

## THE CORPORATION OF THE TOWN OF MILTON

### BY-LAW NO. 066-2025

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 9685 FIRST LINE, 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, 9685 First Line 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 9685 First Line, 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 JUNE 23, 2025.**

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk

**SCHEDULE 'A' to BY-LAW NO. 066-2025**

**LEGAL DESCRIPTION**

PT LT 10, CON 2 NAS , AS IN 706642 ; MILTON/NASSAGAWWEYA

## **SCHEDULE 'B' to BY-LAW NO. 066-2025**

### **Description of Property**

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.

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

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 clad 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.

### **Historical Value**

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, 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.

### **Contextual Value**

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.
- 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.