

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 051-2023

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 76 KING Street, MILTON, ON L9T 1L8, LOT 5 BLOCK 6 OF FOSTER SURVEY (PLAN NO.7), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, IN THE 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, 76 King Street 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 same newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS despite receiving a Notice of Objection from the owner to the proposed designation has been served on the Clerk of the municipality;

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 exterior of the building located at 76 King Street, Milton, On L9T 1J8, Lot 5 Block 6 of Foster Survey (Plan No.7), Town of Milton, Regional Municipality of Halton, in the Town of Milton, more particularly 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 19, 2023.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

SCHEDULE 'A' to BY-LAW NO. 051-2023

ALL AND SINGULAR that certain parcel or tract of land and premises situate at, 76 King Street, Milton, ON L9T 1J7, Lot 5 Block 6 of Foster Survey (Plan No.7), Town of Milton, Regional Municipality of Halton.

SCHEDULE 'B' to BY-LAW NO. 051-2023

Legal Description

Lot 5 Block 6 of Foster Survey (Plan No.7), Town of Milton, Regional Municipality of Halton.

Description of Property

The Thomas Ford House, located in historical Downtown Milton, is a one-and-a-half-storey frame house that is an excellent representative example of vernacular Victorian domestic architecture.

Statement of Cultural Heritage Value and Interest

Its cultural heritage value lies in its architectural and design significance as a representative example of Ontario Style Victorian architecture with Gothic Revival detailing. It also has historical and contextual significance as the home of Thomas Ford and his family. Contextually, the house is one of the earliest houses built in Hugh Foster's 1854 plan of subdivision, one of the very early subdivisions in Milton.

Design Value or Physical Value.

The Thomas Ford house is an excellent representative example of vernacular Victorian domestic architecture. It was built in 1888. This house is one of Milton's best examples of a distinctive Ontario-style Victorian Gothic Revival house. It is similar to the "Ontario House" or "Ontario Cottage" that was widely publicized in magazines, such as the "Canadian Farmer" magazine in the mid-19th Century.

The gable dormer for this house included an arched or lancet window with associated trim to emphasize its peak. It is the arched form that referenced details of the medieval Gothic style of architecture, which gave rise to its name Gothic Revival style of architecture.

Historical Value

Thomas Ford owned the house at 76 King Street from 1888. He died in 1940. Thomas Ford drove the hay wagon used by Henry Peacock and Palmer Book. He delivered all the parcels from Eaton & Simpson that were too large for the post office right to the door. Thomas Ford received \$1 daily for his services to the Canadian Pacific Express agents.

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

Contextual Value

This property also has contextual significance and is among the earliest houses built in Hugh Foster's 1854 plan of subdivision, Foster Survey (Plan No. 7). It is one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857.

Character Defining Elements/Heritage Attributes

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

- 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 pedimented heads.