



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 24, 2025

Report No: DS-015-25

Subject: Recommendation Report - Notice of Intention to Designate 416 Bergamot Avenue_ James Weir House

Recommendation: THAT Staff Report DS-015-25 entitled: "Recommendation Report - Notice of Intention to Designate_416 Bergamot Avenue_ James Weir" be received;

THAT Council recognizes the historic house at 416 Bergamot 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

- Council approved report DS052-21 on June 21, 2021, to enter into a Heritage Easement Agreement with Pony Pines Development Incorporated to conserve this historic property.
- As per the conservation plan, the historic house was moved from 6081 Tremaine Road to 416 Bergamot Avenue. The rehabilitation and addition to this historical house are now completed per the Heritage Easement Agreement, executed on September 14, 2021.
- Staff concur with the heritage expert recommendation that the house at its new location will continue as a significant built heritage resource for the Town of Milton

EXECUTIVE SUMMARY

and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix '2')

REPORT

Background

On June 21, 2021, Council approved Staff report DS052-21 to enter into a Heritage Easement Agreement with Pony Pines Development Incorporated to conserve this historic property.

Constructed circa 1842 by James Weir, the one-and-a-half storey 19th-century Ontario Agricultural Gothic Revival farm residence is of great heritage significance and worthy of designation. The property was previously located at 6081 Tremaine Road and has been rehabilitated and relocated to the corner of Kovachik Boulevard and Bergamot Street as per the conservation plan.

A heritage inspection was completed on January 30, 2025. A copy of the report by Architects Rash Eckler Associated Ltd stating that the rehabilitation and restoration works have been satisfactorily completed in conformance with the approved Heritage Impact Assessment and Heritage Conservation Plan. See Appendix '4'

Discussion

The historical nineteenth-century context of the subject property is defined in both Tremaine's Map of the County of Halton, 1858 and the Trafalgar Township map in the Illustrated Historical Atlas, 1877, noting property owner James Weir within the western half of Lot 6, Concession 1 New Survey. The first recorded use appears to be farmland/orchard.

The Crown Patent for all 200 acres of land on Lot 6, Concession 1 NS was issued to Robert Loring in July 1825. Loring sold the entire lot to Henry Freeling [Freeland] in April 1827. John G. Green bought 100 acres of land of the north half on Lot 6, Concession 1 NS, from Freeland in May 1832. James Weir and Michael Pigot [sic. Piggot] bought the 100 acres from Green in October 1842; the property title was registered in December 1842. Samuel Clarke acquired ownership of the property in early 1845. Clarke immediately sold 50 acres of land in the northwesterly quarter to James Weir.

James (1813-1878) was born in Ireland and lived for several years in a log farmhouse with his wife Catherine, also born in Ireland (about 1825-1896) and their children. They were early pioneers in Trafalgar Township, Halton County. James and Catherine raised seven children

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on the family farm: John, Hannah, James, Ellen, Edward, William and Michael. Apart from farming, they also had an orchard on the property. Mrs. Catherine Weir purchased 387 and 395 Pine Street in Milton in 1889, which remained in the family name for several years. One of their sons, James Weir Jr., served on Milton Town Council in 1910.

James Weir's estate sold the property to James Ford in the late 1880s. It appears that Mr. Ford and his son-in-law, Charles Smith, were farming partners in the area. Charles was married to Mr. Ford's daughter, Matilda. James Ford died on June 6, 1896, and the estate's probate left the 50 acres of land to his daughter Margaret Jane Garbutt in 1897. Upon the death of Margaret and her husband Robert, the land passed to their son Gerald in 1937 and was later sold to David and Anne Katz in 1974. Antonio and Giovanna Palermo were the owners from 1983 to 1998, and Michael Conlon and Sandra Campbell from 1998 until it was sold to Pony Pines Development.

Physically, the three-bay residence building with Ontario Gothic Revival detailing is a one-and-a-half-storey gable frame structure with a high-pitched roof and centre gable on the front elevation containing an arch-shaped window with triangular transom and semi-arched shutters. An external chimney with a brick stack is located at the south end of the house. The covered front veranda features verge boards, a pergola and wooden steps. The modesty of the fenestration, with four rectangular windows, a top round gable window at the side elevation, a main entrance door, and two side windows at the front elevation, adds to the simplicity and elegance of the design. Simple detailing includes decorative brackets around the windows and a vestige verge board in the center gable. The residence is clad in modern siding. The builder's name is engraved in the basement parging as "Sept" 1897 by E M Laver - Builder. This carving is unique and valuable evidence of the pride of craftsmanship in vernacular construction in Ontario at the end of the 19th century.

The James Weir house is significant contextually as it is one of the original houses in Trafalgar County. The 1877 Country Atlas depicted it as an estate setting surrounded by large outbuildings, livestock, and orchards.

Character Defining Elements/Heritage Attributes

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

- Massing of the three-bay one-and-a-half storey structure.
- High-pitched gable roof and centre gable on the front façade.
- Arch-shaped window with triangular transom and semi-arched shutters.
- External chimney with a brick stack at the south part of the main volume

Discussion

- Covered front veranda with verge boards, pergola and steps.
- Rectangular windows and a top round gable window at the north (side) elevation
- Main entrance door and two side windows at the front facade. Simple detailing with decorative brackets around the windows and a vestige verge board in the center gable.
- Horizontal siding
- Builder's engraved marking of - "SEP 24, 1897, E. M. Laver Builder"
- Rural residential character of the 19th-century residential Farmhouse represents a rural Ontario Gothic Revival Cottage.
- Historical and contextual significance as a farm featured in the 1877 Country Atlas as a settlement home, linking the agricultural committee and home to Councillor James Weir Junior (1910)

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy
Planner

Phone: Ext. 2565



Attachments

Appendix '1'_Reasons for Designation _ 416 Bergamot Avenue

Appendix '2'_CHVI evaluation of _416 Bergamot Avenue

Appendix '3'_Photographic Record Heritage Attributes_ 416 Bergamot Avenue

Appendix '4'_General Review Report_ 416 Bergamot Avenue

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.