



HERITAGE HALTON HILLS COMMITTEE AGENDA

Date: Wednesday, June 19, 2024, 4:30 p.m.
Location: Esquesing Room - Halton Hills Town Hall
1 Halton Hills Drive
Members: Councillor C. Somerville, Chair, Councillor J. Racinsky, C. Donaldson, L. Quinlan, M. Rowe, R. Denny, A. Walker, T. Brown

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST
3. RECEIPT OF PREVIOUS MINUTES
 - a. Minutes of the Heritage Halton Hills Committee Meeting held on May 15, 2024.
4. SCHEDULED ITEMS FOR DISCUSSION
 - a. Bill 200 Update and Impacts to our Heritage Strategy
 - b. Research and Evaluation Report - 8 Noble Street (Norval)
 - c. Research and Evaluation Report - 10 Noble Street (Norval)
 - d. Research and Evaluation Report - 29 Bower Street (Acton)
 - e. Research and Evaluation Report - 35 Bower Street (Acton)
 - f. Research and Evaluation Report - 41 Bower Street (Acton)
 - g. Research and Evaluation Report - 39 Willow Street North (Acton)
 - h. Heritage Property Grant Program Applications
 - i. Properties for Additional Consideration:
 - a. 18 Guelph Street (Georgetown)
 - b. 62 Bower Street (Acton)
5. ITEMS TO BE SCHEDULED FOR NEXT MEETING
6. ADJOURNMENT



**HERITAGE HALTON HILLS COMMITTEE
MINUTES**

Minutes of the Heritage Halton Hills Committee meeting held on Wednesday May 15, 2024 in the Esquesing Room at Town Hall, 1 Halton Hills Drive, Halton Hills, ON.

- Members Present:** Councillor C. Somerville, Chair, Councillor J. Racinsky, C. Donaldson, L. Quinlan, M. Rowe, R. Denny, A. Walker, T. Brown
- Staff Present:** L. Loney, Manager of Heritage Planning, L. Bateson, Senior Administrative & Heritage Planning Coordinator, B. Parker, Director of Planning Policy, C. MacPherson, Planner - Development Review & Heritage, A. Foster, Cultural Heritage Assistant, R. Brown, Deputy Clerk - Administration
-

1. CALL TO ORDER

Councillor C. Somerville, Chair called the meeting to order at 4:30 p.m.

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of pecuniary or conflict of interest.

3. RECEIPT OF PREVIOUS MINUTES

3.a Minutes of the Heritage Halton Hills Committee Meeting held on April 17, 2024.

Recommendation No. HHH-2024-0023

THAT the Minutes of the Heritage Halton Hills Committee Meeting held on April 17, 2024, be received.

CARRIED

4. SCHEDULED ITEMS FOR DISCUSSION

4.a Welcome Staff

L. Loney introduced and welcomed Caylee MacPherson, Planner - Development Review & Heritage and Austin Foster, Cultural Heritage Assistant.

4.b Request for Removal from the Heritage Register - 13552 10 Side Road

L. Loney advised that staff received a request from the owner for the removal of 13552 10 Side Road from the Heritage Register. The owner has supplied a Heritage Screening Report from LHC Heritage Planning & Archeology Inc. that indicates that the property only meets 1 of the 9 criteria for designation and therefore is not a good candidate for designation.

Staff agree with the Heritage Screening Report and recommend removal of the property from the Heritage Register.

Recommendation No. HHH-2024-0024

THAT Heritage Halton Hills Committee recommend that Council remove the property at 13552 10 Side Road from the Heritage Register.

CARRIED

4.c Notice of Objection - Notice of Intention to Designate for 9156 Trafalgar Road

L. Loney advised that staff have received a Notice of Objection to the Notice of Intent Designate from the owner of 9156 Trafalgar Road. Staff are still supportive of pursuing the designation of this property. Staff will be bringing a Report to the July Council Meeting.

4.d Research and Evaluation Report - 50 Queen Street (Georgetown)

L. Loney provided an overview of the research and evaluation report. L. Loney noted that staff have not heard from the owners. The property located at 50 Queen Street (Georgetown) meets 4 out of the 9 criteria for designation. It is an example of a late 19th century Gothic Revival residential building. The property is associated with its builder Thomas Bailey and its long-time ownership by the Thompson family. This building serves has contextual value as it serves to maintain and support the character of the surrounding area. This building has contextual value as it serves to maintain and support the character of the surrounding area. For all of these reasons staff recommend designation.

Recommendation No. HHH-2024-0025

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 50 Queen Street for designation under the *Ontario Heritage Act*.

CARRIED

4.e Research and Evaluation Report - 14-16 Queen Street (Georgetown)

L. Loney provided an overview of the research and evaluation report. L. Loney noted that the owners are in support of designation. The property located at 14-16 Queen Street (Georgetown) meets 5 out of the 9 criteria for designation. It is an example of a late 19th century Gothic Revival residential building. The property is associated with its builder Joseph MacIntosh and the Wright family, and particularly Arvilla and Kathleen Wright, proprietors of the Exchange Hotel. This building has contextual value as it serves to define and maintain the late 19th century and early 20th century character of the area surrounding the railway. For all of these reasons staff recommend designation.

Recommendation No. HHH-2024-0026

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 14-16 Queen Street for designation under the *Ontario Heritage Act*.

CARRIED

4.f Research and Evaluation Report - 22 Queen Street and 24 Queen Street (Georgetown)

L. Loney provided an overview of the research and evaluation report. L. Loney noted that staff have not heard from the owners. The properties located at 22 Queen Street (Georgetown) and 24 Queen Street (Georgetown) meet 6 out of the 9 criteria for designation. They are a unique expression of the Queen Anne Revival style in stone residential buildings in the community of Georgetown. The properties have historical and associative value due to their association with Edward McCannah, Station Agent for the Grand Trunk Railway. These buildings have contextual value and are physically and historically linked to several of the existing residences along the street, many of which were constructed by Edward McCannah. For all of these reasons staff recommend designation.

Recommendation No. HHH-2024-0027

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the properties at 22 Queen Street and 24 Queen Street for designation under the *Ontario Heritage Act*.

CARRIED

4.g Research and Evaluation Report - 5 Albert Street (Georgetown)

L. Loney provided an overview of the research and evaluation report. L. Loney noted that staff have not heard from the owners. The property located at 5 Albert Street (Georgetown) meets 6 out of the 9 criteria for designation. It is a unique example of a Second Empire mansion with Queen Anne Revival influence in the community of Georgetown. This landmark was built for its prominent owner Edward McCannah long-time station agent for the Grand Trunk Railway, a member of the Town Council, as well as a Tax Collector, in the late 19th century. The property is associated with its owner Edward McCannah. This building has contextual value as it is important in defining and maintaining the late 19th and early-20th century character of the area surrounding the former Grand Trunk Railway Station in Georgetown. For all of these reasons staff recommend designation.

Recommendation No. HHH-2024-0028

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 5 Albert Street for designation under the *Ontario Heritage Act*.

CARRIED

4.h Properties for Additional Committee Input

L. Loney requested the committee review 10 properties from the Heritage Register and advise staff which of the 10 properties they should prioritize for Research and Evaluation at this time.

The committee recommended 5 of the 10 properties.

Recommendation No. HHH-2024-0029

THAT Heritage Halton Hills recommends staff continue the Research and Evaluation process for the following properties:

2 Guelph Street, Georgetown

8 Albert Street, Georgetown

12 Chapel Street, Georgetown

5 King Street, Georgetown

80 Mill Street East, Acton

AND THAT Heritage Halton Hills recommends that staff not pursue additional Research and Evaluation for the following properties at this time:

3 Queen Street, Georgetown

40-42 Queen Street, Georgetown

69-71 Mill Street East, Acton

549 Main Street, Georgetown

35 Park Avenue, Georgetown

CARRIED

5. ITEMS TO BE SCHEDULED FOR NEXT MEETING

6. ADJOURNMENT

The meeting adjourned at 5:28 p.m.

Research and Evaluation Report



(Town of Halton Hills 2024)

Laird House

8 Noble Street, Norval, Town of Halton Hills

May 2024

Project Personnel

Report Authors

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Planner – Development Review & Heritage

with

Laura Loney, MPlan, MCIP, CAHP, RPP

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Caylee MacPherson

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1.0 Property Description

8 Noble Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 11, CON 11 ESQ, AS IN H701020; TOWN OF HALTON HILLS
Construction Date	c.-1924
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Constructed by Lewis Laird
Architectural Style	Vernacular dwelling with Craftsman influence
Additions/Alterations	Rear addition; Cladding and parging
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson with Laura Loney
Report Date	May 2024

2.0 Background

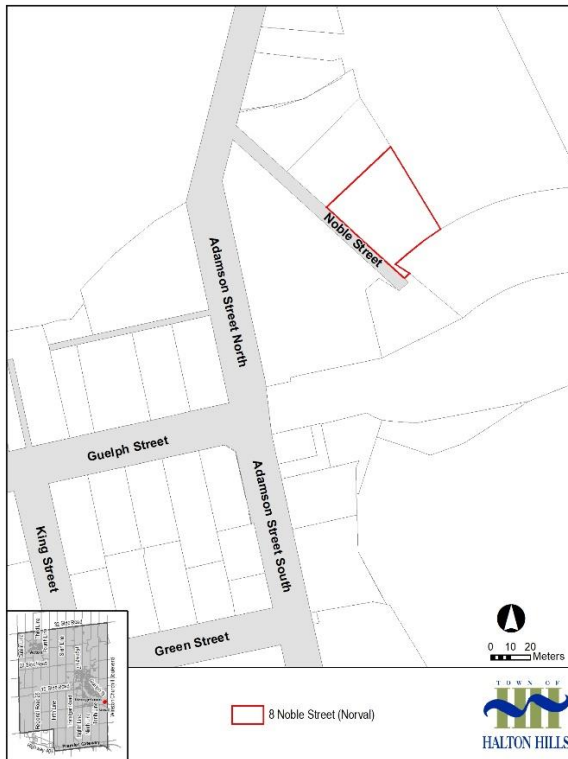


Figure 1: Location Map – 8 Noble Street



Figure 2: Aerial Photograph – 8 Noble Street (2023)

This research and evaluation report describes the history, context, and physical characteristics of the properties at 8 Noble Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

2.1 Historical Background

Indigenous History Background

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until approximately the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished as a result of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

Noble Flour Mill

The community of Norval was originally formed in the early nineteenth century by the McNab family, Scottish settlers who moved to Upper Canada from Vermont following the American Revolution. Shortly after arriving in Norval, James McNab purchased lands from a Robert Miller, which were used to construct a grist mill along the Credit River in 1828. In addition to the mill, the McNab family constructed a farmhouse across the Credit River, otherwise known as the “McNab farmhouse”, or “Elm’s House”, located at 10184 Winston Churchill Boulevard. While working at the mill, McNab sustained a severe injury, following which he leased the mills to John Barnhart in 1830.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town’s commitment to advancing Truth and Reconciliation.



Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on the 1858 Tremaine's Map of the County of Halton, Canada West

In 1859, General Peter Adamson (1775-1865) purchased the mills and surrounding property, and appointed his son-in-law, Colonel Charles Mitchell (born 1808), to run the mills. General Adamson was a native of Dundee, Scotland, and had served in the Portuguese army, awarding him land in Upper Canada from the British Government for his distinguished military service.

During his ownership, General Adamson commissioned the survey of Norval, organizing the village into streets and plots. General Adamson eventually leased the mill lands to Gooderham and Worts from 1846 to 1858. In 1868, General Adamson ceased ownership of the mill, and the lands were purchased shortly after by Robert Noble (1835-1908).



Figure 5. Portrait of General Peter Adamson, date unknown (Mississauga Library System BA0201)

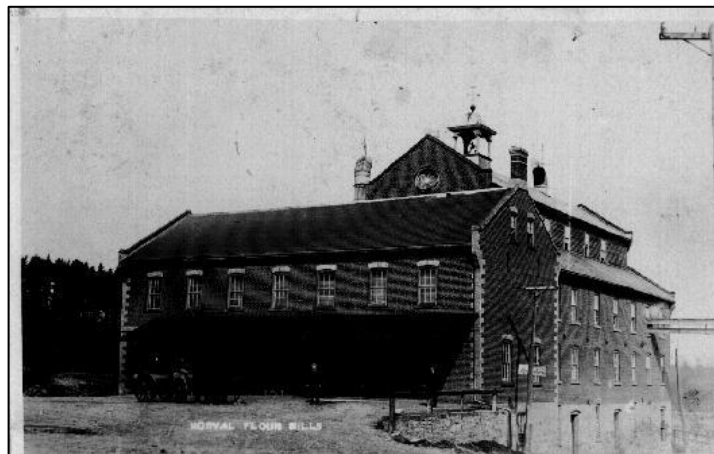


Figure 6: Photo of Norval Flour Mills postcard c.1908 (EHS10273f)

Noble immigrated to Canada from Cumberland, England, living in Dundas, Elora, and Freelton before settling in Norval. Upon purchasing the property, Noble began constructing the extant residential house in 1869, and rebuilt the mills in 1881 to feature “modern” technology. During this time, the Noble family

was living in the McNab farmhouse. Robert Noble, alongside his son, Alexander L. Noble, oversaw the steady increase in flour mill production, and became prominent actors in the Canadian flour industry.

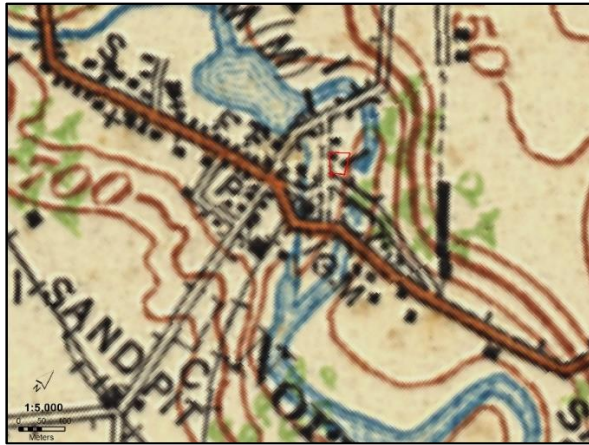


Figure 7: Subject property identified on the 1909 National Topographic Map



Figure 8: Subject property identified on the 1926 Birds Eye View of Norval (Artist's Impression)

The mill was eventually sold to W.J. Campbell Ltd., in 1919, however the McNab farmhouse and property at 8 Noble Street (formerly "Race Street") remained under the ownership of the Noble family. In 1924, Noble sold the property at 8 Noble Street to Lewis O. Laird (1894-1964) who constructed the present red-brick house. Prior to living in Norval, Laird had worked as a farmer at the "Laird House", located a short distance away along Bovaird Drive West in Brampton. In the 1931 Census, Laird was identified as a postal worker.

