



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 28, 2025

Report No: DS-025-25

Subject: Recommendation Report - Notice of Intention to Designate_ 9685 First Line_ Wingrove House

Recommendation: **THAT** Staff Report DS-025-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 9685 First Line_ Wingrove House" be received;

THAT Council recognizes the historic house at 9685 First Line 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 one-and-a-half-storey house is one of the rare early examples of a concrete block house remaining in rural Milton. The Wingroves are a pioneer family with a legacy spanning multiple generations in the history of Nassagaweya.
- 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')

EXECUTIVE SUMMARY

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

REPORT

Background

Joseph Henry Wingrove likely built this one-and-a-half-storey house between 1919 and 1949. It is one of the few early examples of a concrete block house remaining in rural Milton. The Wingrove family has a long-standing legacy in Nassagaweya, spanning multiple generations. Currently, Joanne Colville owns and operates High Stakes Farm on this 30-acre property and is well known in the equine industry.

Discussion

John Higgins obtained 200 acres of the original Lot from the Crown in 1837. The property was sold to Stanois Daniels (1833), George B. Harvey (1837), Geroge L. Tiffany (1838), Robert Pollock Sr. (1849), George Mittholland (1853), Robert Pollock Jr. (1853) and Thompson Smith (1856).

In 1856, Archibald McPhail bought the west half of the original Lot (100 acres) from Thompson Smith. The land was then sold to Alexander McLennan (1872) and James Bellamy (1878), who transferred it to his son William Bellamy in the same year. John Alexander Burns purchased the Lot in 1890 and built a log house. John sold the property to Alexander Hector Graham in 1898. Graham renovated the log house by adding siding to the exterior. In 1910, the Grahams sold their house to Vance and Ruth Bowman. Mr. Bowman farmed on the property until his death when the property was sold to Daniel Wingrove in 1913. Daniel passed away in 1914, and the ownership was transferred to his son, Joseph Henry Wingrove. Wingrove and Vance Brown constructed the existing cement block house during this period. Daniel's father James Wingrove and his wife Sarah Bell first migrated from Northampton, England in 1838. James purchased several properties in Flamborough and Nassagaweya. Properties in Nassagaweya included this lot and the adjacent Lot 9 Concession 1. Joan Halstead (nee Wingrove), who is now in her early 90's, lived at Lot 9 Conc 1 East. The Wingrove family were pioneers of the settlement history of Nassagaweya.

The property was sold to Leonard Wickham (1949), Gerhard and Mary Hansen (1954), and Doreen and Don Kennedy (1960). The Kennedys then subdivided the land and sold 70 acres to Harry G. Pett in the same year. Harry then divided the 70 acres into three lots. In 1973,

Discussion

Don and Doreen Kennedy sold the original Lot and house (30 acres) to Gerald M. and Elsie J. Sill. The ownership was then transferred to Doug Given (1978), Roger Burge (1977) and Edward and Gail Dreher (1979).

Joanne Colville now owns the 30-acre property. In 2009, Joanne renovated the exterior of the house by cladding it with board and batten. She currently operates High Stakes Farm on the property, which specializes in breeding, boarding, and rehabilitation of racing stock. Joanne is well known in the equine industry, and her experience includes corporate roles within Standardbred Canada and the Woodbine Entertainment Group, where she also served as the full-time parade marshal. She also worked at the Hendervale Equestrian Complex, covering the Olympic Trials.

Physically, this recently clad one-and-a-half storey concrete block house was likely constructed between 1919 and 1949. Rock face concrete block was used for the most historical portion of the house. Later additions to the east and west of the house were made of smooth-face concrete blocks. In 2009, the house was cladded over with horizontal sidings. There are three chimneys in the house. The oldest was constructed of red bricks; the later additions were grey and brown bricks. The centre gable contains a two-sash moon window with plain rims, slip sill and shutters. The end gable has a canted bay window on the ground floor. The other windows are two sashes, one over one window with plain trims and shutters.

Contextually, this house is one of the few early examples of concrete block residential buildings remaining in rural Milton and contributes to the historic character of this neighbourhood along First Line.

Character Defining Elements/Heritage Attributes

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

- The original massing of the two-storey concrete block house with a concrete block foundation and clad in 2009.
- Medium centre and offset gable roof, projecting eaves, plain fascia and soffit.
- Single flue red brick chimneys on the east end.
- Open front porch with timber post and railings
- Two sash half-moon windows with plain trim, slip sill and shutters at the centre gable.
- Canted bay window at the ground level of the house at the end gable



Discussion

- Two sash one over one window with plain trims and shutters through the historic house.
- A rare early example of a concrete block residential building remaining in rural Milton occupied by the Wingrove family.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

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 _ 9685 First Line

Appendix '2'_CHVI evaluation of _9685 First Line

Appendix '3'_Photographic Record Heritage Attributes_9685 First Line

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

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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.