



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 6, 2023

Report No: DS-010-23

Subject: Recommendation Report - Notice of Intention to Designate 76 King Street

Recommendation: THAT Report DS-010-23, be APPROVED;
AND THAT Milton Council recognizes the historic house at 76 King Street in the Town of Milton as being of heritage significance;
AND 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 is brought forward for Council adoption.

EXECUTIVE SUMMARY

- This house was originally built for Thomas Ford in 1888. It features a one-and-a-half-storey house with an addition on the rear. Set in a beautiful rustic garden, this restored building's details and motifs are a fine example of the Gothic cottage style.
- The Thomas Ford House is a significant heritage resource that complies with the criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06. As such, it is worthy of designation under the provisions of the Ontario Heritage Act

REPORT

Background

The Thomas Ford House is a one-and-a-half-storey frame house that is an excellent representative example of vernacular Victorian domestic architecture. It was built in 1888.

Background

This property is among the earliest houses built in the Foster Survey (Plan No. 7) in 1854, one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857.

Thomas Ford owned the house at 76 King Street from 1888. He drove the hay wagon used by Henry Peacock and Palmer Book and delivered parcels from Eatons & Simpsons that were too large for the post office to deliver to homes. He received \$1 daily for his services to the Canadian Pacific Express agents.

The house remained occupied by different generations of the Ford family till the present day. Although a fire occurred in the house in 2012, the house received a Heritage award from the Town in 2020 for its conservation efforts.

Discussion

It is Staff's opinion that the Thomas Ford House is a significant heritage resource that conforms to the criteria for designation and is further described in Appendix 1 - Reasons for designation.

Key character-defining elements/heritage attributes vital to the preservation of the Thomas Ford house at 76 King Street are:

- The original form, rooflines and massing of the one-and-a-half-storey house exterior (except for the addition).
- Medium Gable roof with central façade gable
- Gable Dormer with arched or lancet window with associated trim
- Open veranda with moulded wood trim and Doric piers.
- Central three-panel entrance door with shaped glass and thin wood trim
- Two over two windows with trims on the front facade
- Original wood cladding (with horizontal orientation and V-groove joint
- Double Hung pine windows and door elements of the original house (front and sides of the main block), including their pediment heads.

In reviewing this application, 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



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

Phone: Ext. 2565

Attachments

Appendix '1' Reasons for Designation - 76 King 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.