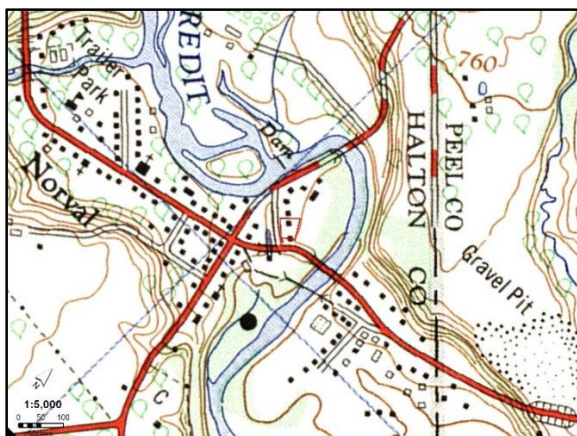


Figure 9: Subject property identified on the 1973 National Topographic Map



Figure 10: Subject property identified in 1977 aerial photography

In 1958, Laird granted the property to his daughter, Joy G. Laird (1917-2003), who worked as a secretary. In previous years, Joy was in a relationship with Stuart Macdonald, the son of Lucy Maud Montgomery. During her time in Norval, Montgomery recorded her life in journal entries through 1925 and 1935. Montgomery often mentioned the Laird family in her entries and was not supportive of the relationship between her son and Joy. Montgomery also expressed her dislike for the Laird family and

made note of her spite towards them, however her accounts of the family have been disputed by other Norval residents.



Figure 11: Lucy Maud Montgomery with Stuart Macdonald c.1924 (L.M. Montgomery Collection XZ1 MS A097017)



Figure 12: Joy G. Laird in the Norval School class photo c. 1923 (EHS11512)

Joy Laird continued to live in the family home until 1985 when the property was sold to Brant and Patricia Turgeon. The property was shortly thereafter sold to Anthony and Sarah J. Backhouse, who remained in the house until 1991 when it was purchased to William and Teresa Stone. In 2001, Marko Bosnjak purchased the property, and transferred ownership to Ivanka Bosnjak in 2006. Following the Bosnjak's ownership, Michael Scrivo purchased the property in 2011, and recently sold the property to its present owners in 2022.



Figure 13: Subject property identified in 1999 aerial photography



Figure 14: Subject property identified in 2011 aerial photography

2.2 Property & Architectural Description

The subject property at 8 Noble Street is located along the northeast side of Noble Street in Norval within the Town of Halton Hills. The one-and-a-half-storey building features red brick cladding at the first storey, with horizontal vinyl siding at the second storey. The building is surrounded by mature trees along the northwest, southeast, and east elevations, and contains a small contemporary accessory structure in the rear yard. The property can be accessed via an asphalt driveway fronting onto Noble Street.



Figure 15: Subject property identified in 2021 aerial photography



Figure 16: South corner of the existing dwelling (Town of Halton Hills 2024)



Figure 17: Front (southwest) elevation of the existing dwelling (Town of Halton Hills 2024)

The existing dwelling is a representative example of a vernacular bungalow with Craftsman influence, constructed in the early twentieth century, which features a Dutch gable roof and a dormer on the side (southeast) elevation. A Dutch gable roof typically consists of a combination of a hipped and gable roof,

where the gable peak is located above the hipped roof; which is consistent with the roof shape on the existing dwelling. The front (southwest) elevation features flat-headed window with a parged lintel and concrete sill, along with a recessed porch and entrance. Beneath the Dutch gable roof is a flat-headed window, surrounded by contemporary vinyl shutters.



Figure 18: Recessed porch located on the front elevation (Tours4Listing 2023)



Figure 19: Entryway and window opening located in the recessed porch (Tours4Listing 2023)



Figure 20: Looking northwest along Noble Street towards the subject property, partially obstructed by vegetation (Town of Halton Hills 2024)



Figure 21: Looking southeast along Noble Street, towards Guelph Street (Town of Halton Hills 2024)

The side (southeast) elevation features two flat-headed windows with parged lintels and stone sills at the first storey, and a dormer with a central flat-headed window on the second storey. Along the northwest (side) elevation are two flat-headed window openings, with parged lintels and concrete sills. The northwest elevation also features a brick chimney that extends beyond the roofline.



Figure 22: Side (southeast) elevation of the existing dwelling (Tours4Listing 2023)



Figure 23: Partial side (southeast) elevation of the existing dwelling (Tours4Listing 2023)

Towards the rear (northeast) elevation of the dwelling is a flat-headed window opening beneath the gable peak, and a one-storey contemporary brick addition. On the southeast elevation of the addition is a concrete porch encased by a stone knee wall, along with an entryway and a flat-headed window opening with a parged lintel and stone sill. The northeast elevation of the addition features a brick chimney extending from the roofline, as well as an entryway.



Figure 24: Rear (northeast) elevation of the existing dwelling, and rear addition (Tours4Listing 2023)



Figure 25: Side (southeast) elevation of the existing rear addition (Tours4Listing 2023)

2.3 Architectural Style and Analysis

The existing c. 1924 building at 8 Noble Street in Norval can be described as a vernacular bungalow with Craftsman influence. According to Shannon Kyles of *Ontario Architecture*, the Craftsman Bungalow style originated from the Midwest, and started gaining traction in Canada in the 1910s. The Craftsman Bungalow style was popular in North America from 1900-1945, and typically features one to one-and-a-

half storey massing, with low-pitched roofs, overhangs, large porches, single chimneys, and materials such as brick cladding. The American design was heavily influenced by the British, however, the two design styles remain very different. The Craftsman Bungalow style often features influence from the Arts and Crafts movement, which includes ornamental designs, ample garden spaces, and greater attention to material details. The Arts and Crafts movement prioritized function over aesthetics and were designed to connect the house to natural elements, such as taking advantage of sunlight. Many similar examples of Craftsman Bungalows exist throughout the Town, such as the Listed properties at 38 Brock Street, Acton, and 5 Murdock Street, Georgetown.

Architectural features extant within the dwelling, that contribute to the Craftsman Bungalow style, include the one-and-a-half storey massing, shed dormer, brick cladding, and gable roof. Similar to the principles of the Arts and Crafts movement, the Laird House features minimal design aesthetics and focuses primarily on function.

The dwelling has been modified, with the installation of vinyl windows, construction of a rear addition, and the parging of the foundation and the existing lintels. However, the existing building remains a representative example of a vernacular bungalow with Craftsman influence, despite the contemporary alterations.



Figure 26: Example of a Craftsman Bungalow at 38 Brock Street, Acton (Google Maps 2020)



Figure 27: Example of a vernacular Craftsman Bungalow at 5 Murdock Street, Georgetown (Google Map 2023)

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 8 Noble Street has physical and design value as a representative example of a vernacular bungalow, with Craftsman influence in the community of Norval, in the Town of Halton Hills. Features that contribute to the Craftsman style include the one-and-a-half storey massing, shed dormer, brick cladding, and gable roof. The dwelling features a vernacular design, as it includes minimal ornamental details and focuses primarily on the function of the building. While the dwelling has been modified over time, with the installation of vinyl windows, construction of a rear addition, and the parging of the foundation and the existing lintels, the existing building remains a representative example of a vernacular bungalow with Craftsman influence.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 8 Noble Street has historical and associative value due to its associations with the Laird family. Located on the former lands connecting to the Norval flour mills, the subject building was constructed c.1924 by Lewis. O. Laird, who worked as a postal worker in the Town. The Laird family was also associated with Lucy Maud Montgomery, whose son, Stuart Macdonald, was once in a relationship with Joy Laird. Montgomery is a famously known Canadian author, who wrote five novels and a third of her personal journals during her time in Norval, while also serving the Norval Presbyterian Church between 1926 and 1935 and residing in the Norval Presbyterian Manse. Montgomery often described the relationship between the Laird family and herself in her personal journal entries.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 8 Noble Street has contextual value, as it is important in defining and maintaining the early twentieth century character of the streetscape within the community of Norval. While the existing house has been modified, it remains physically, functionally, visually, and historically linked to its surroundings as an early 1920s infill building along Noble Street. The building is small in scale and has not been identified as a landmark.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 8 Noble Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 8 Noble Street are identified as follows:

- The setback, location, and orientation of the existing residential building along Noble Street in the community of Norval, Town of Halton Hills;
- The scale, form, and massing of the one-and-a-half vernacular bungalow with brick cladding, Dutch gable roof, dormer, and brick chimney at the side;
- The front (southwest) elevation, including:
 - The flat-headed window openings at the first and second storeys;
 - Recessed porch, including the entrance and flat-headed window openings;
- The side (southeast) elevation, including:
 - Flat-headed window openings at the first and second storeys;
 - Dormer at the second storey;
- The side (northwest) elevation, including:
 - Red brick chimney extending above the roofline; and,
 - The flat-headed window openings at the first storey.

The interiors, rear addition, and rear elevation have not been identified as heritage attributes as part of this report.

5.0 Sources

Primary Sources

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Ancestry.com. *Canada, Voters Lists, 1935-1980* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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Google Maps Streetview (2020). *38 Brock Street, Acton*. <https://maps.app.goo.gl/L27mzFCS9oE6kPa8A>

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Research and Evaluation Report



(Town of Halton Hills 2024)

Noble House

10 Noble Street, Norval, Town of Halton Hills

May 2024

Project Personnel

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1.0 Property Description

8 Noble Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 11, CON 11 ESQ, AS IN 317117; HALTON HILLS/ESQUESING
Construction Date	c. 1869
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Constructed by Robert Noble
Architectural Style	Ontario Cottage (Gothic Revival)
Additions/Alterations	One-storey addition, vinyl shutters and stucco cladding
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Caylee MacPherson with Laura Loney
Report Date	May 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 10 Noble Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

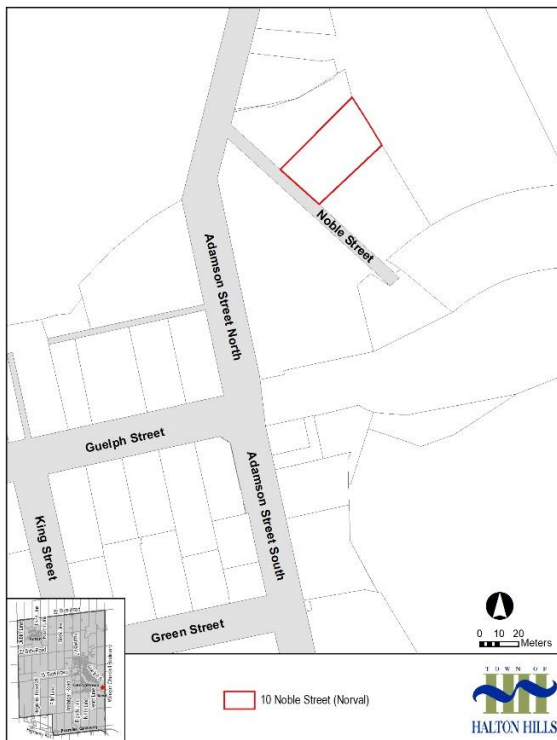


Figure 1: Location Map – 10 Noble Street

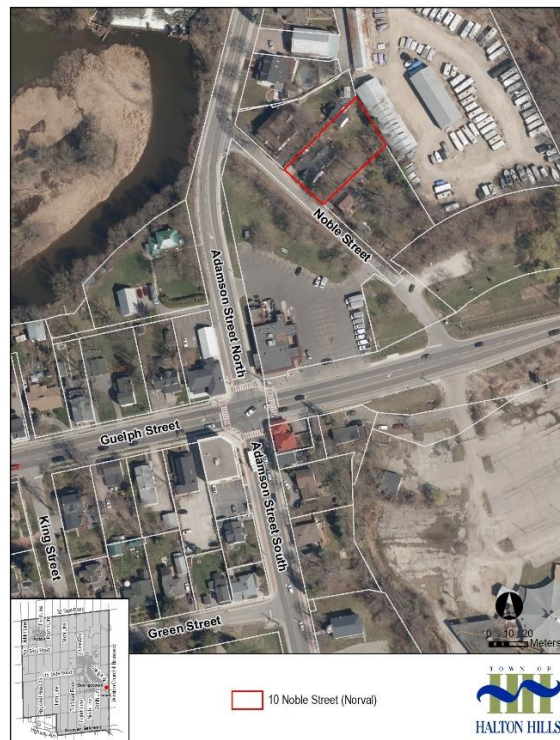


Figure 2: Aerial Photograph – 10 Noble Street (2023)

2.1 Historical Background

Indigenous History Background

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until approximately the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished as a result of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

Noble Mills

The community of Norval was originally formed in the early nineteenth century by the McNab family, Scottish settlers who moved to Upper Canada from Vermont following the American Revolution. Shortly after arriving in Norval, James McNab purchased lands from a Robert Miller, which were used to construct a grist mill along the Credit River in 1828. In addition to the mill, the McNab family constructed a farmhouse across the Credit River, otherwise known as the “McNab farmhouse”, or “Elm’s House”, located at 10184 Winston Churchill Boulevard. While working at the mill, McNab sustained a severe injury, following which he leased the mills to John Barnhart in 1830.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town’s commitment to advancing Truth and Reconciliation.



Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on the 1858 Tremaine's Map of the County of Halton, Canada West

In 1859, General Peter Adamson (1775-1865) purchased the mills and surrounding property, and appointed his son-in-law, Colonel Charles Mitchell (born. 1808), to run the mills. General Adamson was a native of Dundee, Scotland, and had served in the Portuguese army, awarding him land in Upper Canada from the British Government for his distinguished military service.

During his ownership, General Adamson commissioned the survey of Norval, organizing the village into streets and plots. General Adamson eventually leased the mill lands to the famous Toronto distiller Gooderham and Worts from 1846 to 1858. In 1868, General Adamson ceased ownership of the mill, and the lands were purchased shortly after by Robert Noble (1835-1908).



Figure 5. Portrait of General Peter Adamson, date unknown. (Mississauga Library BA0201)



Figure 6: Portrait of Alexander Noble and his family c. 1920 (Halton Sketches Revisited)

Noble immigrated to Canada from Cumberland, England, living in Dundas, Elora, and Freelton before settling in Norval. Upon purchasing the property, Noble began constructing the extant residential house

in 1869, and rebuilt the mills in 1881 to feature “modern” technology. During this time, the Noble family was living in the McNab farmhouse. Robert Noble, alongside his son, Alexander L. Noble (1867-1963), oversaw the steady increase in flour mill production, and became prominent actors in the Canadian flour industry.

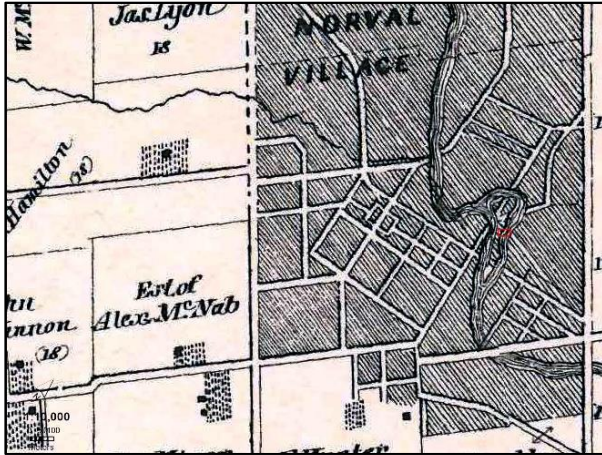


Figure 7: Subject property identified on the 1877 *Illustrated Historical Atlas of the County of Halton*



Figure 8: The Norval Flour Mill c. 1900 (EHS10187)



Figure 9: Advertisement for Norval Mills c.1909 (The Georgetown Herald, February 24, 1909, p.1)

The mill was eventually sold to W.J. Campbell Ltd., in 1919, however, the McNab farmhouse and house at 10 Noble Street remained under the ownership of the Noble family. Shortly after, the mill was purchased after by W.B. Browne and Co. of Toronto in 1923. Gordon Browne (1891-1938), W.B. Browne’s son, moved to Norval to oversee the mills, and rented the existing house on Noble Street (formerly “Race Street”) from Alexander L. Noble. In the 1931 Census, Browne was identified as working as a miller at a chopping mill.



