade, steeply pitched and irregular roofline, front-facing gables, overhanging eaves, the central turret, unusual windows, and significant decorative wooden detailing beneath and eaves and throughout the building. Sunderland Villa was also the first residence in Acton to be heated by steam as owner W.H. Storey had steam piped from the glove factory on Bower Street to heat his own residence. The craftsmanship within the architectural detailing and building design is exemplary and has been well-preserved through many ownership changes and through its adaptive re-use from residential building to funeral home. Sunderland Villa is an excellent and unique example of a Queen Anne Revival manor in Halton Hills, representative of the success and prosperity of one of Acton’s most influential residents in the late-nineteenth century.

The property at 55 Mill Street East has historical and associative value due to its associations with William Heslop Storey, a notable figure in the mid-to-late-nineteenth century in Acton with significant ties to the community. Storey established the Canada Glove Works on Bower Avenue, employing hundreds of local individuals and was known throughout Canada. Storey was instrumental in the incorporation of the village of Acton in 1873 and served as Acton’s first Reeve. He also served as a councillor for 18 years and was Warden of Halton County, Justice of the Peace, chairperson of the school board, director of several insurance companies, president of the Canadian Manufacturer’s Association, and long-standing member of the Methodist church. Sunderland Villa, an extravagantly designed Queen Anne Revival residence, was the first home in Acton to be heated with steam and demonstrates Storey’s entrepreneurial status and status within the community as one of the most important employers of that time. Sunderland Villa has also been historically associated with the Great War Veterans Association as it was used as a boarding house and hotel for veterans following World War One in the early twentieth century. The property has long been associated with the funeral home industry in Acton, serving as a funeral home since 1937. Notable funeral home directors associated with the property include Victor and Alice Rumley, Bruce and Rhoda Shoemaker, and Bob and Margaret Mackinnon.

The property at 55 Mill Street East has contextual value as a landmark along Mill Street East within the community of Acton. Although set back from Mill Street East, the position of Sunderland Villa beyond the circular drive extending from the right-of-way provides a significant vantage-point for passersby to view the extensive detailing and

fine craftsmanship still extant within the exterior of the existing building. Sunderland Villa, in its original location in the heart of Acton, is physically, visually, and historically linked to its surrounding, and continues functionally as a funeral home as it has since 1937 in the community. Sunderland Villa is important in defining and maintaining the character of the area and represents the late-nineteenth century prosperity of businessman and local William Heslop Storey within the community.

Heritage Attributes

The identified heritage attributes of the property at 55 Mill Street East that contribute to its physical and design value include:

- The location, setback, and orientation of the residential building along Mill Street East in Acton, Ontario;
- The scale, form, and massing of the two-and-a-half-storey Queen Anne Revival building, including its hipped roof with multiple gable dormers and stone foundation;
- The materials, including stone foundation, brick exterior, copper where extant, and wooden architectural detailing;
- The front (southeast) elevation, including:
 - The composition of the southeast elevation into three bays with brick quoining throughout;
 - Within the northeast bay: the one-storey, mansard-roofed projecting bay with decorative panels and a stone course including segmentally arched window openings with brick hood moulds and stone sills; round-arched windows at the second storey beneath a shallow copper projecting roof with stone sill and rounded stone hood moulds; at the upper storey, the circular window with decorative surround beneath the gable peak with intricate wooden bargeboard and architectural detailing;
 - Within the central bay: the central entrance at the first storey with brick surround beneath a shallow bracketed projecting roof; at the second storey, the paired round-arched windows with stone sill and decorative copper projecting roof; at the upper storey, the single round-arched window openings with stone sill and decorative hood mould beneath the gable peak with intricate wooden bargeboard and architectural detailing; and the tower roof with bracketed eaves, decorative brickwork and quoining, and a finial at the tower peak;
 - Within the southwest bay: at the second storey, the single round-arched window opening with stone sill and brick hood mould with a shallow bracketed projecting copper roof, beneath a circular window and gable peak with wooden bargeboard and architectural detailing;
- The side (southwest) elevation, including:
 - The two segmentally arched window openings towards the front elevation, and towards the rear, the two round-arched window openings with brick hood moulds with decorative keystones; beneath the gable peak with wooden bargeboard and decorative wooden detailing, a circular window opening with decorative wooden surround, stone sill, and brick hood mould with decorative detailing; and the brick chimney extending above the roof beyond the southwest elevation;
- The side (northeast) elevation, including:
 - The three-bay composition with brick quoining; single flat-headed window openings throughout; and dormer within the roofline.

The identified heritage attributes of the property at 55 Mill Street East that contribute to its historical and associative value include:

- The property's legibility as a late-19th-century Queen Anne Revival residential building in the community of Acton.

The identified heritage attributes of the property at 55 Mill Street East that contribute to its contextual value include:

- The property's legibility as a late-19th-century Queen Anne Revival residential building in the community of Acton.
- The setback, placement, and orientation of the c.1879s brick residential building along Mill Street East in Acton; and,
- The scale, form, and massing of the two-and-a-half storey brick residential building.

The interiors of the building, contemporary additions and rear elevation have not been identified as attributes of the subject property.