



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 4, 2024

Report No: DS-073-24

Subject: Recommendation Report - Notice of Intention to Designate -72 Mill Street

Recommendation: THAT Staff Report DS-073-24 entitled: "Notice of Intention to Designate - 72 Mill Street be received and;

THAT Milton Council recognizes the historic house at 72 Mill Street in the Town of Milton as being of heritage significance;

THAT Milton Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

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

EXECUTIVE SUMMARY

- This two-storey Pre-Confederation Victorian style home was built by Thomas Lavery around 1856. It was one of the earliest houses constructed in the John Martin Survey Neighbourhood.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')

EXECUTIVE SUMMARY

- This significant heritage resource fulfils more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

Thomas Lavery built this house around 1856. It was one of the earliest homes built in the John Martin Survey Neighbourhood. Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent well conserved two-storey Victorian style house with a medium gable roof. Historically, it was the family home of the Lavery family until 1900. Contextually, this property is among the first houses built along Mill Street.

Discussion

The Historical Book recorded that Thomas Lavery, an Irish immigrant and a stonemason, bought the lot from the wife of John Martin in 1855 and built this house around 1856. All six of the Lavery children were raised in the house; The property remains with the family until 1915. In 1916, Andrew and Barbara Neilson purchased this home. The Nelsons' made several changes in the house over the years, digging a basement under the front section of the building and installing a front bay window. After Barbara's death Andrew married May Telfer. The property was sold to Elizabeth Storey in 1931. The McKay family bought the house from the Storey family in 1946 and sold it to Peter and Joan of Arc Lucy Roncato in 1971. The present owners, John and Loni Brechin, took possession of the property from Coleen Ann McLaughlin in 1996.

Physically, this two-storey Pre-Confederation Victorian style home was built in two stages. The original portion of the building to the right has a side hall entrance with a one storey projecting bay window. In the mid 1920's, Andy Neilson raised the house and dug a basement beneath it. The recessed side wing on the left was built in the 1930's. It is a later addition that is not shown on the 1893 Fire Insurance Map. It was designed sympathetically to respect the form and character of the original house. The unique gingerbread trims and six over six windows with shutters add architectural interest and charm to the property. Decorative brackets adorned the entrance canopy and the bay window. The bay window may have been added later, as few frame houses in Milton were constructed in the Pre-Confederation period would have included such features.

Discussion

This property has significant contextual value as one of the original house in Downtown Milton. Its presence is a testament to the historical and architectural heritage of the area. This home is shown on the County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map, further emphasizing its importance and the need for its preservation.

Character Defining Elements/Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Massing of the two-storey Pre-Confederation Victorian style home with a horizontal clapboard siding and concrete foundation.
- Medium gable roof with projected eaves, decorative bargeboard and plain soffit.
- Six over six windows with pain trim, single slip sills and double hung with shutters
- Bay window with decorative brackets
- Off Centre single leaf five panels door with middle panel glass insert and moulded trim
- Hood over doorway with decorative bracket supports
- Open porch with decorative wood columns and gingerbread trim.
- Single Flue Brick Chimney
- Historical home of Thomas Lavery and Family
- Context of the house as the first few houses built in the John Martin Survey neighbourhood and depicted in the County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan



The Corporation of the Town of Milton

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Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy Planner Phone: Ext. 2565

Attachments

- Appendix '1'_Reasons for Designation for 72 Mill Street
- Appendix '2'_CHVI Evaluation_ 72 Mill Street
- Appendix '3'_Photographic Record Heritage Attributes_ 72 Mill Street

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.