Figure 10: Advertisement for Norval Flour Mills c.1925 (The Georgetown Herald, June 10, 1925, p. 2)



Figure 11: Image of the former Norval Flour Mills, prior to demolition c.1961 (EHS02326)

The mill was overseen by W.B. Browne and Co. until 1942. By 1954, the mill suffered significant structural damage from Hurricane Hazel and was eventually demolished to permit the reconfiguration of Guelph Road.

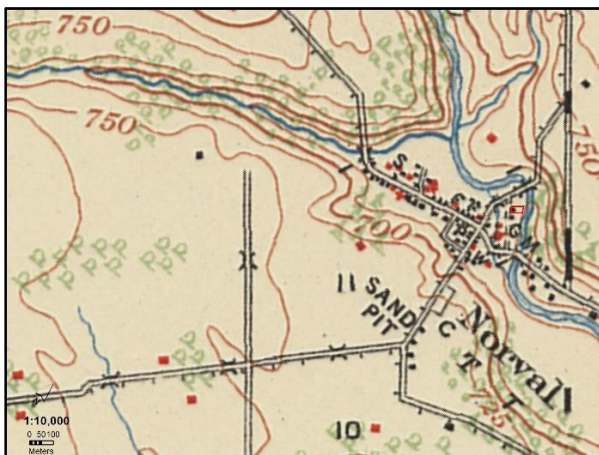


Figure 12: Subject property identified on the 1909 National Topographic Map



Figure 13: Subject property identified on the 1926 Birds Eye View of Norval (Artist's Impression)

1930s to Present

In 1937, Noble sold the property containing the residential house to Lillian Laird (1864-1949). Laird was the mother of Lewis O. Laird (1894-1964), who resided at the neighbouring property at 8 Noble Street. The house was maintained by Laird until her death in 1949, and in 1951 was sold by Irma Laird Bovaird

to Norman Moffat. Moffat continued to rent the house to a number of families, including the Cooley family (1957-1962 and 1967-1968) and the House family (1962-1967). In 1968, Moffat sold the property to Flora Redman and Patricia Steele, who owned the property for approximately 3 years before selling to Leslie and Mary Bond in 1971. The Bond's maintained ownership of the property until 2018, when the property was sold to its current owner.



Figure 14: Subject property identified in 1960 aerial photography

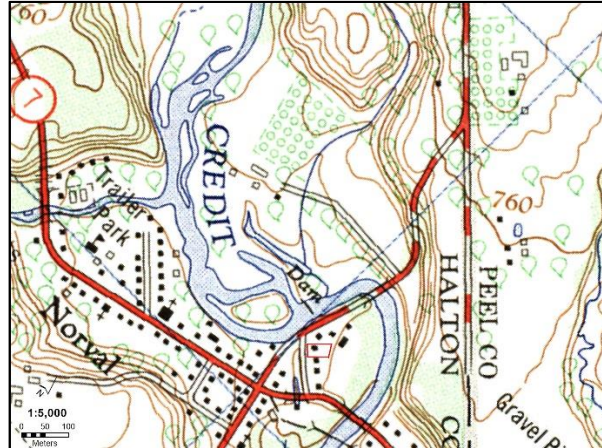


Figure 15: Subject property identified on the 1973 National Topographic Map

2.2 Property & Architectural Description

The subject property at 10 Noble Street is located along the northeast side of Noble Street in the community of Norval. The property consists of a rectangular shaped parcel and contains a one-and-a-half-storey frame residential building, a rear addition, as well as a one-and-a-half-storey barn towards the rear of the property. Access to the property is provided via a gravel driveway along the side (northwest) elevation, which extends from Noble Street to the existing barn.



Figure 16: Subject property identified in 2021 aerial photography



Figure 17: Looking northwest along Noble Street (Town of Halton Hills 2024)



Figure 18: Looking southeast along Noble Street (Town of Halton Hills 2024)

The front (southwest) elevation features a symmetrical façade, with contemporary stucco cladding, as well as a central entrance flanked by sidelights and a transom. The existing entrance is surrounded by an open porch, which features a gable roof, decorative wood detailing, and wooden decorated columns. On the first storey, the existing windows feature flat-headed 2/2 wood windows with original glass panes, and contemporary vinyl shutters. A lancet window with a plain sill is located beneath the centre gable peak. On all elevations, the existing sills have been modified, however, the original material is likely extant beneath the stucco cladding.



Figure 19: Looking towards the subject property from Noble Street, showing the front (southwest) elevation (Town of Halton Hills 2024)

The side (northwest and southeast) elevations both feature two symmetrically placed, flat-headed wood windows with original glass panes at the first and second storeys. A stucco chimney projects from the northwest elevation and extends beyond the gable roofline.



Figure 20: West corner of the existing dwelling (Town of Halton Hills 2024)



Figure 21: South corner of the existing dwelling (Town of Halton Hills 2024)

The one-storey addition located at the rear features stucco cladding and a gable roof. The northwest elevation of the existing addition contains a sunroom, flat-headed windows, two flat-headed doorways, and a brick chimney above the roofline. On the southeast elevation is a contemporary enclosed sunroom and a flat-headed window opening. The rear elevation features a flat-headed window beneath the gable roof.



Figure 22: Partial northwest elevation of the rear addition to the existing dwelling. (Housesigma 2018)



Figure 23: Looking towards the southeast elevation of the dwelling, showing the rear addition (Housesigma 2018)

Towards the rear of the yard is a one-and-a-half storey barn with a gable roof, which features stucco cladding on the first storey, and vertical wood siding on the second storey. Located on the front (southwest) elevation of the barn is an entrance at the first storey, as well as a hay-loft entrance at the second storey. The side (southeast) wall has been previously altered and reconstructed using concrete block. **It is likely that the barn was constructed at a later date and added in the early 1900s.**



Figure 24: Looking towards the southeast and northeast elevations of the dwelling (Housesigma 2018)



Figure 25: Existing accessory structure located at the rear of the property (Housesigma 2018)

2.3 Architectural Style and Analysis

The residential building can be described as Gothic Revival, as it is reflective of the prevalent characteristics featured in residential Gothic Revival Cottage in Ontario throughout the mid-nineteenth century. The Gothic Revival style was prevalent in Ontario between 1830 and 1900, with the Gothic Revival Cottage being the most popular home style until the 1950s. There are many variations of the Gothic Revival Cottage in Ontario, with many featuring different exterior finishes and detailing. However, the pattern and footprint of these cottages remained similar and consistent. These Cottages were often constructed of brick, stone, and wood. Gothic Revival Cottages typically feature a one-and-a-half storey massing, central lancet window beneath a gable peak, gable roof, and a central entrance flanked by sidelights and transoms.

Architectural features extant within the residential building that contribute to this style include the scale, form, and massing of the building, the lancet window beneath the centre gable, the two window openings on the first storey of the front elevation, and the sidelights and transom flanking the doorway.

Over time, the dwelling has been modified, with contemporary stucco cladding, vinyl shutters, and an early rear addition. There is also evidence of a remaining finial along the gable peak, however, the pinnacle has since been removed. Despite the exterior modifications to the dwelling, the house still maintains the footprint and massing of a typical Ontario Cottage and remains a representative example of an Ontario Cottage in the Gothic Revival style.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation

tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 10 Noble Street has physical and design value as it retains a representative example of a late-nineteenth-century Ontario Cottage in the Gothic Revival style. The one-and-a-half storey frame residential building exhibits many features typical of this style including the lancet window beneath the central gable on the primary elevation, two flat-headed wood window openings on the first storey of the front elevation, as well as sidelights and a transom flanking the doorway. The original window and door openings are extant throughout the building, and the structure has retained much of its physical form since its original construction. However, the stucco cladding is a contemporary addition to the building.

The associated rear building (...)

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 10 Noble Street has significant historical and associative value due to its associations with the Noble family, who were the owners of the Norval Flour Mill from 1868 to 1919. The Norval Flour Mill was a respected and reputable company, which played an important role in the establishment of Norval. Robert Noble was involved in the community and was a member of the nearby Norval Presbyterian Church, served on the local school board as secretary, and was a magistrate. Noble's son, Alexander L. Noble was also involved in the local Presbyterian Church and had significant influence on the church's location during construction.

The property also has associations with the Laird family, who were associated with Lucy Maud Montgomery, whose son, Stuart Macdonald, was once in a relationship with Joy Laird. Montgomery is a famously known Canadian author, who wrote five novels and a third of her personal journals during her time in Norval, while also serving the Norval Presbyterian Church between 1926 and 1935 and residing in the Norval Presbyterian Manse. Montgomery often described the relationship between the Laird family and herself in her personal journal entries.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 10 Noble Street has contextual value as it serves to define and maintain the late nineteenth century character of the community of Norval. The property remains physically, functionally, and historically linked to its surroundings, and while the Norval Flour Mill is no longer extant, the house

is representative of the growth and development of Norval; associated with the Norval mills between the 1830s and 1950s.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 10 Noble Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 10 Noble Street are identified as follows:

- The setback, location, and orientation of the existing residential building along Noble Street in the community of Norval, Town of Halton Hills;
- The scale, form, and massing of the existing one-and-a-half storey Ontario Cottage featuring a gable roof;
- On the front (southwest) elevation:
 - The porch with gable roof, decorative wood detailing and wood columns;
 - Single entrance flanked by a glass transom and sidelights;
 - Beneath the gable peak, the single lancet window opening;
 - Flat-headed window openings, including the wood frames and glass panes, at the first storey;
- On the side (northwest and southeast) elevations:
 - Flat-headed window openings, including the wood frames and glass panes, at the first and second storeys; and,
- **At the rear of the property:**
 - **The scale, form, and massing of the existing one-and-a-half barn structure in the rear of the property.**

The interiors, rear addition, and rear elevation have not been identified as heritage attributes as part of this report.

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Research and Evaluation Report



(Town of Halton Hills 2024)

United Church Parsonage

29 Bower Street, Acton, Town of Halton Hills

May 2024

Project Personnel

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Field Review	Laura Loney
Report Preparation	Laura Loney
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Report Reviewers:	Caylee MacPherson Planner – Development Review & Heritage Bronwyn Parker Director of Planning Policy John Linhardt Commissioner of Planning & Development

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1.0 Property Description

29 Bower Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LTS 173 & 174, PL 227, AS IN H710861; HALTON HILLS
Construction Date	c.1908
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Builder John Cameron for Charles C. Henderson
Architectural Style	Edwardian
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Laura Loney
Report Date	May 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 29 Bower Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.

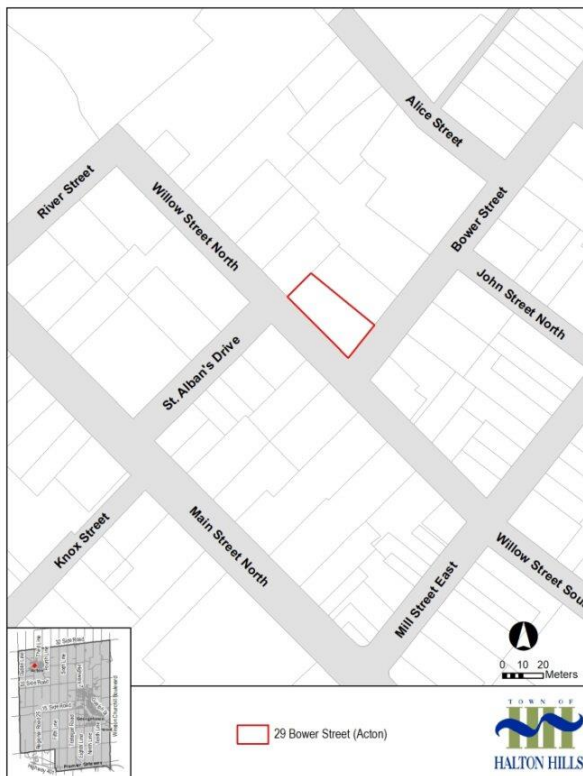


Figure 1: Location Map – 29 Bower Street



Figure 2: Aerial Photograph – 29 Bower Street

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.

Early Settlement

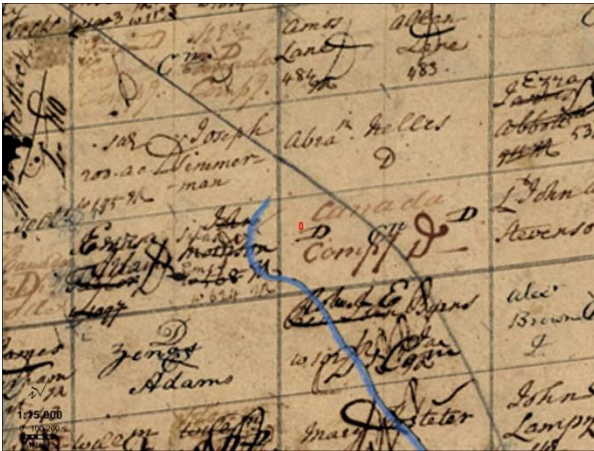


Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

In 1829, Lot 28, Concession 3 was granted to the Canada Company. Three years later, Rufus Adams purchased the lot. The orchard lane within the property later became Bower Avenue. David Henderson purchased the old Adams farmhouse and surrounding property from Dr. Robert Morrow towards the end of the nineteenth century and created three properties from the land, including the subject property. Henderson divided the lands but kept 29 Bower Street for his own home.



Figure 5: Subject property identified on the 1877 Illustrated Historical Atlas of the County of Halton



Figure 6: Frame farmhouse built c.1835 for Rufus Adams; the farm lane later became Bower Avenue. The house was demolished c.1900. (A.T. Brown/Dills Collection c.1899)

David Henderson

The Hon. David Henderson (1841-1922) moved to Acton in 1878. Henderson was a storekeeper for many years, and partnered with his father-in-law David Darling Christie, forming a partnership to establish Christie, Henderson & Co., a private bank. The company also owned lime kilns in Galt and Kelso and expanded in Toronto as well. Henderson was soon elected to Council and the Board of Education, and in 1888 was elected as the Conservative candidate for the House of Commons. While defeated at a by-

election in 1891, Henderson was re-elected in 1893, appointed member of the King's Privy Council of Canada in 1916 and served in the House of Commons until his retirement in 1917. Henderson's wife Alison (nee Christie) (1842-1914) died a tragic death in 1914, falling off their balcony, while Henderson died in 1922.



Figure 7: Hon. David Henderson, c.1900 (MHS 5969)

TRAGIC DEATH OF MRS. DAVID HENDERSON

The Wife of the Venerable Statesman of this County Called Instantly Away

SHE WAS UNIVERSEALLY LOVED

The terribly sudden death of Mrs. David Henderson, wife of David Henderson, M. P., at the family residence, Bower Avenue, last Friday, brought keen feelings of sorrow and personal loss to many hearts in Acton and elsewhere. During the forenoon Mrs. Henderson had been engaged in some light household duties and about eleven o'clock stopped out on the front balcony to shake a small rug. It is surmised that as she approached the railing her feet slipped on the newly-fallen snow and she was precipitated headlong over the ledge to the cement pavement fifteen feet below.

Figure 8: Excerpt from the Acton Free Press, 26 November 1914

**Christie,
Henderson
& Co.,**
ACTON.

NEW PRINTS,
NEW DRESS GOODS,
NEW MILLINERY,
NEW FELT HATS,
NEW TWEEDS, &c

The Biggest Stock and Best Value in
White and Gray Cottons, Ducks, Denims, Boots and
Shoes—Cases Arriving Daily.
Best Value in
Teas, Sugars, Raisins,
Currants, Biscuits, Soaps, &c.

