

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 017-2025

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 47 COURT STREET NORTH, 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, 47 Court Street North 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 47 Court Street North, 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. 017-2025

LEGAL DESCRIPTION

PT LT 14, CON 2 TRAFALGAR NEW SURVEY , AS IN 541194 ; MILTON

SCHEDULE 'B' to BY-LAW NO. 017-2025

Description of Property

The prominent builder Samuel Henson built this one and a half storey Edwardian style red brick house in 1917. This house is one of the six homes built by him and contributes to the existing heritage character of the Court Street North neighbourhood. Its physical and historical uniqueness is evident in its representation of the Edwardian style, with a medium hip roof and red brick exterior. Historically, it was the residence of Norman Dingwall Winn, a World War I veteran, and subsequently Eva Jane, a station agent for the Canadian Pacific Railway. The property's contextual value is further enhanced by its contribution to the heritage character of the unique Court Street North neighbourhood.

Physical Value or Design Value

The one-and-a-half-storey house has a gable roof, brick chimney and a wide front porch. The plain, unembellished form reflects the influence of Edwardian styling that was popular in the early 20th Century. The three-bay house has smooth red running bond brick and a concrete foundation. It is in excellent condition. The medium-pitched gable roof has a box bay dormer, projecting eaves, plain soffit, and fascia. Some arches were added to the porch design in 2019 and are not original to the historic house: the prominent front porch features decorative wood columns, open railing, and straight wood steps. A box bay with three six-over-one windows and moulded trims forms a prominent feature of the house and extends from the ground floor to the second floor as a dormer along the front (west) elevation. The north and south windows are predominantly six over-one with moulded trims, stone lug sills and brick lintel. A one-storey vertical clad extension with a gable roof was added to the house at the rear, which is not original to the historic house.

Contextually, this property has value as it is one of the many original houses built by Samuel Henson and contributes to the heritage character of this unique neighbourhood in Court Street North, further emphasizing its importance and the need for its preservation.

Historical Value

On July 28, 1913, C.J. James Lewis sold all the land from the Canadian Pacific Railway 300 feet North of Main Street East for \$1,400 to Samuel Henson. Samuel built many buildings in Milton during this period, such as 69 Martin Street 1912, the Milton Post Office in 1914, Milton High School in 1919, six homes 23, 27, 31, 35, 39, 43 and 51 at Court Street North in 1917 and 1923, 174 Commercial Street in 1924. Samuel sold this house to Norman Dingwall Winn for \$3,500 in 1922. Norman was a World War I veteran and member of the Knox Presbyterian Church. The same year, Norman sold it to Fred S. Cochrane and his wife, Eva Jane. Eva was a station agent for the Canadian Pacific Railway. In 1942, Elva Jane Cochrane sold it to Laura M. Lott and Ira (Tray) Lott. The present owners are Erika and Michael Byrne.

Contextual Value

Contextually, this property has value as it is one of the many original houses built by Samuel Henson and contributes to the heritage character of this unique neighbourhood in Court Street North, 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:

- A three-bay single, one-and-a-half-storey brick house with red running bond brick on a concrete foundation.
- A medium gable roof with a brick chimney, projecting eaves and plain soffit
- Open verandah with decorated wood columns, open railings, and straight steps.
- Box bay with six over-one windows with moulded trims that extend from the ground into the second floor as a dormer.
- Six over one-windows with plain trim and lug sills on North and South elevations
- Off-center doorway with flat brick voussoirs, moulded trims and straight steps
- It was one of the first houses built by the prominent builder Samuel Henson and contributed to the heritage character of the Court Street North neighbourhood