



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 17, 2023

Report No: DS-022-23

Subject: Notice of Intention to Designate 22 King Street - Alexander Hogg Stone

Recommendation: THAT Staff Report DS-022-23 entitled: "Heritage Easement Agreement 22 King be received;

AND THAT Milton Council recognizes the historic house at 22 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

- The property at 22 King Street was previously located at 7419 Tremaine Road.
- Rehabilitation and reconstruction at 22 King Street has been completed as per the Heritage Easement Agreement, executed on 13 July 2021.
- Staff concur with the owner's heritage consultant recommendation that the house at its new location will continue as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix '2')
- This significant heritage resource 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 Alexander Hogg Stone house was previously located at 7419 Tremaine Road in the Town of Milton. Council approved the conservation plan through a heritage easement agreement executed on 13 July 2021.

The Heritage Impact, Assessment and Conservation Plan noted that the house is:

- A rare example of a mid-19th century centre gable Gothic Revival style house constructed in cut stone.
- A vernacular-style house that retained several original features.
- It displays artistic merit through the centre gable roof with four-pane semicircular windows, two cut stone chimneys, six over six windows with cut stone lintels and brush hammered edges, and main entrance cut stone lintel with bush hammered edges and four-pane transom and sidelights

The Heritage Conservation Easement required the owner to:

- Ensure that the house is appropriately maintained and secured during rehabilitation;
- Ensure that the rehabilitation is overseen by professionals who have experience in rehabilitating and conserving heritage buildings;
- Ensure that the house is refurbished sympathetically while maintaining its heritage attributes; and
- Once rehabilitated to its new location, the house will be refurbished with a new rear addition and an attached garage to facilitate its use as a residential home.

Discussion

The property at 22 King Street is of cultural heritage value or interest for the one-and-a-half-storey cut stone structure, which has a design or physical value. The house was constructed as early as the 1830s as a residence for Alexander Hogg, a farmer. The house is a rare example of a mid-19th century centre gable Gothic Revival style house constructed in cut stone with a double stuck mortar joint. Built-in a vernacular style, the house retained several original features and displayed artistic merit through the centre gable roof with four panes semicircular window, two cut stone chimneys, six over six windows with cut stone lintels and brush hammered edges, and a main entrance with cut stone lintel with bush hammered edges and four-pane transom and sidelights.

Supported by the heritage impact assessment, this historic house meets two of the cultural heritage value or interest criteria set out in paragraphs 1 to 9 of subsection 1 (2) ONTARIO REGULATION 569/22. The property has a design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or

Discussion

construction method. The property also has a design or physical value because it displays high craftsmanship or artistic merit.

It is Staff's opinion that the Alexander Hogg 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 Alexander Hogg house at 22 King Street are the following (see also Appendix 3: Photos of Heritage Attributes):

- Gothic Revival style composition with three-bay, storey-and-a-half massing
- Medium side gable roof with central cross-gable
- Stone Chimneys with chamfered caps inside both end walls
- Load-bearing walls chiselled ashlar masonry laid in regular courses.
- Wood frieze with nebuly or nebulé mouldings
- Window opening in the cross-gable with semicircular arch head formed with small stone voussoirs
- Symmetrical fenestration on the front façade and end walls defined by plain stone lug sills and heavy stone lintels that are bush hammered with chiselled margins.
- Wide central main entrance with interior and exterior multi-pane transoms and sidelights and five-panel wood door
- Interior first-level architraves at the central entrance and windows that include full-wall height mouldings and panelling with twisted cord beading.

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 22 King Street_ Alexander Hogg Stone House
Appendix '2'_22 King Heritage Compliance Review and Recommendation Letter_ WSP.
Appendix '3'_Photos of Heritage Attributes 22 King Street_ WSP

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.

Appendix '1'_Reasons for Designation_ 22 King Street_ Alexander Hogg Stone House

Description of Property

The Alexander Hogg Stone house, previously located at 7419 Tremaine Road in the Town of Milton, is a one-and-a-half-storey, cut stone structure. Through a heritage conservation plan, the house was reconstructed and rehabilitated at its present location at 22 King street.

Statement of Cultural Value and Interest

The property is of cultural heritage value or interest for the one-and-a-half-storey cut stone structure, which has a design or physical value. Constructed around the 1830s, it was the residence of Alexander Hogg, a farmer. The house is a rare example of a mid-19th century centre gable Gothic Revival style house constructed in cut stone with a double stuck mortar joint. Built-in a vernacular style, the house retained several original features. In addition, it displayed artistic merit through the centre gable roof with four panes semicircular window, two cut stone chimneys, six over six windows with cut stone lintels and brush hammered edges, and the main entrance with cut stone lintel with bush hammered edges and four-pane transom and sidelights.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The property also has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

It meets two of the criteria of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2) ONTARIO REGULATION 569/22.

Description of Heritage Attributes

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

- Gothic Revival style composition with three-bay, storey-and-a-half massing
- Medium side gable roof with central cross-gable
- Stone Chimneys with chamfered caps inside both end walls
- Load-bearing walls chiselled ashlar masonry laid in regular courses.