We want all the Eggs you can
bring.
New Advertisement Next Week.
Christie, Henderson, & Co.

Figure 9: Advertisement for Christie, Henderson & Co. (*Acton Free Press*, April 29, 1880, p.3)

HENDERSON & CO.
CLASGOW HOUSE.

Millinery Opening
—AND—
Grand Display
—OF—
**DRESS GOODS,
MANTLES, ETC.**

We wish to intimate to the ladies of Acton and vicinity that our stock of Fall Millinery will be open for their inspection on
**Wednesday, Sept. 27th,
and following days.**
Miss Campbell is again in charge and has spared no pains to make this the most successful season we have ever had.
Our whole staff have gone to great trouble and expense this season to equip themselves with all the latest ideas and how to execute them.

EVERYBODY WELCOME.

1111 St. Acton. Henderson & Co.

Figure 10: Advertisement for Henderson & Co. (*Acton Free Press*, September 21, 1899, p. 3)



Figure 11: Advertisement for Henderson & Co, c.1889 (*Acton Free Press*, March 16, 1899)



Figure 12: Henderson's store on Mill Street East, c.1900 (demolished in the early 1900s) (MJ Hassard Collection c.1900)

Charles C. Henderson

The existing house on the subject property was constructed for Charles Christie Henderson (1873-1944), David Henderson's son, in 1910 by builder John Cameron, following the demolition of the former farmhouse. Charles had been living with his parents as of 1901, according to census records, and married his wife Ella Mae (nee Dorland) (1872-1960) in 1904. Charles C. Henderson was a merchant and operated his business Henderson & Co. at the current location of the Bank of Montreal in downtown Acton with his brother David Milton Henderson.

The house at 29 Bower Street served as the primary residence for the Henderson family. Much of the mill work in the home was supplied by prominent local builder J.B. MacKenzie.

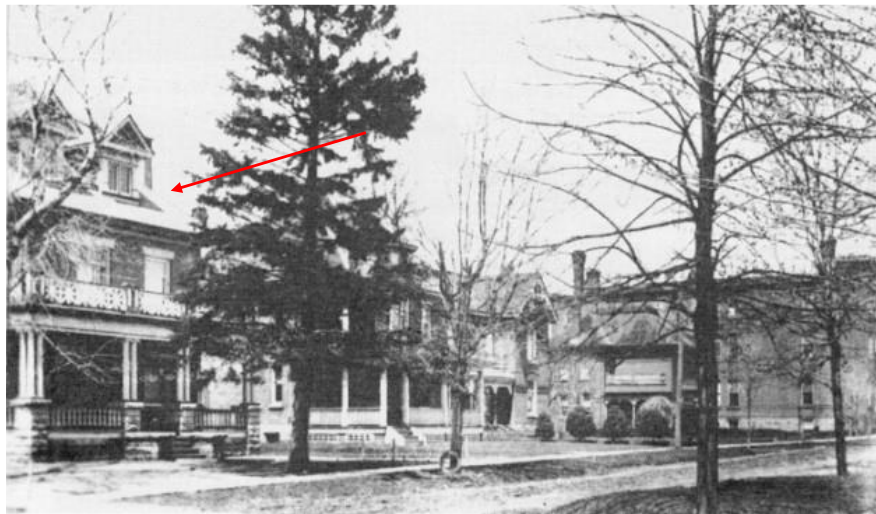


Figure 13: Bower Street looking east, early 1900s; subject property identified with a red arrow (A.T. Brown/Dills Collection)



Figure 14: Aerial view of Acton, subject property identified with arrow, early 1900s (A.T. Brown/Dills Collection)



Figure 15: Contraband beer from the Dominion Hotel was poured down the gutter in front of Town Hall, c.1911. The subject property is identified with a red arrow in the background (A.T. Brown/Dills Collection - Vintage Acton)

United Church in Acton & the United Church Parsonage

Two years after Reverends Ezra and Zenas Adams' arrival in the area in 1826, the first Methodist sermon was given by Zenas Damas in a log schoolhouse near the future site. The same year, regular Methodist services were held in the Adams brothers' log house. By 1844, the Methodist church was officially established in Acton with regular Sunday preaching in the community. Services were held in various farmhouses until the first Methodist church building, a frame structure, was built in Acton by Angus Kennedy. By 1872, Acton was the head of the circuit and there were 136 members of the church across Acton, Silver Creek, and Crewson's Corners.

In 1874, membership had increased significantly and a new church building was required. The groundbreaking for the church was in August 1875, with the cornerstone laid on September 29, 1875. The new church building opened on July 1, 1876, costing approximately \$8,000.

In 1866, the Acton church broke from the others in the circuit to become an independent station. The first parsonage for the United Church in Acton was at the property now known as 111 Bower Street, and in 1908 the second parsonage at 53 Willow Street North was purchased, in close proximity to the Knox Presbyterian Manse (39 Willow Street North), and St. Alban's Rectory (address). In 1925, the Acton church joined with the United Church of Canada.

In 1928, the subject property was purchased by the United Church from the Henderson family, who were leaving Acton to live in Toronto, for \$6000. The house was to be used as a parsonage for the United Church. Its first occupant following the sale of the property from the Hendersons was Reverend C.L. Poole and his family who had been living at 53 Willow Street North. In April 1928, Poole's wife Helen passed away; Poole remarried in October 1929 to Bertha M. Smith and the *Acton Free Press* reported that the post-nuptial reception for Mrs. (Rev) C.L. Poole was held at the parsonage on Bower Avenue. In November 1944, the United Church had a mortgage burning ceremony as the original mortgage on the property, \$2,500, had been paid off in full.



Figure 16: Burning of the Parsonage's mortgage, c.1930. B. Vledhuis, Mrs. Veldhuis, R.F. Bean, A.T. Brown, T. Watson, E.J. Caldwell, D. Richardson, Rev. Fosbury, E. Jones (Austin - source)



Figure 17: United Church Parsonage, c.1945 (Austin - source)

The United Church used the parsonage to house its ministers between 1928 and 1973, with the Onions family being the last ministers to reside in the parsonage. Over the years, the parsonage had hosted numerous social events and meetings and was a vital part of the church's community activities. In 1972, due to high maintenance costs, the congregation voted to sell the parsonage and to instead provide their ministers with a living allowance.

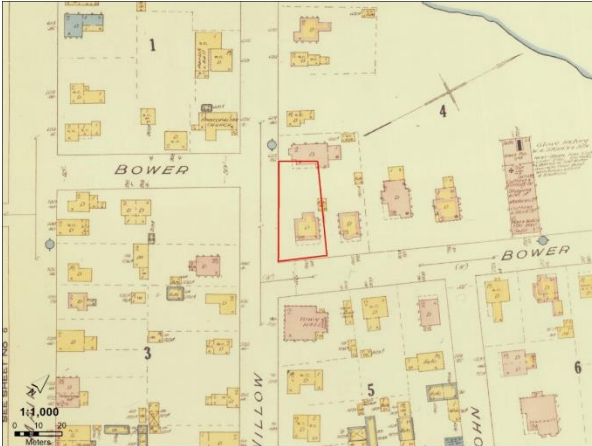


Figure 18: Subject property identified on the 1935 *Fire Insurance Plan of Acton* (detail)

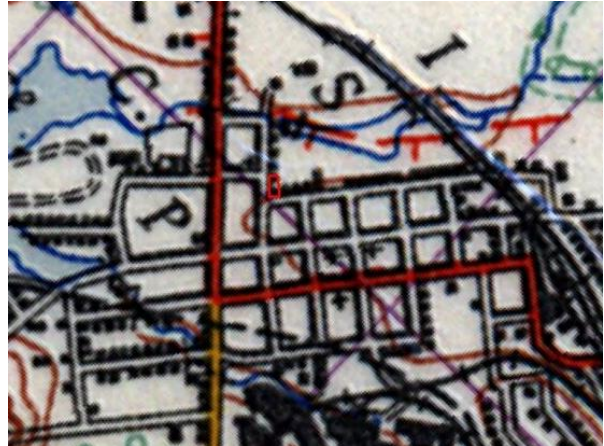


Figure 19: Subject property identified on the 1939 *National Topographic Map*

Late-Twentieth Century Ownership to Present

The subject property was purchased by Doug and Janis Fread in 1973 for \$38,131, and they moved to the property in November of that year.



Figure 20: Subject property identified in 1974 aerial photography



Figure 21: Town Hall with the subject property in the background, c.1984 (EHS 13762)



Figure 22: Subject property identified in 1999 aerial photography



Figure 23: Subject property identified in 2011 aerial photography

In 2007, the property was purchased by Allan and Fiona Paaren, and in 2021 was purchased by its current owner.

2.2 Property & Architectural Description



Figure 24: Subject property identified in 2023 aerial photography

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 residential building on the subject property is a two-and-a-half storey frame building with brick veneer, featuring a hipped roof with bracketed eaves and stone foundation.



Figure 25: Looking towards the subject property along Bower Street (Town of Halton Hills 2024)



Figure 26: Looking along Bower Street, showing the existing two-and-a-half storey residential buildings at 29, 35, and 41 Bower Street (Town of Halton Hills 2024)



Figure 27: Looking towards the front elevation from Bower Street (Town of Halton Hills 2024)

The front (southeast) elevation facing Bower Street features a symmetrical façade that is dominated by a covered wooden porch across the first storey. The porch is accessed via stone steps, however the porch floor is wooden. The stone piers support paired wooden Corinthian columns. The central entrance is located within a flatheaded opening with a heavy stone lintel above. On either side of the entrance at the first storey are two large window openings, featuring multiple divisions and leaded glass surrounding a large single pane, with stone lintels and sills. Three window openings are located above at the second storey. The central window features multi-divided lites and leaded windows on each side with a similar large single pane within. Smaller flatheaded window openings are located on either side of the central window and feature windows with multi-divided lites above a large single pane, both with stone lintels and sills. Two symmetrically placed gable-roofed dormers, featuring wooden architectural detailing and flatheaded window openings with casements are located in the roof above.



Figure 28: Front (southeast) elevation of the existing building at 29 Bower Street (Town of Halton Hills 2024)

The side (northeast) elevation features a brick chimney that has been removed above the roofline. A single entrance with stone lintel is located at grade, with two flat-headed windows with stone lintels at the basement level within the stone foundation. This elevation features four flat-headed window openings of various sizes, with a smaller window towards the front elevation, two flat-headed windows in line with one another towards the rear elevation, and a larger window opening featuring a similar pattern to the central window on the front elevation, all with stone sills and lintels.



Figure 29: Side (northeast) elevation of the existing building at 29 Bower Street (Town of Halton Hills 2024)

The side (southwest) elevation features another brick chimney, which is extant above the roofline, and which features detailing in the form of recessed panels along its height. The elevation features a slight projection beneath a gable which includes a small flatheaded window opening and siding. The first storey features a large flatheaded window opening with leaded glass transom and large single pane below, while the second storey features a smaller window opening with stone sill and lintel and a hung window with multi-divided lights above and a single pane below. Towards the rear of this elevation is a two-storey projection featuring smaller window openings with stone sills and lintels on the southwest side as well as on the rear elevation.



Figure 30: Side (southwest) elevation of the existing building at 29 Bower Street (Town of Halton Hills 2024)



Figure 31: Rear (northwest) elevation of the existing building at 29 Bower Street (Town of Halton Hills 2024)

2.3 Architectural Style

While previously identified as a combination of styles in former inventories and studies including the subject property, the existing building at 29 Bower Street can be best described as a representative example of an Edwardian building with Arts and Crafts influences.

The Edwardian style, or Edwardian Classicism, incorporates Classical detailing and features sparingly and in an understated way. A common style in Ontario between 1900 and 1930, the hallmark of Edwardian Classicism is its simple designs and detailing, straight rooflines, smooth surfaces, many windows with flat-arches and plain lintels, restrained ornamentation, and simplified massing. Edwardian residential buildings typically feature a generous front porch (often with wooden columns atop brick piers), simplified dormers that reflect the simplified roof shape, and undecorated chimneys. Shannon Kyles of *Ontario Architecture* notes that a subtype of the style is “Foursquare”, with uncomplicated buildings featuring equal sides and a massed, cubical shape, with four rooms per floor being typical.

Arts and Crafts architecture was popular in Ontario between 1890 and 1940, stemming from a movement in Britain that was a reaction to industrialization. The style incorporated design principles that brought back artisanship and craftsmanship, emphasizing simplicity, strong textures, local materials, handicraft, and vernacular traditions. Arts and Crafts homes typically feature a steep roof pitch, wood or slate shingles on walls and roof, brick or stuccoed exteriors, simple geometric forms,

open eaves with exposed rafter ends, a recessed or side entrance, and asymmetrical facades. A form of the Arts and Craft style was the Craftsman bungalow.

The former United Church Parsonage features elements characteristic of the Edwardian style, although also contains elements of the detailing and artisanship characteristic of Arts and Crafts architecture. The form, massing, rooflines, and symmetrical, balanced façade, with a generous front porch, smooth surfaces, multiple window openings, and simplified dormers are all consistent with the style. The Arts and Crafts influence is apparent in the windows throughout featuring multi-divided lites and leaded glass, as well as the bracketed eaves and more elaborate covered porch featuring Corinthian columns. The home, while overall restrained in its form and presenting a balanced façade, features significant detailing, artisanship and craftsmanship that make this home stand out along the streetscape.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an ‘X’ to signify applicable criteria and ‘N/A’ to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 29 Bower Street has physical and design value as a representative example of an Edwardian residential building with Arts and Crafts influences within the community of Acton in the Town of Halton Hills. The form, massing, rooflines, and symmetrical, balanced façade, with a generous front porch, smooth surfaces, multiple window openings, and simplified dormers are all consistent with the Edwardian residential style. The existing building also features detailing characteristic of the Arts and Crafts style, with several windows featuring multi-divided lites and leaded glass, as well as the bracketed eaves and more elaborate covered porch featuring Corinthian columns. The Edwardian home, while overall restrained in its form and presenting a balanced façade, features significant detailing, artisanship and craftsmanship that make this home stand out along the streetscape.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 29 Bower Street has historical and associative value due to its associations with the Henderson family, and the United Church of Acton with its origins in the Methodist congregation in

Acton established by Reverends Ezra and Zenas Adams. MP David Henderson created this property and two other lots from land that was originally owned part of the Adams' farm property. The existing home was built for Henderson's son, Charles C. Henderson, an important local merchant and businessman within the community. The property was later used as the parsonage for the Acton United Church between 1928 and 1973, and was a significant community hub for social events and meetings over these years. The parsonage was the third for the Acton United Church, which had its roots in the Methodist congregation established in the early 19th century in Acton by Reverends Ezra and Zenas Adams. The property is also associated with prominent local builder J.B. Mackenzie who supplied much of the mill work for the home.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 29 Bower Street has significant contextual value as an early-twentieth-century Edwardian residential building with Arts and Crafts influences at the corner of Bower Street and Willow Street North in the community of Acton. Together with the neighbouring properties along Willow Street North and Bower Street, the existing building helps 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.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 29 Bower Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 29 Bower Street are identified as follows:

- The setback, location, and orientation of the existing late early-twentieth-century residential building at the corner of Bower Street and Willow Street North in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of the two-and-a-half storey building with hipped roof featuring gable-roofed dormers, bracketed eaves, and brick chimneys, and a stone foundation;
- The materials, including the red brick exterior and architectural detailing, wooden windows, stone sills and lintels, and stone foundation;
- The front (southeast) elevation, including:
 - At the first storey:
 - The covered wooden porch featuring stone piers, stone steps, and paired Corinthian columns;
 - The central flatheaded entrance with stone sills;

- The large flatheaded window openings on either side of the entrance featuring wooden windows with multiple divisions and leaded glass surrounding a large single pane, with stone lintels and sills;
- At the second storey:
 - The central window opening featuring a wooden window with multi-divided lites and leaded windows on each side with a similar large single pane within the opening;
 - The flatheaded window openings located on either side of the central window featuring wooden windows with multi-divided lites above a large single pane, both with stone lintels and sills.
- The paired gable-roofed dormers within the roofline above;
- The side (northeast) elevation, including:
 - The brick chimney extant below the roofline;
 - The flatheaded window openings throughout, featuring wooden windows with multi-divided lites and leaded glass, all with stone sills and lintels;
- The side (southwest) elevation, including:
 - The brick chimney featuring recessed panels at the first and second storeys; and,
 - The flatheaded window openings featuring wooden windows with multi-divided lites and leaded glass, all with stone sills and lintels.

