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BY-LAW NO. 2014-0030

A By-law to designate the Forbes House, located at 401 Draper Street (Norval), under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact a by-law to designate real property, including all of the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by the Council for the Corporation of the Town of Halton Hills to designate the property at 401 Draper Street (Norval), legally described as Lots 3 and 4 North of Guelph Street, Plan Norval, Town of Halton Hills, Regional Municipality of Halton and known as the Forbes House, as being of cultural heritage value or interest;

AND WHEREAS the Council for the Corporation of the Town of Halton Hills has caused to be served upon the owners of the land and premises known as the Forbes House, located at 401 Draper Street (Norval), and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused Notice of Intention to be published in a newspaper having a general circulation in the Municipality as required by the Ontario Heritage Act;

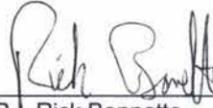
AND WHEREAS the reasons for designation are set out in Schedule "B" of this by-law;

AND WHEREAS on March 17, 2014, Council for the Town of Halton Hills approved Report No. PDS-2014-0008, dated February 11, 2014, in which certain recommendations were made relating to the designation of the Forbes House, 401 Draper Street (Norval), under Part IV of the Ontario Heritage Act.

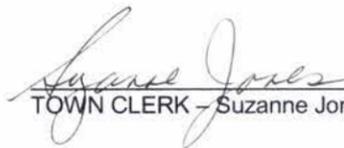
NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT the Forbes House located at 401 Draper Street (Norval), and being further described in Schedule "A", is hereby designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached to and forming part of this by-law;
2. THAT a copy of this by-law together with reasons for the designation be registered against the property and served in accordance with Section 29 of the Act;
3. THAT a notice of this by-law be published in accordance with Section 29 of the Act.

BY-LAW read and passed by the Council for the Town of Halton Hills this 26th day of May, 2014.



MAYOR - Rick Bonnette



TOWN CLERK - Suzanne Jones

SCHEDULE "A" to BY-LAW 2014-0030

LEGAL DESCRIPTION

PIN: 25059-0119 (LT)

Lots 3 and 4 North of Guelph Street, Plan Norval, Town of Halton Hills, Regional Municipality of Halton

SCHEDULE "B" to By-law 2014-0030 REASONS FOR DESIGNATION

Description

The Forbes House at 401 Draper Street, Norval, is an excellent example of an early village home that reflects a vernacular interpretation of Georgian-style architecture. It is a three bay, two storey frame structure with a side gable roof and a small gabled front porch. The horizontal lap siding may cover original log construction.

While many original features remain, the interior may have been renovated in the 1920s or 30s as evidenced by the unusual placement of the stairs and a square newel post. The claw foot tub, kitchen sink and bead board wainscot also reflect that era.

Statement of Cultural Heritage Value

This building is of cultural heritage value as an excellent example of a simple village home in the early to mid-19th century. As one of the oldest structures in the Hamlet of Norval it contributes to the historical streetscape of the village and is important in maintaining the historical context of other landmark properties on Draper Street. As the former British Hotel, it points to the importance of Norval as a stopover for the 19th Century traveller using the Toronto-Guelph Road.

Description of Heritage Attributes

- A construction date of Circa 1840
- Used as a hotel from circa 1857 until circa 1888, a stopover on the Toronto-Guelph Road
- Association with the Forster family (owned 1853-1857 by the grandparents of renowned Canadian portraitist and Norval native, J. W. L. Forster)
- Association with Major (Dr.) Armitage Lytton Forbes, loved and respected Norval resident, who served with the Royal Army Medical Corps in WWI and WWII
- Excellent example of a plain, 2 storey, 3 bay vernacular village home
- Shallow side-gable roof with shingled gable ends and prominent eaves returns
- One original 6 over 6 window (North elevation, upstairs)
- Wooden lap siding and original rear entrance door
- A Norval landmark, that is one of the oldest structures in the village proper