



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Planning and Infrastructure

DATE: September 25, 2015

REPORT NO.: PI-2015-0033

RE: Intent to Designate the Perkins House under Part IV of the *Ontario Heritage Act*, 88 Bower Street, Acton

RECOMMENDATION:

THAT Report No. PI-2015-0033, dated September 25, 2015, with respect to "Intent to Designate the Perkins House under Part IV of the *Ontario Heritage Act*, 88 Bower Street, Acton", legally described as Lot 44, Block 5, Plan 31, be received;

AND FURTHER THAT Council indicate its intention to designate the Perkins House under Part IV of the *Ontario Heritage Act* as recommended by Heritage Halton Hills;

AND FURTHER THAT Clerks staff proceed with the notification requirements as set out in the *Ontario Heritage Act*;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, that a designation by-law for Council adoption be brought forward.

BACKGROUND:

The Perkins House is a two-storey brick house located at 88 Bower Street, Acton (refer to Schedule 1 of this report). The Perkins House 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.

The Perkins House was recognized by Heritage Halton Hills for its cultural heritage value and is proposed to be listed in Phase 3 of the Town of Halton Hills Heritage Register, which will be the subject of an upcoming report to Council. Phase 3 of the Heritage Register recognizes the cultural heritage value of the Perkins House as “an excellent example of a Queen Anne style residence”.

Upon receiving notice of the Town’s intent to list the Perkins House on Phase 3 of the Town’s Heritage Register, the current property owners notified Heritage Halton Hills of their interest in further recognizing the cultural heritage value of the property by proceeding to designation under Part IV of the *Ontario Heritage Act*. The property owners attended the Heritage Halton Hills meeting of April 15, 2015 to confirm their desire to designate their property under the *Act*. Subsequently, Heritage Halton Hills prepared a Designation Report (attached as Schedule 2 of this report) to further assess the cultural heritage value of the Perkins House.

The Designation Report describes the cultural heritage value of the property as:

“The Perkins House at 88 Bower Street, Acton 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”.

On September 23, 2015, Heritage Halton Hills adopted the following motion:

Recommendation No. HERITAGE-2015-0040

THAT Heritage Halton Hills receive the Perkins House Designation Report, authored by J.M. Rowe with photos by A. Mior and W. O’Keefe, located at 88 Bower Street, Acton;

AND FURTHER THAT Heritage Halton Hills approves the Perkins House Designation Report, as amended;

AND FURTHER THAT the Perkins House Designation Report be forwarded to staff to prepare a cover report to advise Council of the committee’s recommendation to designate Perkins House, located at 88 Bower Street, Acton.

CARRIED

COMMENTS:

As described in the Designation Report, the heritage attributes of the Perkins House to be designated under Part IV of the *Ontario Heritage Act* consist of:

- a) 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.
- b) The three-sided two-storey bay tower topped with a projecting gable supported by decorative verge boards featuring a trefoil design.
- c) Decorative verge board featuring a trefoil design on the east gable end.
- d) Oak front door featuring a large pane of translucent glass with scrollwork below it and the original metal door knocker.
- e) A door transom featuring translucent glass matching that of the front door.
- f) Front foyer ceiling medallion with hanging brass light fixture and frosted glass globe.
- g) 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.
- h) Maple floor boards in front hallway, front room and dining room.
- i) The four iron heating vents.
- j) 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.
- k) The front room bay with two corner guards, detailed milled window trim and corner blocks around the three windows.
- l) Dining room milled wooden apron under the sills of the three windows.

Council has two options regarding the designation process, which are:

- 1) To proceed with designation. A notice of intent to designate is then served. Should there be no objections the designation by-law for Council approval will be brought forward. Should there be objections; there is an appeal process to the Conservation Review Board before the final request comes back to Council for a final decision.
- 2) Not to proceed with designation.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the Town's desire to Preserve, Protect and Promote our Distinctive History specifically, strategic objective D.2 "To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas" and D.4, "To use the conservation of built heritage and cultural heritage landscape resources to enhance the character and vitality

of neighbourhoods, and to provide opportunities for economic development and tourism.”

FINANCIAL IMPACT:

If designated under Part IV of the *Ontario Heritage Act*, the property will be eligible for the Town’s Heritage Property Tax Relief Program.

COMMUNICATIONS IMPACT:

If Council decides that designation under Part IV is warranted, staff will provide Written Notice of Intention to Designate as required by Section 29(3) of the *Ontario Heritage Act* in the manner and form and to the person and agencies prescribed by the *Act*.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report’s recommendations advance the Strategy’s implementation? Yes.

Which pillar(s) of sustainability does this report support? Cultural Vibrancy.

In summary, the Sustainability Implications of this report are as follows:

The designation of the Perkins House under Part IV of the *Ontario Heritage Act* supports the Community Sustainability Strategy’s pillar of Cultural Vibrancy and its focus area of ‘Valued Heritage Legacy’, by preserving features of cultural heritage value or interest in the Town.

