

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 004-2025**

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 72 MILL STREET, TOWN OF MILTON, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

**WHEREAS** Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 72 Mill Street in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the Town website having general circulation in the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule 'B' attached hereto;

**NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:**

1. **THAT** there is designated as being of cultural heritage value or interest, the real property known as the building located at 72 Mill Street, Milton, and legally described in Schedule 'A' attached hereto;
2. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

**PASSED IN OPEN COUNCIL ON JANUARY 27, 2025.**

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk

**SCHEDULE 'A' to BY-LAW NO. 004-2025**

**LEGAL DESCRIPTION**

LT 22, BLK 4, PL 6 ; MILTON

## **SCHEDULE 'B' to BY-LAW NO. 004-2025**

### **Description of Property**

Thomas Lavery built this house around 1856. It was one of the earliest houses 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.

### **Physical Value or Design Value**

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 that were constructed in the Pre-Confederation period would have included such features.

### **Historical Value**

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.

### **Contextual Value**

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.