



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-077-24

Subject: Recommendation Report - Notice of Intention to Designate\_ 125 Lydia Avenue\_ Alexander Sproat Wilmott House

**Recommendation:** THAT Staff Report DS-077-24 entitled: "Recommendation Report - Notice of Intention to Designate 125 Lydia Avenue\_ Alexander Sproat Wilmott House" be received and;

THAT Council recognizes the historic house at 125 Lydia Avenue in the Town of Milton as being of heritage significance;

THAT 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 is brought forward for Council adoption

## EXECUTIVE SUMMARY

- This three bays, one and a half storey Edwardian and Craftsman Style brick house was built by Alexander Wilmott around 1856. It was one of the earliest houses constructed in Downtown Milton.
- 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')
- 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

## **EXECUTIVE SUMMARY**

9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

## **REPORT**

### **Background**

The two-storey house, built by Alexander Sproat Willmott in 1921, holds significant cultural heritage value. Its physical and historical uniqueness is evident in its representation of the Edwardian and Craftsman/ Bungalow style, with a medium gable roof and red brick exterior. Historically, it was the residence of Alexander Sproat Willmott and currently the home of retired Honourable Mr. Justice Theo Wolder. The property's contextual value is further enhanced by its contribution to the heritage character of the matured neighbourhood of Downtown Milton.

### **Discussion**

Historically, most of the land in this area was part of the property owned by Hugh Foster. In 1892, five years after Foster's death, John B. Bruce and others in the area owned these lots. Alexander Sproat Willmott purchased the lots from John T. Moore in 1921 and started constructing this house. Alexander was the son of Margaret (nee Sproat) and Robert Willmott. He was born on the old Willmott homestead just south of town (near Milton Sports Centre), known as "Rose Hill." He moved into this house with his sister, Marion Elizabeth, in November 1921.

Alexander and his partner, Mr. Wilson, were grain merchants who sold flour, feed, and coal. This business was later taken over by the Halton Co-op when it was first created. Mr. Willmott never married. Following his death in 1940, the home was sold to Susan Mary (nee McIntyre) and Charles Stuart Hatley. The couple had two children, Robert and Molly. In 1950, the year following Mrs. Hatley's death, Charles sold the home to Elma Eileen Browne. Her husband, Humphrey Browne, formerly of Yorkshire, England, had died. Elma then married Henry Dewar Thomson, whose first wife, Roberta, had died in 1939. The couple had one son, Charles.

The home was sold in 1972 to Gladys M. and Lachlan R. McKersie, who operated the McKersie Funeral Home on Main Street from 1953 to 1977. They sold the property in 1978 to Ronald Garrett and Margaret Elizabeth Dodds. Ronald Garrett was the principal of the E.C. Drury School for the Deaf. He and his second wife, Margaret Anne, resided in this home and built an addition in 1988.

## Discussion

Physically, the design of this house has both Edwardian and Craftsman/ Bungalow influences. It's plain, unembellished form reflects the influence of Edwardian styling that was popular in the early 20th Century. Its one-and-a-half-storey form with a pitched roof extending over the front porch reflects the influence of Craftsman and bungalow styles. This house is particularly distinguished by its deep-pitched roof, its long, prominent front porch with original windows, and its use of stone for the window sills and lintels.

The three-bay, one-and-a-half-storey building with smooth red brick and a concrete foundation is in excellent condition. The pitched gable roof has three front gabled hip dormers, projecting eaves, verges, plain soffit, and fascia. The long, prominent front porch features wood Doric piers on brick pedestals, open railing, straight wood steps and three over-one windows with moulded trims. The original house had two bays; a third bay was added in 1988. Two of the verandah bays are now enclosed. The east and west windows are three over one window with stone lug sills and lintel. A semicircular window with a flat matching brick voussoir and stone lug sill completes the west elevation. A one-storey horizontally clad extension has been added to the house at the rear, which is not historical.

Contextually, this property has contextual value as it contributes to the heritage character of this neighbourhood in Downtown Milton, 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 three bays, one and a half storey Edwardian and Craftsman Style brick house with a concrete foundation.
- A medium deep pitched gable roof with three front gabled hip dormers, projecting eaves, verges, plain soffit, fascia.
- Single Flue Brick Chimney
- Long prominent front porch with wood Doric piers on brick pedestals, open railing, straight wood steps and moulded trims.
- Three over one windows with moulded trims at closed-in portion of verandah
- Three over one windows with stone lug sills and lintel and semi-circular window at west elevation
- Off-centre single leaf two panels front door with upper glass insert





# The Corporation of the Town of Milton

Report #:  
DS-077-24  
Page 5 of 5

## 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.