



BY-LAW NO. 2022-0061

A By-law to designate the McNiven-Elliott House, located at 76 Bower Street, Halton Hills, Regional Municipality of Halton, 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 76 Bower Street, Town of Halton Hills, Regional Municipality of Halton, and known as the McNiven-Elliott 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 McNiven-Elliott House located at 76 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 June 13, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0038, dated May 20, 2022, in which certain recommendations were made relating to the designation of the McNiven-Elliott House at 76 Bower Street under Part IV of the *Ontario Heritage Act*;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT the McNiven-Elliott House at 76 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 Designation be registered against the property and served in accordance with Section 29 of the *Ontario Heritage Act*; and,
3. THAT a notice of this By-law be published in accordance with Section 29 of the *Ontario Heritage Act*.

BY-LAW read and passed by the Council for the Town of Halton Hills this 26th day of September, 2022.

Originally Signed By:

MAYOR – RICK BONNETTE

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2022-0061

LEGAL DESCRIPTION: PT LT 42, BLK 5, PL 31, AS IN 685522 ALSO SHOWN ON PL 1098; HALTON HILLS

PIN: 250020117

SCHEDULE “B” TO BY-LAW NO. 2022-0061

REASONS FOR DESIGNATION

Description of Property

The McNiven-Elliott House is located at 76 Bower Street (PT LT 42, BLK 5, PL 31, AS IN 685522 ALSO SHOWN ON PL 1098; HALTON HILLS) in the Town of Halton Hills.

The property at 76 Bower Street is a rectangular-shaped parcel situated at the southeast corner of Bower Street and Elgin Street North. The property contains a two-storey brick residential building with rear additions and a one-storey garage.

Statement of Cultural Heritage Value or Interest

The property at 76 Bower Street has physical and design value as a representative example of residential Edwardian architecture within the historic community of Acton. The existing two-storey, red brick structure with hipped roof and stone foundation features a balanced façade, simple hipped roof with dormers, and smooth, red-brick surfaces. The roof eaves are supported by simple brackets, and several large-paned sash windows are featured throughout. The front porch with squared wood columns on the primary elevation features a gable peak above the central entrance within a balanced façade characteristic of residential Edwardian architecture. Architectural features throughout include oval windows on the side elevation, a two-storey projecting bay, stained glass transoms on the front elevation at the first storey, and stone sills and lintels throughout.

The property at 76 Bower Street has historical and associative value due to its associations with the Henderson family, local doctor J.A. McNiven, and George Elliott. The existing house was constructed by D.M. Henderson, local businessman and son of the Honorable David Henderson, who constructed several houses in the immediate area. Dr. McNiven lived in and operated his practice out of the property for several years. Additionally, local musician and one-time Citizen of the Year George Elliott lived in the home for many years, hosting many events at the property.

The property at 76 Bower Street has contextual value as it is important in maintaining the late-nineteenth and early twentieth-century character of Bower Street. The existing house, in its original location at the corner of Bower Street and Elgin Street, is physically, functionally, visually, and historically linked to its surroundings within the historical streetscape within Acton’s core.

Attributes that contribute to the design/physical value and historical/associative value of the property at 76 Bower Street:

- The setback, placement, and orientation of the early 20th century Edwardian residential building at the intersection of Bower Street and Elgin Street in Acton;
- The scale, form, and massing of the two-storey brick structure with hipped roof featuring dormers and a brick chimney;
- Materials throughout, including wood architectural detailing, red brick, and stone sills and lintels throughout;
- Stained glass windows on the front elevation at the first and second storeys;
- The front elevation facing Bower Street, including its symmetrical façade, covered one-storey wooden porch with wood columns and bracketed eaves, central entrance with stone lintel and wood surround, and large sash windows;
- The side (south) elevation facing Elgin Street, including oval and large-paned sash windows with stone sills and lintels, two-storey projecting bay and rear one-storey brick addition; and,
- The side elevation (north) and rear elevations featuring original window openings with stone sills and lintels.

Attributes that contribute to the contextual value of the property at 76 Bower Street:

- The setback, placement, and orientation of the early 20th century Edwardian residential building at the intersection of Bower Street and Elgin Street in Acton; and,
- The scale, form, and massing of the two-storey brick structure with hipped roof featuring dormers and a brick chimney.

The interiors and frame additions to the rear have not been identified as heritage attributes of the property.