The rear elevation and interiors have not been identified as heritage attributes as part of this report.

5.0 Sources

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Research and Evaluation Report



(Town of Halton Hills 2024)

Clark House

35 Bower Street, Acton, Town of Halton Hills

May 2024

Project Personnel

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Figure 24: The side (southwest) elevation of the existing residence at 35 Bower Street (Town of Halton Hills 2024) 15

1.0 Property Description

35 Bower Street	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LTS 173 & 174, PL 227, ALSO SHOWN ON PL 1098; PT LT 262, MUP 1098, AS IN 674304; HALTON HILLS
Construction Date	c.1905
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Builder John Cameron
Architectural Style	Edwardian
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	May 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 35 Bower Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.



Figure 1: Location Map – 35 Bower Street

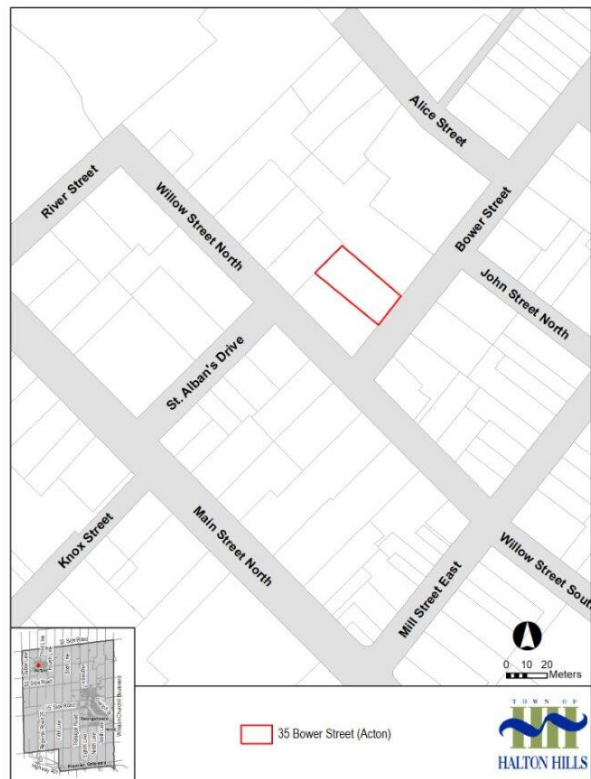


Figure 2: Aerial Photograph – 35 Bower Street

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.

Early Settlement

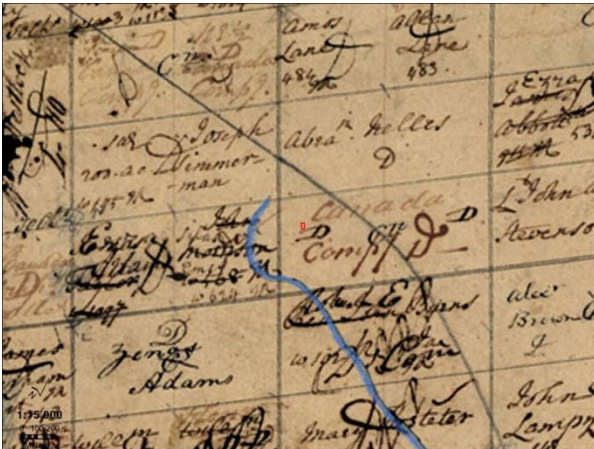


Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

In 1829, Lot 28, Concession 3 was granted to the Canada Company. Three years later, Rufus Adams purchased the lot. The orchard lane within the property later became Bower Avenue. David Henderson purchased the old Adams farmhouse and surrounding property from the Adams family towards the end of the nineteenth century and created three properties from the land.



Figure 5: Subject property identified on the 1877 Illustrated Historical Atlas of the County of Halton

The Hon. David Henderson was born in 1841 and moved to Acton in 1878. Henderson was a storekeeper for many years, later forming a partnership with his wife Alison Christie's family to establish Christie, Henderson & Co., a private bank. Henderson was soon elected to Council and the Board of Education, and in 1888 was elected as the Conservative candidate for the House of Commons. While defeated at a

by-election in 1891, Henderson was re-elected in 1893, appointed member of the King's Privy Council of Canada in 1916 and served in the House of Commons until his retirement in 1917. Henderson's wife Alison died a tragic death in 1914, falling off their balcony, while Henderson died in 1922.



Figure 6: Hon. David Henderson, c.1900 (MHS 5969)

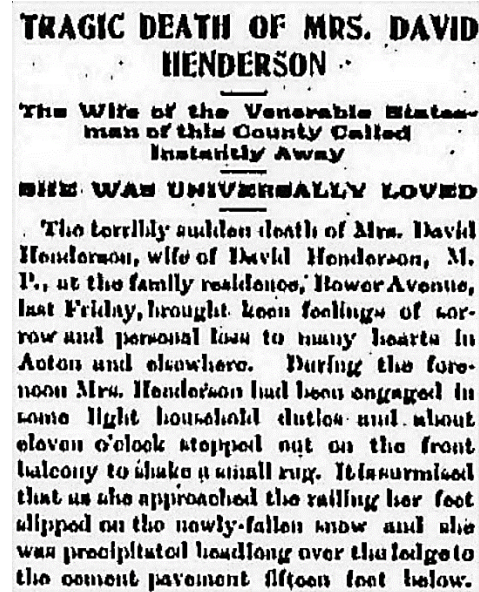


Figure 7: Excerpt from the Acton Free Press, 26 November 1914

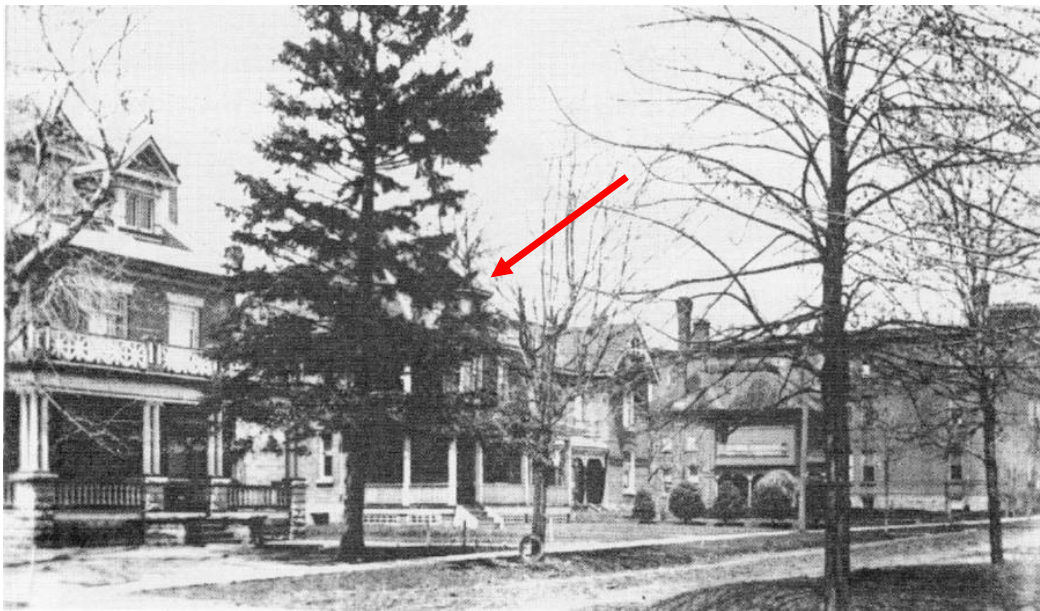


Figure 8: Bower Street looking east, c. early 1900s; subject property identified with a red arrow (A.T. Brown/Dills Collection)



Figure 9: Aerial view of Acton, subject property identified with arrow (A.T. Brown/Dills Collection c. early 1900s)

Clark & Gould Families

Gelard Clifton Clark (1860-1905) attended Rockwood Academy when he was younger and worked at the Canada Glove Works as a “traveller” for W.H. Storey and Son in the mid 1880s. He later moved to Peterborough, however in 1889 it was reported that he would return to Acton and take possession of Mr. A. Martin’s Royal Hotel as of March of that year. Clark was involved with local horse racing, the Acton Hockey Club, was a member of the Walker Lodge, and was a director of the Acton Horticultural and Agricultural Society.

The Acton Hotel was located at the corner of Mill Street and Main Street in Acton. A hotel was extant at the intersection by at least 1843 under the management of Simeon Anderson, and in 1952 a two-storey stone building was constructed at the corner of Mill Street and Main Street, while the former site became the site of the Dominion House. Anderson died in January 1853, before the building was finished, following which the hotel was operated by many different owners and known by several names, including the “Acton Hotel”. It was also known as the “Royal Exchange Hotel” while owned by proprietor James Campbell (1822-1887) who was convicted several times of illegally selling alcohol during the 1880s. Campbell’s wife Margaret (1833-1890) took place at the Clark House in October 1890. Following Campbell’s ownership, G.C. Clark took over the hotel after which it was known as “Clark House”.

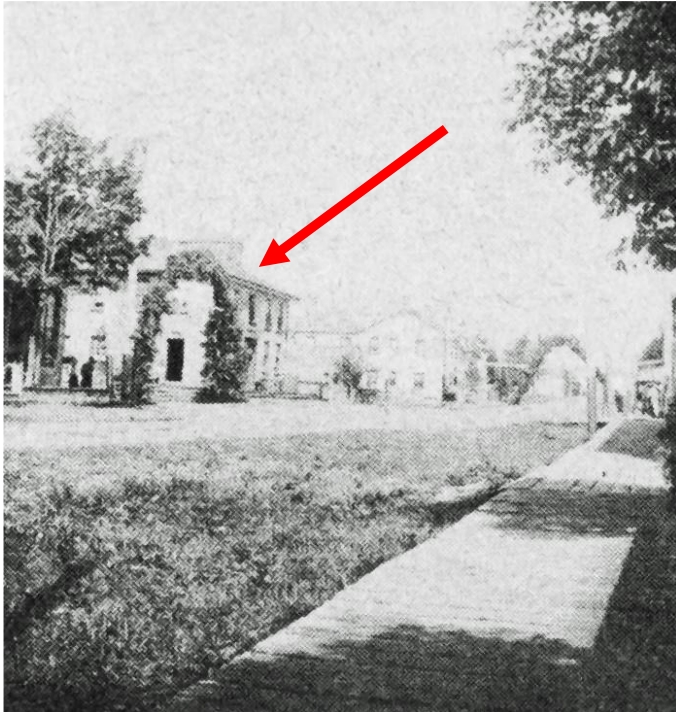


Figure 10: Looking north on Main, south of the intersection at Mill Street and Main Street, c.1899. The former Acton Hotel is identified with a red arrow (A.T. Brown/Dills Collection, courtesy of Vintage Acton)

ROYAL EXCHANGE HOTEL, Acton, Jss. Campbell, Proprietor. Mr. Campbell, late of the Rossin House, near G. T. E. Station, takes pleasure in announcing to his many old friends and patrons that he has recently purchased and refitted the Royal Exchange in the neatest and most comfortable style, and is prepared to accommodate all who may favor him, in the most comfortable manner. Choice Wines, Liquors, Cigars and cool summer drinks always in stock. Stable in charge of an attentive hostler. The patronage of the public is respectfully solicited, and no effort will be spared to give the very best attention.

Figure 11: Advertisement in the *Acton Free Press*, October 7, 1880, p. 1.

J. M. BELL, D.D.S., L.D.S.
DENTIST,
BROOKVILLE.
HONOR GRADUATE OF TORONTO UNIVERSITY.
Work made Satisfactory. Prices Moderate.
VISITING DAYS.—Monday afternoon, Campbellville; Tuesday, Acton, Office—Clark's Hotel; Friday, Rockwood.

Figure 12: Directory Listing in the *Acton Free Press*, August 25, 1898, p. 1.

Following Clark's death in 1905, his wife Margaret Ann (nee Campbell) (1863-1949), James and Margaret Campbell's adopted daughter, operated the hotel property until summer 1905. The building was destroyed by fire in August 1905, with the *Acton Free Press* reporting that the barn had been on fire causing damage to the roof, upper storey, and much of the ground floor of the hotel. W.R. Roche later rebuilt the hotel and added a third storey built in wood to the lower storeys, opening in January 1906 and changing the name from Clark House to The Acton. The Acton House was again destroyed by fire in November 1909, then owned by a Mr. E. R. Bigger.

After her husband died, Margaret had the existing home built on the property at 35 Bower Street (then Avenue). Margaret soon remarried William J. Gould (1870-1954), and the 1921 census identifies the couple living on Bower Avenue. According to his obituary, William J. Gould was one of Acton's best known citizens and a veteran of the South African War (the Boer War) and WWI. Gould was an employee of Beardmore & Co. for many years, and served as the first president of the Acton Branch of the Canadian Legion.

The 1934 *Fire Insurance Plan of Acton* (Figure 13) identifies the existing frame building with brick veneer on the subject property, and a frame garage towards the rear of the property.

