



BY-LAW NO. 2024-0090

A By-law to designate the Henderson-Mason House, located at 41 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 41 Bower Street, Acton, Town of Halton Hills, Regional Municipality of Halton, and known as the Henderson-Mason 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 Henderson-Mason House, located at 41 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-2024-058, 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 Henderson-Mason House, located at 41 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.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0090

LEGAL DESCRIPTION

PT LT 262, MUP 1098, AS IN 680689. TOWN OF HALTON HILLS

PIN: 250020077

SCHEDULE “B” TO BY-LAW NO. 2024-0090

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 existing two-and-a-half storey residential building is located adjacent to the roadway within an irregularly shaped parcel that extends to the north at the rear of the properties along Willow Street North.

Statement of Cultural Heritage Value or Interest

The property at 41 Bower Street has physical and design value as a vernacular Victorian building with Queen Anne influences. The original L-shaped, two-storey residential building is legible from the contemporary two-storey enclosed porch on the front elevation, which is sympathetic to the original structure, and rear one-storey brick addition. Although the original bargeboard and decorative wrap-around wooden porch have been lost over time, the original detailing of the building’s exterior has remained extant. The exterior façade features detailed brick string courses at the first and second storeys, segmentally arched and round-arched window openings with brick hood moulds and stone sills, and a detailed brick chimney, demonstrating the influence of the Queen Anne Revival style, which was designed to reflect the success of its owners, and which was primarily prevalent in Ontario between 1870 and 1910.

The property at 41 Bower Street has historical and associative value due to its associations with several significant owners throughout the years including the Honourable David Henderson, Jeremiah Bell, Amos Mason, and Robert Algie. This property is one of three lots purchased by David Henderson from part of the original Adams farmstead. Henderson was a prominent local businessman, bank owner, and later significant politician and member of the King’s Privy Council of Canada.

In addition to Henderson, the property has other significant local community and political connections. Local carpenter Jeremiah Bell owned the property between 1911 and 1923 and served as a local councillor in Acton. Prominent local businessman Amos Mason owned the property between the 1920s and 1960; Mason established the Mason Knitting Company, a significant local employer which later relocated to the former Beardmore warehouse known as the Hide House in 1938. Like Henderson, Mason was significantly involved in the community, serving with many different community groups and organizations. Mason was also a member of Council and became Acton’s first mayor in 1950. In 1958, Mason was awarded Citizen of the Year by the local Chamber of Commerce for his work as a civic and community leader. Later in the 20th century, the property was owned by Robert Algie, who also served the community as part of Knox Presbyterian Church and as attendance officer for the local schools.

The property at 41 Bower Street has significant contextual value as the existing Victorian building, together with the neighbouring properties at the corner of Bower Street and Willow Street North in the community of Acton, help 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 41 Bower Street that contribute to its physical and design value include:

- The setback, location, and orientation of the existing late 19th-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 Victorian building with Queen Anne Revival influences, featuring a 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 segmentally arched and round arched window openings with brick hood moulds centered beneath the front gable;
- The side (northeast) elevation, including segmentally arched and round arched window openings with brick hood moulds and small window opening centered beneath the gable at the upper storey; and,
- The side (southwest) elevation, including the paired segmentally arched windows (first storey) and rounded arched windows (second storey) featuring brick hood moulds and stone sills, and round arched window centered beneath the gable peak.

The identified heritage attributes of the property at 41 Bower Street that contribute to its historical and associative value include:

- The legibility of the existing property as a late 19th-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 41 Bower Street that contribute to its contextual value include:

- The legibility of the existing property as a late 19th-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 building along Bower Street; and,
- The scale, form, and massing of the existing two-and-a-half storey building with brick chimney and stone foundation.