



**BY-LAW NO. 2016-0004**

A By-law to designate the Perkins House, located at 88 Bower Street (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 88 Bower Street (Acton), legally described as Lot 44, Block 5, Plan 31; Town of Halton Hills, Regional Municipality of Halton and known as the Perkins 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 Perkins House located at 88 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 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 October 19, 2015, Council for the Town of Halton Hills approved Report No. PI-2015-0033, dated September 25, 2015, in which certain recommendations were made relating to the designation of the Perkins House, 88 Bower Street (Acton), 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 Perkins House located at 88 Bower Street (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 1<sup>st</sup> day of February, 2016.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

**SCHEDULE "A" TO BY-LAW NO. 2016-0004**

**LEGAL DESCRIPTION**

Assessment Roll Number: 2415050002180000000

Lot 44, Block 5, Plan 31; Town of Halton Hills, Regional Municipality of Halton

## SCHEDULE "B" TO BY-LAW NO. 2016-0004

### REASONS FOR DESIGNATION

#### Description of Property

The Perkins House is located at 88 Bower Street, Acton, legally described as Lot 44, Block 5, Plan 31; Town of Halton Hills, Regional Municipality of Halton.

#### Statement of Cultural Heritage Value or Interest

#### Design or Physical Value

The Perkins House is a two-storey brick house that was constructed in 1891 in an irregular "T" design of the Gothic Revival style. The Bower Street façade of the house features a three-sided bay with a projecting gable and decorative verge boards. The condition of both the exterior and interior of the Perkins House has been well-maintained by previous property owners, inclusive of original doors, hardware, flooring, and trim.

#### Historical or Associative Value

The Perkins House is an excellent example of a Queen Anne style residence.

#### Contextual Value

The Perkins House is one of a disappearing streetscape of larger solid brick homes built by the entrepreneurial men and women of the village to highlight their success and place of importance in Acton. This role for Bower "Avenue" was reinforced by the duplexes across the street, built by the leading entrepreneurs of the village involved in a Banking Syndicate to provide housing "for a better class of citizen".

#### Description of Heritage Attributes

The heritage attributes of the Perkins House to be designated under Part IV of the Ontario Heritage Act consist of:

- Two-storey red brick with raised courses serving as a border between stories and two distinctive raised brick designs below the windows of the upper and lower bay.
- The three-sided two-storey bay tower topped with a projecting gable supported by decorative verge boards featuring a trefoil design.
- Decorative verge board featuring a trefoil design on the east gable end.
- Oak front door featuring a large pane of translucent glass with scrollwork below it and the original metal door knocker.
- A door transom featuring translucent glass matching that of the front door.
- Front foyer ceiling medallion with hanging brass light fixture and frosted glass globe.
- The front staircase featuring a turned newel post supporting a flowing carved banister with turned spindles, culminating in the upper newel post which is topped with a flower bud. It supports a curved upper banister with spindles.
- Maple floor boards in front hallway, front room and dining room.
- The four iron heating vents.

- Window and door trim with three asymmetrical grooves, topped with blocks at the top of the trim using a raised square with beveled sides. The base blocks on the doors use a raised rectangle with beveled sides. This is found in the hallway, front and dining rooms and on the original doors on the second floor.
- The front room bay with two corner guards, detailed milled window trim and corner blocks around the three windows.
- Dining room milled wooden apron under the sills of the three windows.