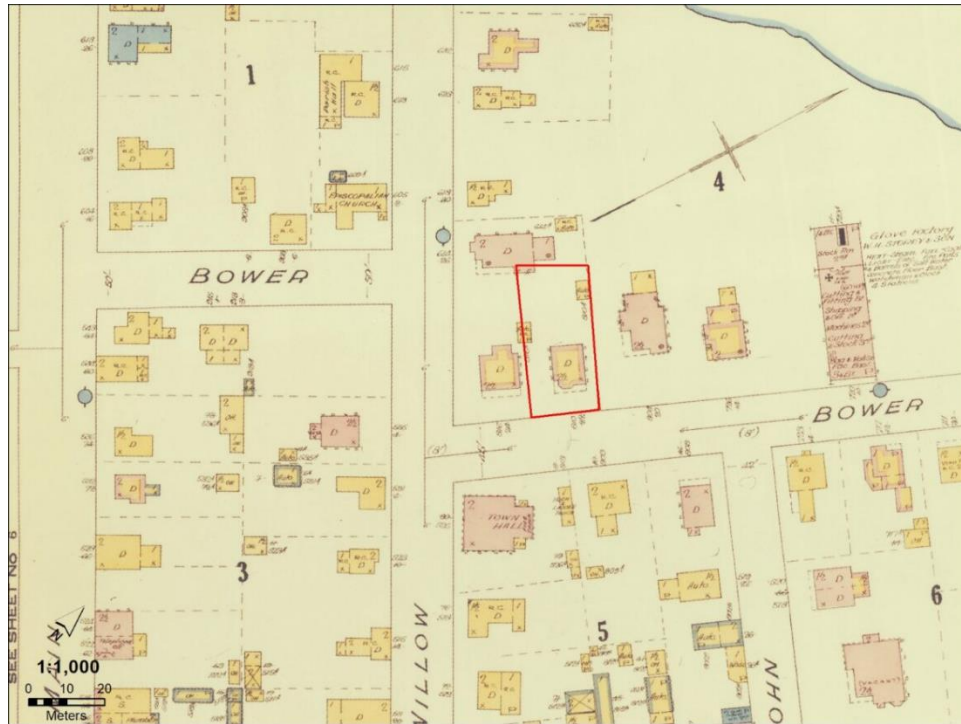


Figure 13: Subject property identified on the 1934 *Fire Insurance Plan of Acton*



Figure 14: Subject property identified on the 1935 *National Topographic Map*



Figure 15: Subject property identified in 1974 aerial photography

G.C. and Margaret's son Clifton Boyd Clark (1895-1967), was a prominent local banker with the Merchant's Bank in Acton, member of a Masonic Lodge and served in the first world war. Although later living in Toronto, the *Acton Free Press* reported that he spent weekends at his sister's home on Bower Avenue. Daughter Rubina (also Robena) "Ruby" C. Clark (1888-1988) was a teacher at the Queen Victoria School in Toronto, a member of the I.O.D.E., and a member of the Knox Women's Missionary Society (also known as Knox Ladies Aid). Ruby owned the property for many years after her mother until it was purchased by William E. and Nancy L. Lathrope in 1979.

Late Twentieth-Century Ownership

The Lathrope's owned the property until August 1987 when it was sold to Gloria Elliotson and Lloyd Bagley. In 2008, the property was sold to Ami Falcone, and purchased by Ruth and Jonathan Bunbury in 2017.



Figure 16: Subject property identified in 1999 aerial photography



Figure 17: Subject property identified in 2005 aerial photography

2.2 Property & Architectural Description



Figure 18: Subject property identified in 2023 aerial photography

The subject property is located along the north side of Bower Street in the community of Acton in the Town of Halton Hills. The property contains a two-and-a-half storey brick residential building with hipped roof and stone foundation that fronts onto Bower Street.



Figure 19: Looking along Bower Street towards the subject property (Town of Halton Hills 2024)



Figure 20: Looking along Bower Street towards the subject property (Town of Halton Hills 2024)



Figure 21: Front (southeast) elevation of the existing residence along Bower Street in Acton (Town of Halton Hills 2024)

The front (southeast) elevation facing Bower Street features a three-bay façade. At the first storey, a covered wooden porch stretches along the elevation and overhangs the entrance which is recessed beyond the primary elevation. A central projecting bay extends upwards along the first and second storeys and features three single flat-headed window openings with stone sills and lintels at each storey beneath the roofline. Adjacent to the bay on the first storey is a large flat-headed window opening with stone sill and lintel. A smaller flat-headed window opening, the same size as those in the projecting bay, is located above the large window at the second storey. A portion of the second storey is enclosed with a small sunporch where the façade recesses at the southeast corner. A dormer is extant above the two-storey projecting bay, giving the appearance of a tower, with pyramidal roof and small rectangular window openings below.



Figure 22: The front (southeast) elevation of the existing residence at 35 Bower Street (Town of Halton Hills 2024)

The side (northeast) elevation features three flat-headed window openings at the first storey, with one being larger than the others, and two flat-headed window openings at the second storey. A brick chimney extends along the elevation and above the roofline.



Figure 23: The side (northeast) elevation of the existing residence at 35 Bower Street (Town of Halton Hills 2024)

The side (southwest) elevation features irregularly placed window openings at the first and second storeys with stone sills and lintels. There is evidence of a former window opening that is now infilled towards the rear of the elevation.



Figure 24: The side (southwest) elevation of the existing residence at 35 Bower Street (Town of Halton Hills 2024)

The rear elevation, rear addition, and interiors were not investigated as part of this report.

2.3 Architectural Style

John Blumenson describes Edwardian Classicism as follows: “In contrast to the highly colouristic, complicated and often eclectic compositions of the late nineteenth century, Edwardian Classicism, through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture” (*Ontario Architecture*, p.166). Edwardian Classicism is typically understated with relatively simple detailing. Popular in Ontario between 1890 and 1916, Edwardian residential buildings often appear more humble than their Victorian predecessors, which were much more extravagant and detailed. Edwardian homes typically feature a gable front with a generous front porch, smooth brick surface, and many windows with stone sills.

The Clark House at 35 Bower Street exhibits those features that are characteristic of Edwardian Classicism in residential buildings, including its balanced façade, large hipped roof, smooth brick exterior, generous front porch, and many flatheaded window openings with stone sills. Although the two-storey projecting bay with dormer are not typical of the style, the flatheaded window openings and lack of additional fenestration on the bay are in keeping with the restrained character of the style.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an ‘X’ to signify applicable criteria and ‘N/A’ to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 35 Bower Street has physical and design value as a representative example of an Edwardian residential building with an unusual two-storey projecting bay with pyramidal roof dormer in the community of Acton within the Town of Halton Hills. The Clark House at 35 Bower Street exhibits those features that are characteristic of Edwardian Classicism in residential buildings, including its balanced façade, large hipped roof, smooth brick exterior, generous front porch, and many flatheaded window openings with stone sills. Although the two-storey projecting bay with dormer are not typical of the style, the flatheaded window openings and lack of additional fenestration on the bay are in keeping with the restrained character of the style.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 35 Bower Street has historical and associative value due to its associations with the Henderson family, and for its long-term ownership by the Clark and Gould families. MP David Henderson created this property and two other lots from land that was originally owned part of the Adams' farm property. The existing home was built for the Clark family who is associated with late nineteenth-century and early-twentieth-century ownership of the Acton Hotel, then known as the Clark House, an establishment with origins that date back to 1843. Following the death of her husband Gelard Clark, Margaret remarried and lived with her second husband William J. Gould at the subject property. Gould was one of Acton's best known citizens and a veteran of two wars, working at Beardmore & CO. for several years and the first president of the Acton Branch of the Canadian Legion. Margaret's son Clifton Boyd was a prominent local banker and spent many weekends at the home that would become his sister Ruby's for many years until it was sold in 1979 to its new owners.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 35 Bower Street has significant contextual value as an early-twentieth-century Edwardian residential building along Bower Street in the community of Acton. Together with the neighbouring properties along Willow Street North and Bower Street, the existing building helps 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.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 35 Bower Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 35 Bower Street are identified as follows:

- The setback, location, and orientation of the early 20th-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 building with hipped roof with 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:
 - The recessed flatheaded entrance with stone lintel;
 - Flatheaded window openings with stone sills and lintels at the first and second storeys;
 - Covered painted wooden porch stretching along the entire elevation with simple squared columns;
 - The two-storey brick bay with flatheaded window openings with stone sills and lintels;

- Above the roofline, the dormer with pyramidal roof and narrow window openings;
- The side (northeast) elevation, including:
 - Flatheaded window openings with stone sills and lintels
 - Brick chimney extending along the first and second storeys and above the roofline; and,
- The side (southwest) elevation, including flatheaded window openings with stone sills and lintels at the first and second storeys.

The rear elevation, rear addition, and interiors have not been identified as heritage attributes as part of this report.

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Research and Evaluation Report



(Town of Halton Hills 2024)

Henderson-Mason House

41 Bower Street, Acton, Town of Halton Hills

May 2024

Project Personnel

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Report Preparation	Laura Loney
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1.0 Property Description

Henderson-Mason House	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	PT LT 262, MUP 1098, AS IN 680689. TOWN OF HALTON HILLS
Construction Date	c.1891
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Unknown
Architectural Style	Victorian with Queen Anne influences
Additions/Alterations	Two-storey enclosed front porch, rear additions
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	May 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 41 Bower Street in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

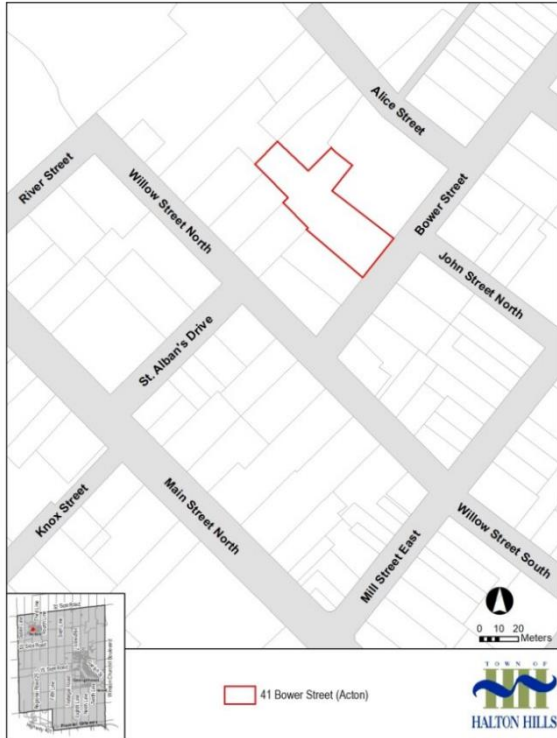


Figure 1: Location Map – 41 Bower Street



Figure 2: Aerial Photograph – 41 Bower Street

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

Early Settlement

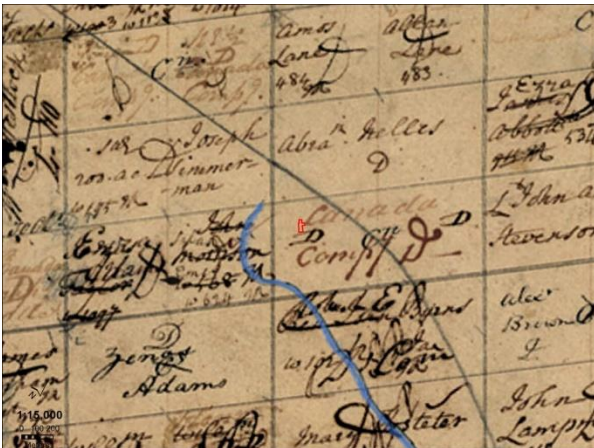


Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West

In 1829, Lot 28, Concession 3 was granted to the Canada Company. Three years later, Rufus Adams purchased the lot. The orchard lane within the property later became Bower Avenue. David Henderson purchased the old Adams farmhouse and surrounding property from the Adams family towards the end of the nineteenth century and created three properties from the land. The subject property is located on the same site as the former farmhouse which was demolished in 1900; Henderson constructed the

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills' 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.

home at 35 Bower Street from the bricks of the old farmhouse and constructed the existing house on the subject property c.1891.

The Hon. David Henderson was born in 1841 and moved to Acton in 1878. Henderson was a storekeeper for many years, later forming a partnership with his wife Alison Christie's family to establish Christie, Henderson & Co., a private bank. Henderson was soon elected to Council and the Board of Education, and in 1888 was elected as the Conservative candidate for the House of Commons. While defeated at a by-election in 1891, Henderson was re-elected in 1893, appointed member of the King's Privy Council of Canada in 1916 and served in the House of Commons until his retirement in 1917. Henderson's wife Alison died a tragic death in 1914, falling off their balcony, while Henderson died in 1922.



Figure 5: Hon. David Henderson, c.1900 (MHS 5969)

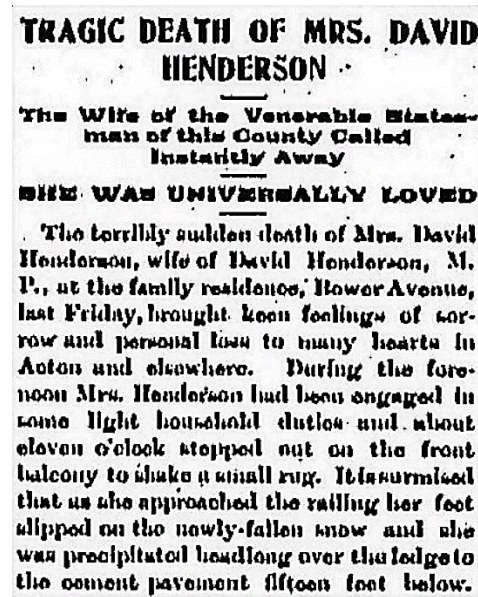


Figure 6: Excerpt from the Acton Free Press, 26 November 1914

In 1898, the property was transferred to his brother John Henderson (1836-1915) and son Charles Henderson (1873-1944). In 1906, John and Charles transferred the property to William Anderson (1838-1924). William Anderson's first wife was Catharine (nee Hume) (1842-1891), and in 1892 Anderson remarried widow Matilda Colemand (nee Cripps) (1854-1929).



Figure 7: Aerial view of Acton, subject property identified with arrow (A.T. Brown/Dills Collection c. early 1900s)



Figure 8: Bower Street c.1908, the existing building at 41 Bower Street shown on the left; the residential building and glove factory are no longer extant. Subject property identified with a red arrow (EHS 00325)

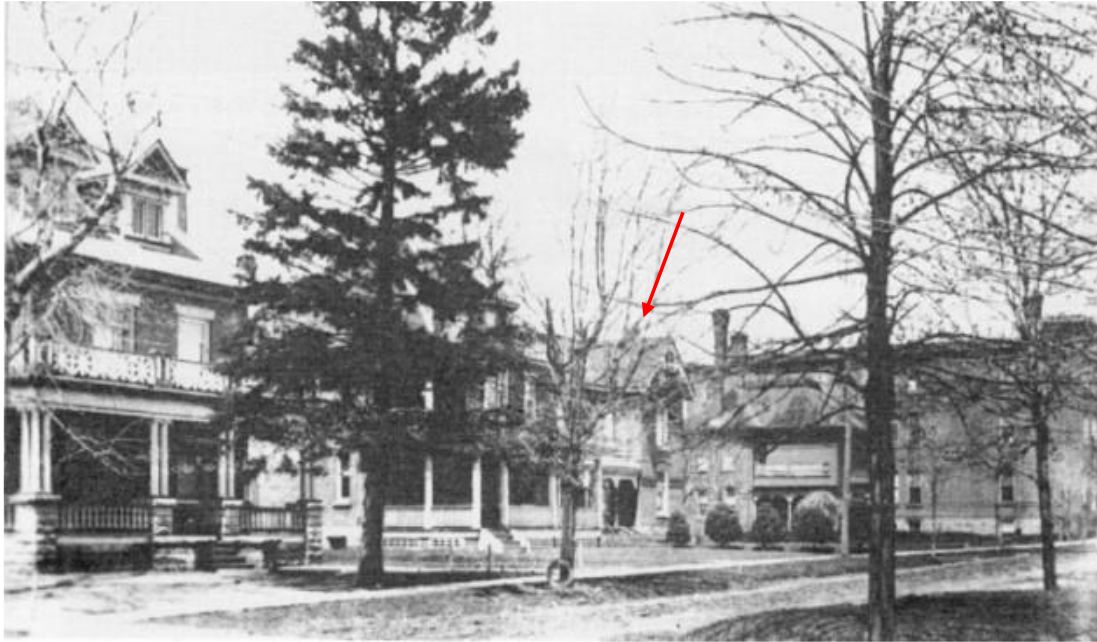


Figure 9: Bower Street looking east, c. early 1900s; subject property identified with a red arrow (A.T. Brown/Dills Collection)

In 1911, the property was purchased by carpenter Jeremiah Bell (1876-1953). The *Acton Free Press* reported that Anderson had sold the whole of the property to Bell, including the new brick house, the rough cast house, stable, lots known as the gravel pits, the pond, and the lots on the north side. Bell was married to Mary Elizabeth (nee Storey) (1875-1931), daughter of farmers Robert and Mary Storey. Bell served as a local councillor in Acton.