- Wood frieze with nebuly or nebulé mouldings
- Window opening in the cross-gable with semicircular arch head formed with small stone voussoirs
- Symmetrical fenestration on the front façade and end walls defined by plain stone lug sills and heavy stone lintels that are bush hammered with chiselled margins.
- Wide central main entrance with interior and exterior multi-pane transoms and sidelights and five-panel wood door
- Interior first-level architraves at the central entrance and windows, including full-wall height mouldings and panelling with twisted cord beading.

13 March 2023

Mirella Marshall
Sedgwick Marshall Heritage Homes Ltd.
226-336 Bronte Street South
Milton, ON, L9T 7W6

Subject: Heritage Compliance Review, Hogg Stone House, 22 King Street, Town of Milton, Ontario

Ref: OCUL2301

Dear Mirella,

On February 7, 2023, WSP E&I Canada Ltd. (WSP) conducted a site visit of the Hogg Stone House at 22 King Street in the Town of Milton, Ontario, for compliance with the Heritage Conservation Plan (the HCP) developed by Golder Associates Ltd in 2021. Originally located at 7419 Tremaine Road in the Town of Milton, the Hogg Stone House was dismantled, moved to 22 King Street, and rehabilitated per the HCP by Sedgwick Marshall Heritage Homes Ltd (Sedgwick Marshall).

WSP confirms that Sedgwick Marshall has successfully completed the ten rehabilitation strategies under Phase 2 of the HCP and that the key heritage attributes of the Hogg Stone House have been conserved. The key heritage attributes listed in the HCP that are present and fully rehabilitated are the:

- Gothic Revival style composition with three-bay, storey-and-a-half massing
- Medium side gable roof with central cross-gable
- Stone chimneys with chamfered caps at both end walls
- Walls of chiselled ashlar masonry laid in regular courses
- Wood frieze with nebuly or nebulé moulding
- Window opening in the cross-gable with semi-circular arch head formed with small stone voussoirs
- Symmetrical fenestration on the front façade and end walls defined by plain wood lug sills and heavy stone lintels that are bush hammered with chiselled margins
- Wide central entrance with interior and exterior multi-pane transoms and sidelights and wood five-panel door
- Interior, first-level architraves at the central entrance and windows that include full-wall height moulding and panelling and twisted cord beading.

Overall, WSP finds Sedgwick Marshall's rehabilitation work to be exceptionally well executed and is of the opinion that the Hogg Stone House will continue in its new location as a significant built heritage resource for the Town of Milton. It is WSP's opinion that the Hogg Stone House should be designated under Part IV of the *Ontario Heritage Act* to formally protect this built heritage resource.

Yours sincerely,

Heidy Schopf, MES, CAHP
Built Heritage and Cultural Landscape Team Lead
WSP E&I Canada Ltd.

Henry Cary, PhD, CAHP, RPA
Senior Archaeologist/ Senior
Cultural Heritage Specialist
WSP E&I Canada Ltd.



Table 1: Heritage Attributes of the Hogg House (22 King Street), Milton, Ontario

Heritage Attribute

Gothic Revival style composition with three-bay, storey-and-a-half massing.

Photograph





Heritage Attribute

Medium side gable roof with central cross-gable

Photograph



| Heritage Attribute | Photograph | |
|---|---|--|
| <p>Stone chimneys with chamfered caps inside both end walls</p> |  |  |
| <p>Load-bearing walls built in chiselled ashlar masonry laid in regular courses</p> |  |  |

| Heritage Attribute | Photograph | |
|---|---|--|
| <p>Wood frieze with nebuly or nebulé moulding</p> |  | |
| <p>Window opening in the cross-gable with semi-circular arch head formed with small stone voussoirs</p> |  | |

Heritage Attribute

Symmetrical fenestration on the front façade and end walls defined by plain stone lug sills and heavy stone lintels that are bush hammered with chiselled margins

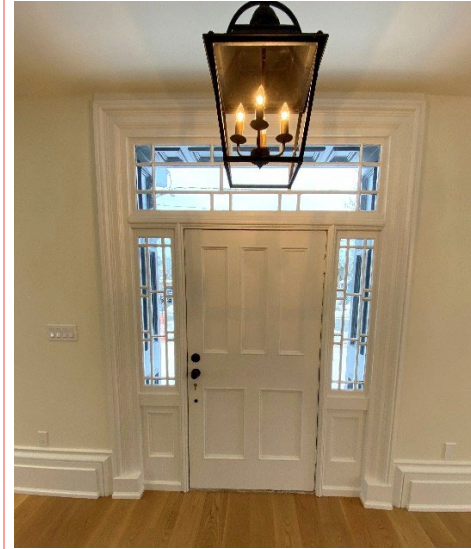
Photograph



Heritage Attribute

Wide central entrance with interior and exterior multi-pane transoms and sidelights and wood five-panel door

Photograph



Heritage Attribute

Interior, first level architraves at the central entrance and windows that include full-wall height moulding and panelling and twisted cord beading

Photograph