Overall, the alignment of this report with the Community Sustainability Strategy is Good.

CONSULTATION:

Consultation between Heritage Halton Hills, Town staff, and the current property owners of 88 Bower Street, Acton, led to the preparation of this report.

CONCLUSION:

It is recommended that Council indicate its intent to designate the Perkins House under Part IV of the *Ontario Heritage Act*.

Respectfully submitted,

Rukshan de Silva
Planner – Policy

Reviewed and Approved by,

John Linhardt, MCIP, RPP
Executive Director of Planning and
Chief Planning Official

Chris Mills
Commissioner of Planning and
Infrastructure

Brent Marshall
Chief Administrative Officer & Fire
Chief



Perkins House



Heritage Halton Hills Designation Report 2015

By John Mark Rowe
Photos by Alex Mior and Wendy
O'Keefe

Location

The Perkins House is located at 88 Bower Street, Acton, Ontario in the Town of Halton Hills. It was registered as Lot 44 in Block 5 of the Adams Family survey for the Village of Acton and was later incorporated as part of Plan 227.

Historical Background

Bower Street was originally the farm lane of Rufus and Maria Adams which led from the house to the barn, both of which are now gone. The lane to the Adams' house is now St. Alban's Drive. The south side of Bower Street was laid out in April 1857 by W. F. and J. F. Adams.

This lot remained unsold until the executors of Maria Adams sold it in 1867. It was sold with Lot 45 in 1873 to Dr. Nelson McGarvin, who built a fine house, which was featured in the 1877 *Historical Atlas of Halton*. This lot was severed from Lot 45 in 1890 when Sarah McGarvin sold the 1/5th of an acre to Joseph Henry Perkins for \$282.

Young Mr. Perkins proceeded to build this fine brick house, but when completed in 1891, it was his parents that moved in. The reason became clear when he married a Brockville girl in 1894 and resided there. The 1891 census lists the occupants of the brick house as John and Mary Perkins and their two youngest children, John and Beatrice. John Perkins was a glove cutter at the W.H. Storey Glove Works down the street.

In 1895 the Perkins family moved to Gloversville, New York, leaving the house to their daughter Jessie and her husband William H. Speight with their three children. They occupied the house until its sale on 30 March 1905 to Alexander B. McLean.

Alexander (Sandy) McLean moved to Acton in 1904, purchasing the barber business of W.H. Worden. In 1905 he married Maude Thompson and made 88 Bower Street their home. They celebrated their golden wedding anniversary here in February 1955. H. P. Moore wrote about them in *Acton's Early Days*, "When Sandy McLean came to Acton and settled down in business here; and married a wife; and

looked around for a dainty home to match his dainty wife, he selected this Perkins homestead. He bought the property and, between him and Mrs. Mclean it has always been kept attractive and in 'apple pie' order."

Bill and Diane Spielvogel purchased the house in 1968 and put the addition on the back and side of the house in 1974. In 2003 the O'Keefe family purchased the property.

Site Analysis

Exterior

88 Bower Street is a single detached home built in an "irregular T-type" design of the Gothic Revival style. The entrance is across a covered open veranda with a cement block foundation, built in the 1970s.

There is one double hung window onto the veranda and two above the veranda. The limestone window sills are solid pieces of limestone that was wrapped in aluminum in 2014. Behind the aluminum storm door is the original oak wooden door with two lower panels, topped by a large single pane of frosted glass. The glass is frosted with a design of leaves and stems, with two translucent white lines defining a border. Scrollwork sits below the window. An original knocker graces the door although modern hardware has replaced the original handle and lock. A



transom surmounts the door, inset with matching frosted glass. The interior of the door and transom are surrounded by milled casing set with corner blocks.

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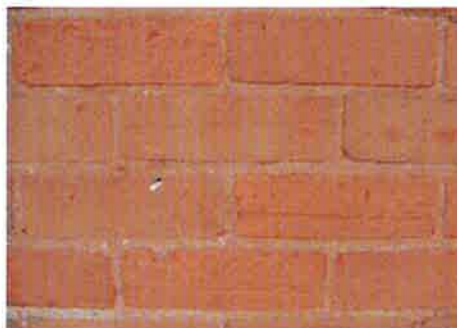


To the right of the veranda is the north end of the offset "T" design culminating in a three-sided bay tower with three separate double-hung windows on each floor. The bay is topped with a projected verges fronted by a decorative wooden vergeboard featuring a trefoil design. It is further supported by arched milled panels flush with the front of the bay and at right

angles on either side of the bay. The trefoil design is repeated in a decorative vergeboard on the east gable end.



The red brick is laid in a traditional running bond pattern. Two raised courses, two bricks apart, can be seen traveling around the mid-section of three sides of the house – between the first and second level and continues over the windows acting like a border. It also appeared on the front of the upper bay.



Two adjoining squares of raised brick with rough faces relieve the brick below each of the three bay panels. The same brick forms rectangles on each bay panel below the upper windows in a pattern of three stretchers on edge, three on their face and three on their edges.