Amos Mason & the Mason Knitting Company Ltd.

Amos Mason purchased the subject property from David Henderson's estate in 1923. It was noted that he took great pride in the landscaping of his home, and at one point installed a conservatory on the front elevation of his room to raise special plants and flowers.

Amos Mason (1882-1960) was born in Lisgar, Ontario, and moved to Acton when he was 13. For a time, Mason worked in Meadowvale and later moved to Alton where he met his wife Cordelia (Nee Algie) (1885-1960), after which they married in 1908.

Mason moved to Acton from Caledon in 1920 to open the Mason Knitting Company. The Mason Knitting Company Ltd. began with five employees in an approximately 2500 square feet space at the corner of Willow Street and River Street. In 1932, a second storey was added to the Mason Knitting Mills by local builders J.B. Mackenzie & Son. In 1938, the company took over warehouses from Beardmore & Co, then known as the Hide House. In 1955 the plant was 28,000 square feet and employed around 60 people, specializing in children's underwear. The business was taken over by Mason's son George, and in 1968 it was sold to a group headed by Brendan Swan and ownership was soon assumed by B.H. Dorfman of Toronto in 1970. By 1971, the company was experiencing financial difficulties with almost 100 employees laid off.



Figure 10: Halton County Council c.1931; Warden Amos Mason identified sitting at centre (EHS 25806)

Mason was very involved in the community, leading the Acton Citizen's Band, working on the Public-School Board, serving on municipal council, Reeve (1925-1931), Warden of Halton County, and Acton's first mayor. Mason was involved in the Rotary Club and the Crippled Children's Campaign, the Halton Children's Aid Society, and a member of the Walker Lodge A.F. and A.M. Mason also served on the Acton YMCA board, for a time as president, and was the president of the Acton Board of Trade and chairman of the Swimming Pool Committee. During WWI, Mason headed the Acton and Community War Service League, led fundraising initiatives, and was Chair of the Red Cross. Amos was awarded Citizen of the Year by the Chamber of Commerce in 1958 for his work as a civic and community leader in Acton. Mason was also elected Acton's first mayor.

The 1934 Fire Insurance Plan of Acton shows the brick two-and-a-half storey structure with a one storey frame addition to the rear. The former Canada Glove Company factory to the east, as is a brick-veneered two-storey structure with one storey addition that is no longer extant.

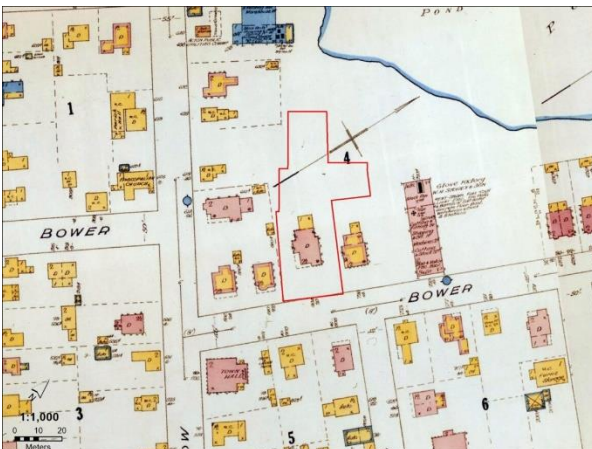


Figure 11: Subject property identified on the 1934 Fire Insurance Plan of Acton

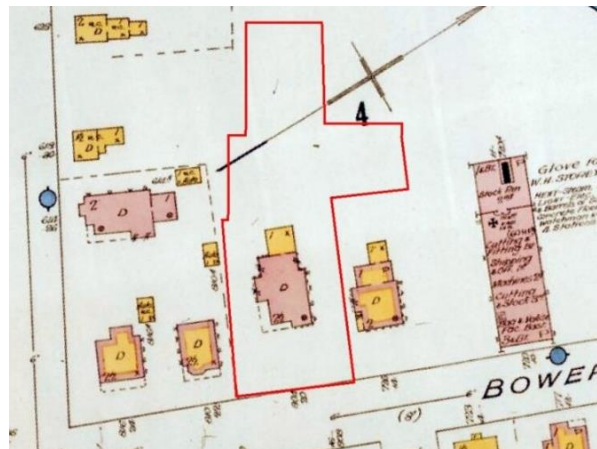


Figure 12: Subject property identified on the 1934 Fire Insurance Plan of Acton, detail

Following Mason's death in 1960, his son William George Mason (1909-1995), who had worked as a manager at the knitting mill, sold the property to Cordelia's cousin Robert Laird Algie and his wife Josephine Algie for \$15,000.

Robert Algie (1893-1965) worked for the Timothy Eaton company in Toronto and moved to Moncton in 1920, working in the mail order department of Eaton's for 40 years before retiring in 1960 and moving to Acton. Algie served in active duty in WWI and coordinated war services in Moncton during WWII, was Secretary of the board of managers for Knox Presbyterian Church, and an attendance officer for the local schools.

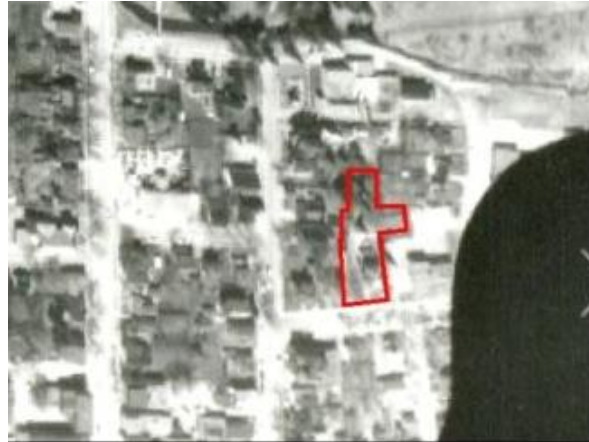


Figure 13: Subject property identified in 1974 aerial photography

In 1979, the property was sold by Keith G.S. and Susan A. Robbins to Douglas and Joanne Luck, who in 1982 sold it to Neville and Valerie Ashworth. In 1987, the property was sold to Gerry and Susan Rivers and was purchased by its current owners in 2011.



Figure 14: Subject property identified in 2002 aerial photography



Figure 15: Subject property identified in 2011 aerial photography



Figure 16: Subject property identified in 2021 aerial photography

2.2 Property & Architectural Description



Figure 17: Subject property identified in 2023 aerial photography

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. The hipped roof of the original building is intersected at the front elevation with a hipped roof over the extant two-storey porch. A one-storey addition extends towards the rear.



Figure 18: Looking towards the subject property from 41 Bower Street (Town of Halton Hills 2024)



Figure 19: Looking along Bower Street towards the subject property (Town of Halton Hills 2024)



Figure 20: Looking along Bower Street towards the subject property (Town of Halton Hills 2024)

The front (southeast) elevation facing Bower Street is a two-bay configuration, with the eastern portion of the façade projecting in front of the recessed elevation behind the two-storey enclosed porch. The original elevation appears to be extant within the porch. This porch is not original based on a review of historic photography, however, is sympathetic to the original design and its wooden construction ensures legibility from the original brick structure. Within the first storey of the brick bay at the front elevation is a segmentally arched window opening with stone sill below and brick hood moulds above. Brick string courses wrap the elevation and extend along the side elevation. At the second storey, a round-arched window opening with brick hood moulds and detailing is centered beneath a smaller round-arched window with brick hood moulds located beneath the gable peak.



Figure 21: Front (southeast) elevation (Town of Halton Hills 2024)

The side (northeast) elevation is also composed of two bays. The brick string courses extend at the first and second storeys across the entire elevation. At the first storey towards the front elevation, a single segmentally arched window opening with brick hood moulds and stone sill is extant, and above are two single round-arched window openings with brick hood moulds and stone sills. The façade is divided by a brick projection that extends both storeys. Towards the rear of the elevation, a large segmentally arched window opening is extant at the first storey beneath paired single window openings with round-arched openings connected through brick hood moulds. A smaller round-arched window opening is located beneath the gable peak above. Within the existing roof, a small gable-roofed dormer clad with siding is extant beside a brick chimney that extends above the roofline.



Figure 22: Partial side (northeast) elevation as seen from Bower Street (Town of Halton Hills 2024)



Figure 23: Partial side (northeast) elevation as seen from the rear yard



Figure 24: Side (northeast) elevation (Town of Halton Hills 2024)

The side (southwest) elevation beyond the enclosed two-storey wooden porch features paired segmentally arched window openings with stone sills and brick hood moulds at the first storey, and above at the second storey are paired round-arched window openings with stone sills. Brick string courses are extant within the first and second storeys. A single small round arched window opening is located beneath the gable peak. Beyond the two-storey elevation, a one-storey brick addition extends to the rear.



Figure 25: Side (southwest) elevation (Town of Halton Hills 2024)

The interiors were not investigated as part of this report.

2.3 Architectural Style

The listing report originally prepared for the subject property identifies it as Queen Anne Revival style architecture, with unique detailed brickwork. The original bargeboard beneath the central gable and original decorative wooden wrap-around wooden porch have been removed; a contemporary two-storey sunroom porch now dominates the front elevation. However, the building has retained much of its original integrity despite these alterations. While all buildings constructed during the 63-year reign of Queen Victoria can be described as “Victorian”, it is typically those buildings that do not fit within specific architectural styles that are described as Victorian.

While the Henderson-Mason House reflects some features characteristic of the Queen Anne Revival style, including the mix of segmentally arched and round arched windows, decorative brickwork including brick hood moulds and string courses along each façade, as well as front-facing gables and steeply-pitched and varied rooflines, it exhibits only some of the prominent characteristics of the style. The Queen Anne style was built primarily between 1870-1880 to 1910 and was popular amongst the wealthy upper middle classes as buildings in this style are designed to be impressive. Shannon Kyles notes in *Ontario Architecture* that the inspiration of Queen Anne Revival architecture was from medieval

principles of neighbourhoods and towns that focused on craftsmanship and community. The style featured a variety of decorative elements and forms, with complex and variable aesthetics that served to express the success of those who built the homes, often featuring characteristics including asymmetrical facades, steeply pitched and irregular rooflines, front-facing gables, overhanging eaves, towers with turrets in the corners, unusual windows, detailed textures, and bright colours.

The Henderson-Mason house can be best described as a vernacular Victorian building with Queen Anne Revival influences. The residence was designed to reflect the prominence of its original owners and maintains its stately presence along Bower Street in a row of grand brick homes. Photographic evidence of original wooden decorative elements and the original wooden porch provides an opportunity for restoration of these features which would further contribute to its architectural style as a Victorian building with Queen Anne Revival influences.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that are not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	X
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 41 Bower Street has physical and design value as 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.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

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 the land 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.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

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.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 41 Bower Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 41 Bower Street are identified as follows:

- 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 rear elevation, rear addition, two-storey sunroom, and interiors have not been identified as heritage attributes as part of this report.

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Research and Evaluation Report



(Town of Halton Hills 2024)

Knox Presbyterian Manse
39 Willow Street North, Acton, Town of Halton Hills

May 2024

Project Personnel

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1.0 Property Description

39 Willow Street North	
Municipality	Town of Halton Hills
County or Region	Region of Halton
Legal Description	LT 73, PL 227, ALSO SHOWN ON PL 1098 ; HALTON HILLS
Construction Date	c.1889
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Unknown
Architectural Style	Vernacular with Queen Anne influences
Heritage Status	Listed on the Town’s Heritage Register
Recorder(s)	Laura Loney
Report Date	May 2024

2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 39 Willow Street North in Halton Hills, Ontario (Figure 1 and Figure 2). The report includes an evaluation of the property’s cultural heritage value as prescribed by the *Ontario Heritage Act*.

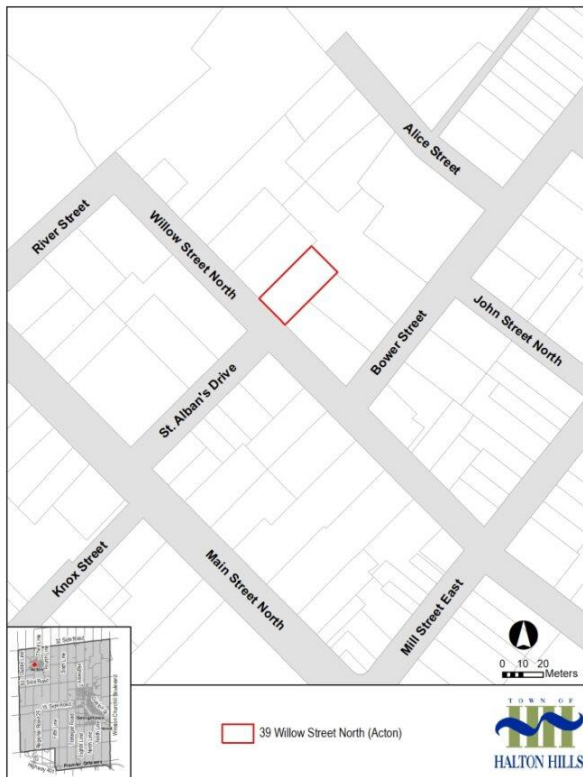


Figure 1: Location Map – 39 Willow Street North



Figure 2: Aerial Photograph – 39 Willow Street North

2.1 Historical Background

Indigenous History

The enduring history of First Nation Peoples in Halton Hills can be traced back through time immemorial before contact with Europeans in the 1600s. Prior to the arrival of European settlers, the Credit River was central to Indigenous ways of life, supporting settlements, fisheries, horticulture, transportation, and trade. Iroquoian-speaking peoples, ancestors of the Wendat, occupied the Credit River Valley for hundreds of years until the mid-1600s, establishing semi-permanent villages. There are numerous archaeological sites in Halton Hills dating from this period, ranging from village sites to burial grounds, which reveal a rich cultural heritage.

The Wendat were displaced by the Haudenosaunee around 1649-50 amid the conflicts that arose between European colonial powers and their First Nation allies. The Mississaugas (part of the Anishinaabe Nation) arrived in southern Ontario in the 1690s, settling in two groups along the north shore of Lake Ontario and Lake Erie. The western group, occupying the area between Toronto and Lake Erie, became known as the Mississaugas of the Credit First Nation. Until the early 19th century, the Mississaugas of the Credit First Nation followed a seasonal cycle of movement and resource harvesting along the Credit River (Missinnihe, meaning “trusting creek”), and other rivers. In the winter months, extended family groups hunted in the Halton Hills area, travelling south towards the mouth of the river in the spring for the salmon run. The Mississaugas’ fisheries and traditional economies were diminished because of increased Euro-colonial settlement, leading to a state of impoverishment and dramatic population decline.

In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit First Nation, including present-day Halton Hills, under the Ajetance Treaty (No. 19), named after Chief Ajetance. This left the Mississaugas with three small reserves on the Lake Ontario shoreline. The legitimacy of early land “surrenders” to the Crown is questionable when considering the Mississaugas’ traditional understanding of property ownership. Unlike the British, the Mississaugas understood land in spiritual terms, and did not share the idea that access to land and resources could be given up permanently¹.

