



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 18, 2023

Report No: DS-063-23

Subject: Recommendation Report - Notice of Intention to Designate - 94 Victoria Street - Jane McCann House

Recommendation: **THAT** Staff Report DS-063-23 entitled: “Notice of Intention to Designate - 94 Victoria Street - Jane McCann House be received;

THAT Milton Council recognizes the historic house at 94 Victoria 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 is brought forward for Council adoption.

EXECUTIVE SUMMARY

- The original property at 94 Victoria Street is a one-storey, cut brick Regency cottage built around 1856. This home has distinctive brick pilasters at the windows and corners.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- This historic home is 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’)
- 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

The Jane McCann house, at 94 Victoria Street in the Town of Milton, is a one-storey, cut brick Regency cottage built around 1856. This home has distinctive brick pilasters at the windows and corners. The hipped roof has deep eaves' trim and tall windows, characteristic of this style. Originally, the building was almost square in plan with a small L-shape addition at the rear. This house was enlarged without overwhelming the original history in 1995. The property received a Heritage award in 1996 for conservation work done to a non-designated property.

Discussion

The cultural heritage value and interest of this house lies in its physical, historical and contextual value. It is an excellent example of an Ontario Regency-style cottage.

Historically, this property was granted in 1856 to Jane McCann, widow of Alexander McCann. The McCann family were Irish immigrants who owned 550 acres east of Guelph Line. The McCanns built a gristmill and a sawmill on 16 Mile Creek and operated a woollen mill in Campbellville. In 1870, the property was purchased by Hepzibah Bastedo, widow of Jacob Bastedo.

Physically, this house is a beautiful example of a Regency-style cottage. Its asymmetry is a noticeable departure from the symmetrical buildings that would have dominated Milton in the mid-nineteenth century. The original house had a three-bay square plan with a rubble stone wall foundation. A rear addition was constructed in 1995. The exterior wall is made of hand-made bricks in a Flemish bond on the front, with a common bond used on its less prominent sides. This house includes large windows and a hipped roof. The single leaf entrance door has a rectangular transom light overhead, but does not include side lights. This home has distinctive brick pilasters at the windows and corners.

Contextually, this house is one of the earliest houses built in John Martin Survey (Lot G, Plan No.17) in 1855. This house was one of the first in the early subdivisions of Milton that were created even before Milton was incorporated as a Town in 1857. The Martin Survey included houses North of Mill Street, East of Bronte Street North, west of Martin Street and south of Mill Pond. This house helps to define, maintain and support the heritage character of this neighbourhood.

Discussion

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

- The original one-story, three-bay historic house with a low-hip roof, square plan and rubble stone wall foundation.
- Central porch entrance with deep eave trim, decorative frieze and plain soffit, double plain wood posts with decorative motifs
- Single leaf entrance door with rectangular transom light and brick pilasters surrounds
- Pug (hand-pressed) bricks laid in a Flemish bond on the front façade with a common bond on its less prominent sides and unique brick pilasters between windows.
- Large double sash, six over six windows.
- Contextual value as one of the earliest houses built in the John Martin Survey (Lot G, Plan No.17) in 1855.

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 94 Victoria Street_ Jane McCann House
- Appendix '2'_CHVI Evaluation_ 94 Victoria Street
- Appendix '3'_Photographic Record Heritage Attributes_ 94 Victoria 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.