



BY-LAW NO. 2024-0061

A By-law to designate the James Moore House, located at 13 Frederick Street North, 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 13 Frederick Street North, Town of Halton Hills, Regional Municipality of Halton, and known as the James Moore 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 James Moore House at 13 Frederick Street North, 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 May 27, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-032, dated April 19, 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 James Moore House located at 13 Frederick Street North, 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 26th day of August, 2024.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0061

LEGAL DESCRIPTION

PT LT 46, BLK 6, PL 31, ALSO SHOWN ON PL 1098; PT LT 47, BLK 6, PL 31, AS IN
840645 ALSO SHOWN ON PL 1098 TOWN OF HALTON HILLS

PIN: 250020108

SCHEDULE “B” TO BY-LAW NO. 2024-0061

REASONS FOR DESIGNATION

Description of Property

The property at 13 Frederick Street North is a rectangular shaped lot located along the northeast side of Frederick Street North in the community of Acton in the Town of Halton Hills. The property contains a two-storey brick building with one-storey additions. The property features a paved asphalt driveway along the southeast lot line and a paved walkway extending from Frederick Street North.

Statement of Cultural Heritage Value or Interest

The property at 13 Frederick Street North has physical and design value as a unique example of a late-19th-century Victorian building within the community of Acton. Built by James Moore, the house features a variety of decorative elements including dichromatic brick, wooden bargeboard along the roofline, buff brick quoining at the corners on the red brick façade, and buff brick detailing over door and window openings. The unique use of a jerkinhead roof highlighted by decorative wooden bargeboard contributes to the design value of this property.

The property at 13 Frederick Street North has historical and associative value due to its builder James Moore who was a harness maker, manager of the Canada Glove Works, and son of Town Clerk Thomas Cunningham Moore. Moore was also very involved in the local community, and was actively involved in the Methodist Church, served as a Sunday School Superintendent, and was a member of the Acton Citizens’ Committee and Public-School Board. The property has also been owned by several other significant members of the community since its construction in the late nineteenth century. Briefly owned by Dr. Charles Kelly in the late 1800s, the property was then owned by prominent local couple Dr. Thomas and Elizabeth Gray; Dr. Gray was a member of Council, former Mason, and served as a physician in Acton for 21 years, while Elizabeth was a long-time member of the local Women’s Institute. Following Gray’s ownership, another prominent local, Dr. Elford John Nelson, owned the property. Nelson served on Town Council, was director of the YMCA, served as president of the local hockey club, and was an organist for the United Church until relocating to the United States in the mid-twentieth century.

The property at 13 Frederick Street North has contextual value as it is important in defining and maintaining the late-nineteenth century character of the area along Frederick Street North and Bower Avenue. The James Moore House is located directly beside another home constructed by Moore, known as The Maples, near the former location of the Canada Glove Works which was a significant employer in the area and linked to previous owners of the property. While the house construction with its jerkinhead roof is unique in the area, the home has not been identified as a landmark as it is one of several well-preserved Victorian-era buildings within this neighbourhood.

Heritage Attributes

The identified heritage attributes of the property at 13 Frederick Street North that contribute to its physical and design value include:

- The setback, location, and orientation of the existing building along Frederick Street North in the community of Acton in the Town of Halton Hills;

- The scale, form, and massing of the existing two-storey Victorian building with jerkinhead roof and stone foundation;
- The materials, including red and buff brick, buff brick quoining throughout, stone foundation, and wooden architectural detailing including bargeboard along the roofline;
- On the front (southwest) elevation:
 - The two-bay composition;
 - Single entrance within a segmentally arched opening with glass transom beneath a small gable-roofed porch;
 - Segmentally arched window openings with stone sills and buff brick voussoirs at the first and second storeys;
 - Decorative wooden bargeboard along the roofline;
- On the side (northwest) elevation:
 - Segmentally arched window openings with stone sills and buff brick voussoirs;
 - Red brick chimney extending above the roofline;
- On the side (southeast) elevation:
 - Segmentally arched window openings with stone sills and buff brick voussoirs; and,
 - Decorative wooden bargeboard along the roofline.

The identified heritage attributes of the property at 13 Frederick Street North that contribute to its historical and associative value include:

- The property's legibility as a late-nineteenth-century Victorian residential building within the community of Acton in the Town of Halton Hills.

The identified heritage attributes of the property at 13 Frederick Street North that contribute to its contextual value include:

- The property's legibility as a late-nineteenth-century Victorian residential building within the community of Acton in the Town of Halton Hills;
- The setback, location, and orientation of the existing building along Frederick Street North; and,
- The scale, form, and massing of the two-storey building on a stone foundation with a jerkinhead roof.