



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



The Corporation of the Town of Milton

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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.



Figure 1 Front Elevation as seen from King Street

Legal Description

Part 1 of Lot 15, Concession 6, (Geographic Township of Nassagaweya), Town of Milton, Regional Municipality of Halton.

Description of Property

The Thomas Ford House is a one-and-a-half-storey frame house that is an excellent representative example of an Ontario-style Victorian Gothic Revival house.

Statement of Cultural Heritage Value and Interest

The subject property is known as the Thomas Ford house and was built circa 1888. 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 associative significance as the home of Thomas Ford and his family. This property also has contextual importance as one of the original lots created in Hugh Foster's 1854 plan of subdivision in Milton's historic downtown.

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 of 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.

Towards the latter half of the 19th Century, the roof of these houses became steeper to allow for more living space on the second floor. The gothic Revival style of architecture in Canada developed from the inclusion of Gothic inspired features on otherwise Georgian-style houses. They were particularly popular with immigrants

from Great Britain in the mid-to-late 1800s. Milton has many examples, including ones constructed of brick and stone. They were popular because including the second floor within the roof saved the owner from paying the additional tax levied on two-storey houses.

Gothic Revival-style houses such as this are characterized by a central gable above the main entrance door at the front of the house.

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 until his death in 1940. Thomas Ford was born in 1861 near Nelson Village, Nelson Township, in the county of Halton, and died on January 7, 1940. He married Christina McEachern, born in 1868 in the township of Erin. She died on February 26, 1925, and they are both interred in Evergreen Cemetery, Milton. The Fords raised seven children in this historic home. Their children were Thomas Elgin, John Alexander, Neil Gordon, Margaret Marie, Russell Andrew, Mary Christina and Milton Eric.

Christina and Thomas were members of Knox Presbyterian Church. Thomas was a teamster who drove a dray wagon working for Henry Peacock and Palmer Book. He made door to door goods deliveries. He also met all passenger trains for an express company.

Following the death of Christina and Thomas, the home was registered in 1954 to their son Neil Gordon Ford Sr. and his wife Irene (Evans). Neil Sr. was born in 1897 and died on July 8, 1961. Irene was born in 1904 and died on January 22, 1955. Both are interred in Evergreen Cemetery. Irene was a homemaker, while Neil Sr. worked at the P. L. Robertson Screw Factory. They raised their family in this heritage home. Their children were Neil Gordon Jr., Mary Anne and Norma.

In 1968 the home passed to the third generation of the Ford family. Neil Jr. and his wife, Margaret "Barbara" (nee Tasker, February 4, 1934 - December 19, 1994), were married May 5, 1961. They raised three children here as well. Their children were Rhonda Leeann, Mark Neil Thomas and John Andrew. Barbara was a home-maker and community volunteer and loved to knit homemade sweaters, mittens and the like for the church. She was the daughter of Olive (nee Peacock, June 9, 1903 to January 11, 1988) and Harold Tasker (May 5, 1892 to August 12, 1967).

Neil worked for McDonnell Douglas/Boeing as a heat treater until his retirement. He had also worked as a stone mason and roofer at P. L. Robertson Screw Factory.

Neil was also president of the Ontario Steam and Antique Preservers Association, which hosts the Steam Era Show and was instrumental in hosting a successful Rumely Collectors Reunion at Milton. He was very involved as a member of the Ontario Steam and Antique Preservers Association. Neil and his sons, John and Mark, were mainstays of the Milton Steam Era show at the old fairgrounds. They had a beautifully restored set of Oil Pull tractors, from the Model L to the Model F.

Today Mark, his wife, Marnie, and their daughter, Emily, reside in this heritage home, representing the fourth generation of the Ford family to own this home.

Contextual Value

This property has contextual value as one of the earliest houses built in the Foster Survey (Plan No. 7) in 1854. This was one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857. The Foster Survey included the Halton County Courthouse and Victoria Park. The house and property help define, maintain and support the character of Courthouse square and Victoria Park character.

Character Defining Elements/Heritage Attributes

Key heritage attributes vital 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
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