



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 8, 2025

Report No: DS-045-25

Subject: Recommendation Report - Notice of Intention to Designate - 157 Thomas Street_ Bruce and Dalton House

Recommendation: **THAT** Staff Report DS-045-25 entitled: "Notice of Intention to Designate - 157 Thomas Street be received and;

THAT Milton Council recognizes the historic house at 157 Thomas Street in the Town of Milton as being of heritage significance;

THAT Milton 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 will be brought forward for Council adoption.

EXECUTIVE SUMMARY

- This semi-detached house was started by John B. Bruce and completed by John J. Dalton in 1892. This unique house was the subject of the painting 'Milton Fall Fair' painted by Chris Burnett, a renowned artist from the Campbellville/Halton area who received the Heritage Visual Arts Award from the Milton Heritage Society for her painting 'Milton Fall Fair' in 1995.
- 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

This late Victorian style semi-detached brick house stands out with its unique form and composition of a low hip roof with a two-storey projecting bay and gable window at its end. The simple, plain brick exterior is adorned with decorative terracotta panel inserts, adding to its appeal.

Physically, it is a unique two-storey late Victorian style semi-detached house. Historically, it was the home of John Bruce and John Dalton. However, its true significance lies in its contextual value, as it belongs to a cluster of designated historic buildings along Thomas Street beside the Fairgrounds in Downtown Milton, enriching the local heritage.

Discussion

Most of the land in this neighbourhood was originally owned by Hugh Foster. John Horner acquired a large tract of land in this area, which included this property formerly known as the Horner Farm. In 1892, John B. Bruce purchased the old Horner farm to build several brick houses on the lots that were surveyed by John Joseph Dalton. Bruce was a Toronto real estate speculator. In August 1892, he advertised that he had two “very neat double houses” erected for sale or for rent. However, Bruce went missing, and John completed the houses around November 1892. In May 1893, Jessie Dalton (spinster), the sister of John Dalton, purchased the property through a power of sale. Jessie later married Alfred E. Marsen. They owned 155 and 157 Thomas Street until 1906, when they sold the property back to John Joseph Dalton in 1906 who sold it to Norman Hubert Brown in 1920. Norman sold the property to Albert Barton six months later in the same year.

Albert Barton arrived in Milton, Canada, in 1911. In 1912, he married Mary Anne Dowling. They operated a dairy from their farm just southwest of the Town. They later took up residence on Robert St. Albert was then employed by the Milton Farm Co-op and later became an inspector of service installations for the Town. He was a member of Grace Church and the Milton Fire Department. He also purchased and renovated several homes in Downtown Milton. Barton sold this property to two different owners in 1924. The 155 Thomas

Discussion

Street half was sold to Edwin & Lili Ann Lewis, and the 157 Thomas Street half was sold to Ensley Sherk.

Since then, this half of the property has been passed down through several owners, each contributing to its unique history and character: Isabela and George McMillan (1949), Gordon and Elizabeth Hadley (1950), Magaret Hardy (1965), Albert and Beverly Belter (1967), Douglas and Susan Loomis, (1970), Peter and Judith Griswold (1973), Douglas and Maureen Timbers (1977), Hendry and Stella Hall (1979), Susan Teasdel (1981) and Edwards Magaret (1981).

The current owners, Patrick Joseph and Patricia Anne O'Reilly, have continued the legacy of the property, adding their own personal touch and contributing to its rich history.

Physically, this late Victorian style semi-detached house has an unusual form that combines a low hip roof with a two-storey box and gable window, projecting eaves, plain fascia, soffit and frieze. A single flue brick chimney remains at the south end of the building. The presence of plain brickwork over the entrance doors is also an unusual feature, as houses of this age typically include decorative detailing wherever possible. This lack of detailing is contrasted with the use of terracotta bricks band above the entrance door and medallions above the windows of the projecting bay creating an interesting façade for this house. A similar but not identical pair of late Victorian semi-detached houses built by Bruce and Dalton is located adjacent to the lot at 165 and 167 Thomas Street. The front entrance consists of a raised stone platform with straight steps. Originally an open-covered porch framed the entrance. Windows are one over one, slightly shaped with voussoir headers, plain lug sills, some double-hung, some fixed, and two-storey bay windows. The original windows had shutters which were replicated in 2020 addition to the house.

This property has contextual value as it contributes to the heritage character of this cluster of designated historic buildings along Thomas Street beside the Fairgrounds in Downtown Milton. Its significance is further underscored by the fact that in 1995, Chris Burnett, a renowned artist from the Campbellville/Halton area, received a Heritage Visual Arts Award from the Milton Heritage Society for her painting 'Milton Fall Fair' depicting this property and others along Thomas Street.

Character Defining Elements/Heritage Attributes

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

- Massing of the two-storey brick semi-detached house with a stone foundation
- A low hip roof with a two-storey box and gable window, projecting eaves, plain fascia, soffit and frieze

Discussion

- One over one windows with voussoir headers, plain lug sills, some double-hung, some fixed.
- Two single flue chimneys on the south end.
- Front entrance platform with straight steps
- Decorative terracotta bricks inserted in brickworks
- Historic home built by John B. Bruce and John J. Dalton
- Contextual contribution to the heritage character of this cluster of designated historic buildings along Thomas Street beside the Fairgrounds in Downtown Milton.
- Subject of the painting 'Milton Fall Fair' painted by Chris Burnett, a renowned artist from the Campbellville/Halton area

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 for 157 Thomas Street
- Appendix '2'_CHVI Evaluation_ 157 Thomas Street
- Appendix '3'_Photographic Record Heritage Attributes_ 157 Thomas Street

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.