Early Settlement

In 1829, Lot 28, Concession 3 was granted to the Canada Company. Three years later, Rufus Adams purchased the lot. The orchard lane within the property later became Bower Avenue.

¹ This brief overview of Pre-Treaty Indigenous Territory within the land now known as Halton Hills is taken from the Town of Halton Hills’ 2023 *Cultural Heritage Strategy*. This document includes additional recommendations relating to Truth and Reconciliation in Heritage Planning as part of the Town's commitment to advancing Truth and Reconciliation.

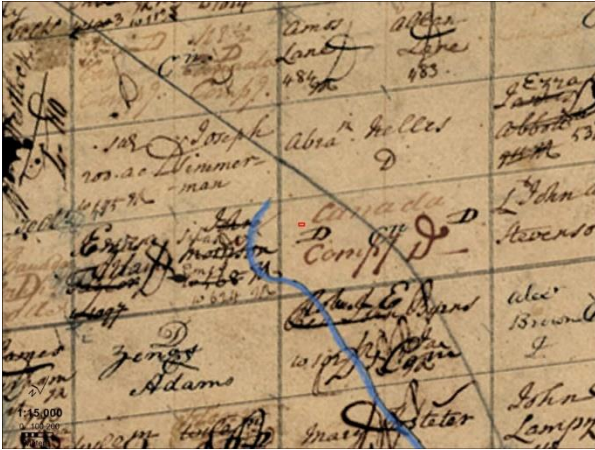


Figure 3: Subject property identified on the 1822 Patent Plan



Figure 4: Subject property identified on Tremaine's 1858 Map of the County of Halton, Canada West



Figure 5: Subject property identified on the 1877 Illustrated Historical Atlas of the County of Halton

The subject property was severed from the Adams farm in 1883. The property was later purchased by the Knox Presbyterian Church, and the existing residence was constructed as the Presbyterian manse in 1889. Reverend and Mrs. Rae and their family moved to the new manse on Willow Street, a block away from the new church building, in the fall of 1889.

Knox Presbyterian Church

Knox Presbyterian Church in Acton was established in 1845, founded by Scottish settlers from Inverness, Aberdeen, and Perthshire.

The original church building for the Presbyterians in Acton was a frame building on Main Street. Construction on the building was finalized in 1847, and Reverend W.C. Burns gave the first sermon in the building. In 1857, Reverend John McLachlan was inducted as the church's first minister. McLachlan's home was a farm in the east end of Acton, and after his death the church acquired the house as the

manse, also purchasing the surrounding 24.5 acres as a glebe². This property served as the manse until 1889 when it was purchased by a Mr. James Russell.

In 1895, a new church building was constructed at the corner of Main Street and Knox Avenue on the site of a general store that had burned down. The church was opened in February 1895.



Figure 6: Knox Presbyterian Church on Main Street North -- C. 1910 (Ontario Virtual Reference Library courtesy of Vintage Acton)

The existing building at the subject property was constructed in 1889 under the minister of Knox Presbyterian Church at the time, Reverend J.W. Rae. Local reports in July 1899 identified that the foundation had been finished that month and that brickwork was soon to follow. The new manse location would allow a shorter commute for the church minister and more opportunities for the congregation to visit. The construction of the manse reportedly faced criticism for its extravagance and maintenance costs; the manse was constructed for \$6000 and by 1898, only \$600 of the debt to construct was remaining.

On June 15, 1899, the *Acton Free Press* (p.3) reported that a baby girl was born to the minister of Knox Church, Reverend Knowles, and that a Union Jack was flying from the flagpole at the manse.

According to reports in the *Acton Free Press* over the years, the manse was a frequent site for social activities, parties, church events, and local marriages.

² A “glebe” is a plot of cultivated land, or land belonging to or yielding revenue to a parish church or ecclesiastical benefice (*Merriam-Webster*).



Figure 7: Subject property identified on the 1934 *Fire Insurance Plan of Acton*

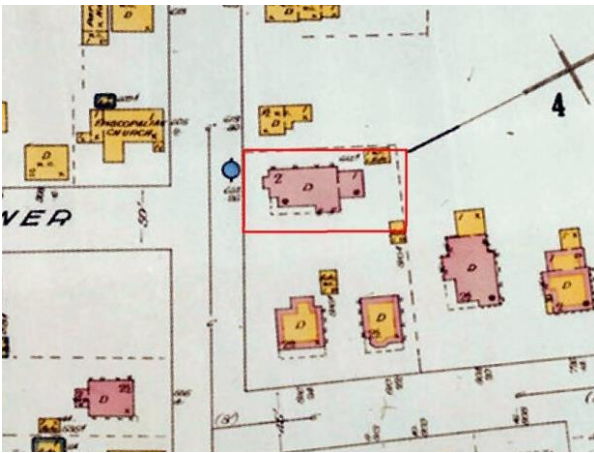


Figure 8: Subject property identified on the 1935 *Fire Insurance Plan of Acton*, detail

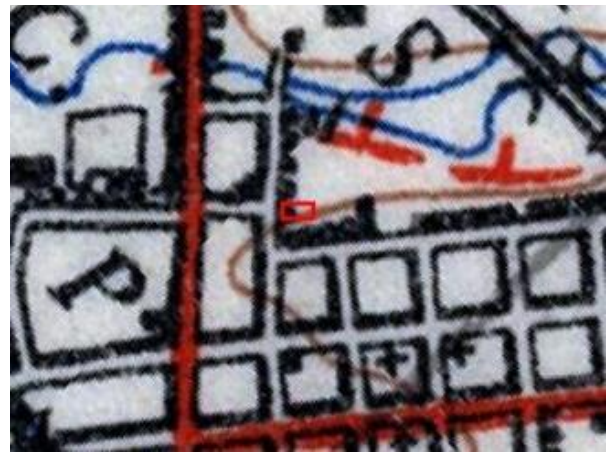


Figure 9: Subject property identified on the 1935 *National Topographic Map*

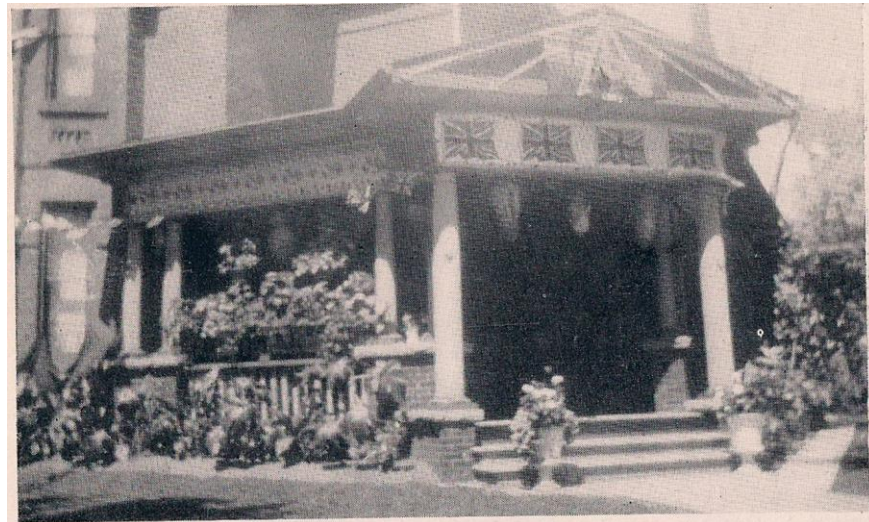


Figure 10: Knox Presbyterian Manse, c.1945 (Knox Presbyterian Church c.1945)



Figure 11: On the steps of Knox Presbyterian Church Manse, c.1952-1953 (Margaret Coulter via Facebook)



Figure 12: Knox Presbyterian Church Manse, n.d. (Bob Armstrong via Facebook)

The property was sold by the church in 1987 to Katherine and Patricia Kelly, who later sold to Cameron Hall and Rene Einarson. In 1990, the property was sold to its current owners.



Figure 13: Subject property identified in 1999 aerial photography



Figure 14: Subject property identified in 2011 aerial photography



Figure 15: 39 Willow St N, c.2018. (Scott Brooks/Dills Collection, courtesy of Vintage Acton)

2.2 Property & Architectural Description

The subject property is located along the north side of Bower Street in the community of Acton in the Town of Halton Hills. The property contains a single-detached, two-storey brick residential building with a combination hip and gable roof.



Figure 16: 39 Willow Street North - Location Map



Figure 17: Subject property identified in 2023 aerial photography



Figure 18: Looking along Willow Street North towards the subject property (Town of Halton Hills 2024)



Figure 19: Looking towards the subject property along Willow Street North (Town of Halton Hills 2024)

The front (west) elevation facing Willow Street North dominated by a two-storey projection with gable roof. Within this portion of the façade, a two-storey bay is extant, featuring decorative wooden bargeboard within the gable peak. The two-storey bay features flatheaded window openings with brick voussoirs and stone sills, with three at each storey. Paired brick string courses featuring bricks laid in a horizontal and vertical pattern between the two extend along the elevation at the first and second storeys within the running-bond brick elevation. An additional string course divides the first and second storeys within the projecting bay, with decorative brick detailing above the course and below the upper storey windows. Another string course is located directly above the brick voussoirs within the second storey window openings, with additional string courses and decorative brick detailing beneath the gable peak and partially obscured by the wooden bargeboard.

The brick string courses extend along the recessed portion of the front elevation and continue along the side elevation.



Figure 20: Front (west) elevation of the existing building at 39 Willow Street North (Town of Halton Hills 2024)



Figure 21: Southwest corner of the existing building at 39 Willow Street North (Town of Halton Hills 2024)

The defining feature of the existing building is its one-storey wooden porch which wraps the front and side elevations. The porch, featuring paired smooth wooden columns supported by brick piers with simple wooden balusters, is accessed via stone steps to the wooden porch floor. Wooden dentils are

extant beneath the porch eaves, and the entrance to the porch features a classical pediment in the Classical Revival style. The main entrance to the building is located beneath the porch, with an additional entrance towards the rear of the side elevation.



Figure 22: Detail of the existing corner porch at 39 Willow Street North (Town of Halton Hills 2024)

The side (south) elevation features flatheaded window openings with brick voussoirs and stone sills, and the extension of the brick string courses that stretch along the front elevation.



Figure 23: Looking towards the south elevation of the existing building at 39 Willow Street North (Town of Halton Hills 2024)

The side (north) elevation features similar flatheaded window openings with brick voussoirs and stone sills as the south elevation, with two brick chimney extant above the roofline at this elevation.



Figure 24: Looking towards the north elevation of the existing building at 39 Willow Street North (Town of Halton Hills 2024)



Figure 25: Northwest corner of the existing building at 39 Willow Street North (Town of Halton Hills 2024)

The rear elevation and interiors were not investigated as part of this report.

2.3 Architectural Style

The former Knox Presbyterian Manse at 39 Willow Street North has previously been identified as a representative example of a Queen Anne Revival residential building.

The Queen Anne style was built primarily between 1870-1880 to 1910 and was popular amongst the wealthy upper middle classes as buildings in this style are designed to be impressive. Shannon Kyles notes in *Ontario Architecture* that the inspiration of Queen Anne Revival architecture was from medieval principles of neighbourhoods and towns that focused on craftsmanship and community. The style featured a variety of decorative elements and forms, with complex and variable aesthetics that served to express the success of those who built the homes, often featuring characteristics such as asymmetrical facades, steeply pitched and irregular rooflines, front-facing gables, overhanging eaves, towers with turrets in the corners, unusual windows, detailed textures, and bright colours. John Blumenson of *Ontario Architecture* notes that the style features open covered areas such as verandahs and that wood supporting members may appear large and oversized, with the trim often appearing intricate, complex and delicate by comparison.

The former Knox Presbyterian Manse serves as a representative example of a Queen Anne Revival residence, with key features extant that are characteristic of the style. Namely, its asymmetrical façade, steeply-pitched and irregular roofline, front-facing gable, overhanging eaves, two-storey projecting bay with detailed wooden bargeboard, detailed textures within the brickwork on the exterior, and the large, wrap-around wooden porch with significant wooden columns and classical pediment. While not the most extravagant example of Queen Anne architecture in Acton (e.g. Sunderland Villa at 55 Mill Street East), of note is the early criticism of the Presbyterian congregation with the extravagance and cost of

the manse, and the following appreciation of the building's architecture and form since its construction at the end of the nineteenth century.

3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that is not applicable for this property.

Design or Physical Value	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	X
Displays a high degree of craftsmanship or artistic merit	N/A
Demonstrates a high degree of technical or scientific achievement	N/A

The property at 39 Willow Street North has physical and design value as a representative example of a late nineteenth-century Queen Anne Revival residential building. The former manse's asymmetrical façade, steeply-pitched and irregular roofline, front-facing gable, overhanging eaves, two-storey projecting bay with detailed wooden bargeboard, detailed textures within the brickwork on the exterior, and the large, wrap-around wooden porch with significant wooden columns and classical pediment contribute to its representation as a unique interpretation of the style within the community of Acton.

Historical or Associative Value	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N/A
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	N/A

The property at 39 Willow Street North has historical and associative value due to its over 100 years of use as a manse for the Presbyterian Church in Acton. Reflecting the growth of the early Presbyterian congregation in Acton, the church constructed its second manse at the subject property under the minister at the time, Reverend J.W. Rae. Over the years, the property was a frequent site for social activities, parties, church events, and local marriages. The existing building served as a manse for almost 100 years for the Presbyterian church until it was sold in the late 1980s.

Contextual Value	
Is important in defining, maintaining, or supporting the character of an area	X
Is physically, functionally, visually, or historically linked to its surroundings	X
Is a landmark	N/A

The property at 39 Willow Street North has significant contextual value as late nineteenth-century Queen Anne Revival residential building at the corner of Bower Street and Willow Street North in the community of Acton. Together with the neighbouring properties along Bower Street, the existing building helps 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.

4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 39 Willow Street North has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 39 Willow Street North are identified as follows:

- 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 building with multi-sloped roof with brick chimney, modest brick plinth slightly projecting above the stone foundation, and stone foundation;
- The materials, including the red brick exterior and architectural detailing, stone sills, and stone foundation;
- The front (southeast) elevation, including:
 - The two-storey bay with three flat-headed window openings with brick voussoirs and stone sills, and decorative brick string courses, at the first and second storey;
 - Brick string courses with horizontal and vertical brick patterns between each brick band at the first and second storey;
 - Brick brackets under the window openings along the first storey;
 - Gable peak with decorative wooden bargeboard and wooden brackets beneath;
 - Inset decorative brickwork featuring angled bricks beneath the windows at the second storey, and the gable peak;
 - One-storey wooden porch with classical pediment along the southeast and southwest elevations, with plain wooden columns, wooden dentils beneath the porch eaves, brick pier supports and plain wooden balusters;
 - Front entryway with sidelights and transom;
- The side (northeast) elevation, including:
 - Flat-headed window openings with brick voussoirs and stone sills at the first and second storeys;
 - Brick string courses with horizontal and vertical brick patterns between each brick band at the first and second storey;
- The side (southwest) elevation, including:
 - Flat-headed window openings with brick voussoirs and stone sills at the first and second storeys;
 - Two brick chimneys projecting above the roofline.

The rear elevation, rear addition, and interiors have not been identified as heritage attributes as part of this report.

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