



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 11, 2026

Report No: DS-036-26

Subject: Recommendation Report - Notice of Intention to Designate - 11374 Guelph Line_ Thomas Easterbrook Home

Recommendation: **THAT** Staff Report DS-036-26 entitled: "Notice of Intention to Designate - 11374 Guelph Line_ Thomas Easterbrook Home be received and;

THAT Milton Council recognizes the historic house at 11374 Guelph Line 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

- The original two-storey Georgian stone house was built by Thomas Easterbrook, founder of Brookville, for his wife, Hannah Youart. Construction on the two-storey Georgian mansion began in 1835 and was completed in 1837.
- Its cultural heritage value and interest lie in its physical, historical, and contextual value.
- Architecturally, it stands as an exemplary model of Georgian design, with distinct stonework, a low-pitched hip roof, and three stately stone chimneys.
- Historically, the Easterbrook residence is woven into the founding of the hamlet of Brookville. Thomas Easterbrook, the influential founder of Brookville, played pivotal roles as the reeve of Nassagaweya, postmaster, and store proprietor.
- Contextually, the property enriches the heritage landscape as a landmark of Brookville and is one of the few remaining original settlement stone homes.

EXECUTIVE SUMMARY

- The property owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic house as a significant built heritage resource for the Town of Milton and recommend that it be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')

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 Ontario Heritage Act.

REPORT

Background

The original two-storey Georgian stone house was built by Thomas Easterbrook for his wife, Hannah Youart. Construction on the two-storey Georgian mansion began in 1835 and was completed in 1837.

The house possesses remarkable cultural heritage value, demonstrated through its physical attributes, historical associations, and contextual setting. Architecturally, it stands as an exemplary model of Georgian design, with distinct stonework, a low-pitched hip roof, and three stately stone chimneys.

Historically, the Easterbrook residence is woven into the founding of the hamlet of Brookville. Thomas Easterbrook, the influential founder of Brookville, played pivotal roles as the reeve of Nassagaweya, postmaster, and store proprietor. The town—originally named Easterbrook in his honour—was later renamed Brookville in the early 1900s.

In its context, the property enriches the heritage landscape of Brookville and is one of the few remaining original settlement homes. Together, these qualities highlight the house's lasting importance to both the community and the Town of Milton.

Discussion

Brookville, known by several names throughout its history, was first settled in 1831 by Elias Easterbrook and his wife, Joan (née Stranger) Easterbrook. Together, they raised eight children and, by 1877, owned at least 400 acres of land. The settlement was initially called Nassagaweya, a Mississauga term meaning “river with two outlets.” It was later renamed Easterbrook to honour the family, especially after Elias's fourth son, Thomas Easterbrook,

Discussion

who became the first reeve of Nassagaweya. Thomas held multiple roles: he served on the township's inaugural council in 1850, completed six terms as reeve, and served as postmaster and store owner. The community ultimately adopted the name Brookville in the early 1900s, reflecting its evolving identity.

The property was originally granted to John Young in 1834 and acquired by Thomas Easterbrook a year later. In 1837, Thomas completed construction of the house for his first wife, Hannah Youart, with whom he had eight children. After Hannah's passing in 1859, Thomas married Deborah Emery and had two more children. Both Thomas and Deborah, along with several family members, are interred at East Plains Road United Church Cemetery in Burlington. Thomas eventually relocated to Burlington, and in 1865, he leased the house to Henry Stingle, who operated it as a hotel and carriage stop during a period when the Guelph Line was a bustling carriage route between Guelph and Burlington.

Subsequent owners of this property include James Mline (1877); David Milne and James Leachman (1893); John Henry Mline (1895); Neil McMillan (1901); James Inglis (1902); the Henderson family (1916-1947); Douglas and Mary Turnbull (1947); the Maclean family (1957-1965); Helen Redgrave (1965), who named the property Windmill Farm; and Hendry and Christina Emerson (February 1976).

The current owners, Jim and Mary Lynn Williams, bought the property in November 1976 and completed a major restoration of the house, and won a Milton Heritage Day award for architectural preservation in 1994.

Physically, this elegant two-storey Georgian-style stone house features a symmetrical five-bay rectangular plan, a random-stone exterior accented by quoins, side and rear wings, and a partially exposed stone basement.

The house is topped by a low-pitched gable roof, covered in asphalt, and finished with slightly projecting eaves. The roof ends, and soffits are detailed with plain verges and frieze. Three-stone chimneys with double flues efficiently heat most of the rooms. A former drive-in shed or carriage house to the side of the house is now enclosed as the master bedroom. On the other side of the shed is a stone summer kitchen or keeping room, which has currently been converted into a family room. The original maple floorboards are still intact.

The main entrance is approached via a straight run of four broad stone steps and a stone landing. The entrance itself is marked by a central, neoclassical, semi-circular eight-panel door, framed by stone voussoirs, a multi-light transom, and Doric piers. Upper-storey windows are 12-over-8 double sash, main-floor windows are 12-over-12 double sash, and basement windows are fixed six-panel single sash. All windows are distinguished by stone lintels or voussoirs, lug sills, and plain trims, with internal shutters gracing the ground-floor windows. Notably, the hand-sawn timber rafters of the gable-roofed barn, supported by a robust stone foundation, are also worthy of conservation.

Discussion

Contextually, this property holds significant contextual value as one of Brookville's original settlement houses. The Easterbrooks were among the first permanent families to settle in the township. Today, hundreds of Easterbrook descendants live in the Guelph, Milton and Hamilton areas. The home's historical importance is a great testimony to the founder of Brookville and may be considered a landmark.

Character Defining Elements/Heritage Attributes

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

- The massing of the two-storey rectangular five-bay random stone building with quoins, side and rear wings, and a partial stone basement.
- The low-pitched gable asphalt roof features projecting eaves, verges, plain frieze and plain wood soffits.
- Three stone chimneys with double flues
- 2 sashes, 12 over 8 windows with stone voussoirs, lug sills and plain trims at the upper floor of the Northeast and Southeast elevation
- 2 sashes, 12 over 12 windows with interior shutters, stone lintels, lug sills and plain trims at the main floor of the Northeast elevation
- Single sash, 6 panels, basement windows with stone voussoirs and plain trims at the Northeast elevation
- Basement six-panel windows with stone lintels, voussoirs, lug sills, and plain trims.
- The semi-circular, 2 sashes, 6 over 6 windows with multi lights transom, stone voussoirs, interior wooden shutters, lug sills and plain trims on the Southwest elevation
- Single sash, four-pane windows with stone lintels, lug sills and plain trims at the Northwest Elevation
- A straight run four-step stone entrance with a stone landing
- A single leaf, neoclassical, eight-panel door with stone voussoirs and a multiple-light transom and Doric piers



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Recognition of Traditional Lands

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.