



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 13, 2024

Report No: DS-042-24

Subject: Recommendation Report - Notice of Intention to Designate -15 Court Street South - Thomas Weir House

Recommendation: **THAT Staff Report DS-042-24 entitled: "Notice of Intention to Designate - 15 Court Street South - Thomas Weir House be received and;**

THAT Milton Council recognizes the historic house at 15 Court Street South 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 Thomas Weir house, at 15 Court Street South, is a unique two-storey Edwardian Classicism Style single detached brick house built around 1912.
- 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')
- This significant heritage resource fulfils more than two of the evaluation and criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See

EXECUTIVE SUMMARY

Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

The Thomas Weir house, at 15 Court Street South, is a unique two-storey Edwardian Classicism Style brick house built around 1912.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a two-storey Edwardian Classicism-style brick house with a low hip roof and three hip dormers. Historically, it was the house of Thomas Weir, a blacksmith and farmer. Contextually, this property is one of the earliest houses built in the Teetzel Plan 9 for this significant part of Old Milton.

Discussion

Historically, Mathias Teetzel registered this lot, along with others, in 1851. Mathias and Charles Teetzel owned lots 11 and 13 until 1852-53. The lot changed ownership several times before the current home was built.

John Laidlaw purchased Lot 11, and John Elliott purchased Lot 13. John Laidlaw owned Lot 11 until 1865, when he sold it to Finlay McCallum. John Spedding purchased Lot 11 from McCallum in 1872. The Speddings held ownership until 1890, when the property was sold to William Hume. In 1900, Mr. Hume sold both lots (11 and 13) to Thomas E. Weir, a blacksmith who built the current house. Thomas and his wife, E. Laura, lived in this home until Thomas died in 1933.

The Weir estate sold the home in May 1934 to George Ranklin Thompson and his wife, Kathleen (Kaye) M. Drennan. George was a farmer, First World War soldier, and life member of the St. Clair Masonic Lodge, superintendent of the Children's Aid Society, Public School Board, Canadian National Institute for the Blind, Milton Welfare Committee and a municipal politician, finishing as Mayor in 1952-53. George and his wife are interred in St. Stephen's Anglican Cemetery, Hornby, Ontario.

In 1939, Cuthbert Foster and Mabel Laurena Lush purchased the property. The Lush family were well-known farmers in the Clarkson area fruit district.

Cuthbert and Mabel's daughter, Margaret Irene, and her husband, Vern H. Barnes, inherited the home. In 1974, it was transferred to Mary Irene Barnes and subsequently purchased by

Discussion

Atila Randy, who furnished the interior with twelve-inch-high baseboards, maple floors and two stained glass windows.

Physically, this rectangular two-storey brick house was constructed in the Edwardian Classical style. This style was popular in Ontario at the beginning of the 20th Century. It marked a new modern era reflecting the turn of the Century and new monarchs. Its simple, balanced design represents a reaction to the decorative excess of the late Victorian era. Edwardian Classical houses like this house are typically constructed of smooth red brick.

The box-like massing is two storeys in height, with hipped roofs. It is adorned with hip dormers on three sides. The exterior lacks ornament except for a deep, off-centred front porch. The porch is supported by smooth columns on brick piers. The decorative brackets in the porch and the front porch railing were added after 2009. Above the columns, an entablature supports the lean-to roof. Under the soffits of the roof, a similar plain frieze board echoes this detail.

A small front window lighted the stairway and became a popular feature of houses in the early 20th Century. The squared projecting bay windows, wide eaves and use of stone for the window sills and lintels give this house a grand feel. This house was likely constructed from brick produced in Milton.

The house has 12-inch-high baseboards, original maple floors, two stained-glass windows, and a pocket door in the living room. These are not the subjects of this designation.

This property has contextual value as Mathias Teetzel registered this lot, along with others, in 1851. He had purchased 44 acres in the southeast quadrant of the Milton town site from Henry Huffman Jr. for £750. He subdivided the land into lots, and by 1857, all had been sold. This plan became known as the Teetzel survey. Lots 11 and 13 show ownership held by both Mathias and Charles Teetzel until 1852-53, when they were sold. This house contributes to the heritage character of the Teetzel Survey neighbourhood. This house helps define, maintain, and support the heritage character of this neighbourhood.

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

- Box-like massing of the two-storey Edwardian Classicism Style brick house
- Low-sloped hip roof with three hip dormers and brick chimney
- Non-symmetrical plan and façade
- Running bond exterior brickwork. Brick likely produced in Milton
- One over one window, two with stained glass inserts.

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- Off-centre porch with plain columns, entablature on brick piers
- Single Leaf wood panel front door with decorative transom and stained glass insert
- Contextually contributes to the heritage character of the Teetzel neighbourhood (Block 13 Pt Lots 10,11) in 1857.

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 15 Court Street South_ Thomas Weir House
- Appendix '2'_CHVI Evaluation_ 15 Court Street South
- Appendix '3'_Photographic Record Heritage Attributes_ 15 Court Street South

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

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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.