

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 016-2025

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 125 LYDIA AVENUE, 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, 125 Lydia Avenue 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 125 Lydia Avenue, 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 FEBRUARY 24, 2025.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE 'A' to BY-LAW NO. 016-2025

LEGAL DESCRIPTION

LTS 96 & 97, PL 95 ; MILTON

SCHEDULE 'B' to BY-LAW NO. 016-2025

Description of Property

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.

Physical Value or Design Value

The design of this house has both Edwardian and Craftsman/ Bungalow influences. Its 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.

Historical Value

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.

Contextual Value

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
- Semicircular window with flat matching brick voussoir and stone lug sill
- Small wooden window with arch brick voussoir and stone lug sill, stained glass window.
- Off-centre main door with single wood leaf, four panels with glass, stone lintel.
- Historical and contextual significance as a farm featured in the 1877 Country Atlas with an estate-like setting surrounded by large outbuildings, livestock and orchards