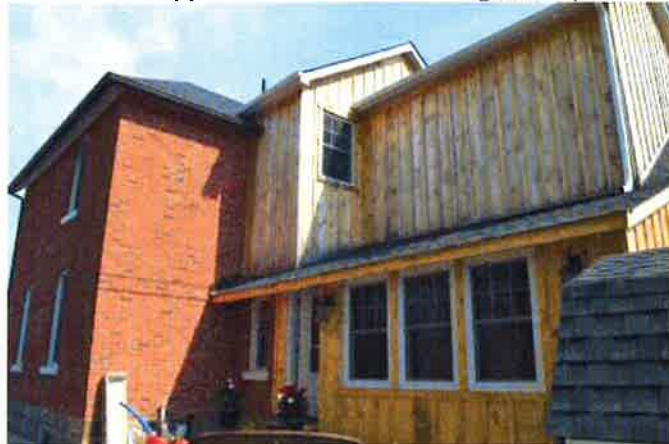
The house sits on a rubble foundation of stone with a partial basement located under the northern side of the house,

which can be accessed by a door inside the house located in the kitchen. The exterior foundation walls are of dressed stone.

The rear wall of the house featured a single storey kitchen of brick which once had a rear door, now bricked over. An enclosed porch was added on the driveway side.



The 2014 addition enclosed the south end of the offset "T" design, extending it to the back wall of the kitchen. An upper addition sits on the greater part of the brick kitchen



extension. The addition is clad in board and batten, which distinguishes it clearly.

The roof is asphalt shingle.



South side or back of the house.



East side of the house. The property line is marked by the trees.

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Interior



The flooring is original wooden maple planks in the entrance, dining room and living room.



They are edged with original baseboards while milled casings surround each door and window.



The original iron heating vents are found in the living room (2), dining room and entrance hall. The entrance hallway vent is the only one that has not been painted.

A plaster medallion graces the ceiling in the front entrance hall with a brass and glass light fixture hanging from it. The frosted globe reflects the frosting in the entrance door glass, suggesting it is original.



The staircase is original with the banister composed of a long solid piece of maple ending in a turned newel post. The banister and newel post on the second floor landing are in excellent condition with the newel being topped with a budding flower-like design.



The base of the upper newel post ends in a brace on the stairwell wall. The upper spindles continue through the base rail ending with triple balls in descending sizes.



The front room features the downstairs portion of the three-sided bay. Crown molding defines the top of the walls with a high wooden baseboard at the bottom. A corner molding is carved into the plaster on each side of the bay. Each window is surrounded by its own trim which uses three



asymmetrical grooves, topped with blocks featuring a raised square with beveled sides. The trim extends beyond the window sill to rest on base

blocks which used a raised rectangle with beveled sides in the design. Each of the bay windows have raised paneling between the sill and baseboard framing a square piece of the wall.



The three dining room windows have a unique milled wood apron under the window sill, which supports the milled trim and corner blocks common to all the house window and door openings. This trim also uses three asymmetrical grooves, while the blocks at the top of

the trim used a raised square with beveled sides. The base blocks on the doors use a raised rectangle with beveled sides.





The second floor of the house also retains the original door trim and blocks with original four panel oak doors. The doors are hung on the original iron ball tip hinges with a decorative motif. The doors maintain china knobs as part of a simple locking mechanism with key hole.



REASONS FOR DESIGNATION

Description of Property

Perkins House is a substantial brick two-storey house with an unusual "T" layout. The end of the "T" facing Bower Street features a three-sided bay as a two-storey tower topped with a projecting gable supported by decorative verge boards.

The fine condition of the exterior is matched by several original interior elements that are also well-preserved. The oak front door with transom opens to a handsome front hall and staircase with a dining room and front room with period flooring and trim. The upstairs features some original doors with hardware and trim as well as the newel post for the staircase railing.

Cultural Heritage Value

The Perkins house at 88 Bower Street, Acton 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

- a) 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.
- b) The three-sided two-storey bay tower topped with a projecting gable supported by decorative verge boards featuring a trefoil design.
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- e) A door transom featuring translucent glass matching that of the front door.
- f) Front foyer ceiling medallion with hanging brass light fixture and frosted glass globe.

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- g) 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.
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Documentation

Map of Part of the Village of Acton, County of Halton, April 15th, 1857

Fire Insurance Map of Acton, Sept. 1898

Land Records of the Village of Acton

Acton's Early Days, H.P. Moore and G. Arlof Dills, Acton: 1939

The Acton Free Press

Acton Urban Inventory -Bower Avenue, Matthew J.M.B. Rowe, Heritage Halton Hills: 2002

Photos by Heritage Halton Hills summer student Alex Mior

CURRENT OWNERS

Tom and Wendy O'Keefe

RECCOMENDATION

It is the recommendation of the authors of this report to Heritage Halton Hills to consider designation under Part IV of the Ontario Heritage Act