



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 12, 2024

Report No: DS-009-24

Subject: Recommendation Report - Notice of Intention to Designate 168 Martin Street - Thomas Coxe House

Recommendation: THAT Staff Report DS-009-24 entitled: "Notice of Intention to Designate 168 Martin Street - Thomas Coxe House be received and;

THAT Council recognizes the historic house at 168 Martin Street in the Town of Milton as being of heritage significance;

THAT 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

- 168 Martin Street is a two-storey brick house that fronts onto Martin Street. The house was built by Thomas Coxe in 1894. It is an excellent example of a Victorian-era Neo-Gothic-style house.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff have evaluated that 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 to protect this built heritage resource. (See Appendix '1')

EXECUTIVE SUMMARY

- This significant heritage resource fulfils more than two of the evaluation criteria 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 historic Thomas Coxe House at 168 Martin Street was built circa 1894. Its cultural heritage value lies in its physical, historical and contextual value. Physically, it is an excellent example of a Victorian-era Neo-Gothic style house. It has historical significance, as it is the house of Thomas Coxe, a past Milton Councillor and lumber dealer. It is of contextual importance as this property contributes to the historical character of Martin Street.

Discussion

Historically, the lot was first registered to John Martin in 1856. It went through several owners until it was sold to Thomas Coxe in 1893, but was only registered in May 1894. Mr. Coxe was a member of the Esquesing Township Council before moving to Milton in 1922, where he became the Town Councillor, serving from 1924 to 1934 except 1926. He was also a lumber dealer and retained one of the last sawmills in the area until about 1930; along with the lumber business, he sold firewood to residents and industries. Several other properties were built on his initiative. He was responsible for two large brick residences on the west side of Court Street North in 1907. After losing his wife, he sold his property in 1900 to the Coates family.

Physically, the two-story brick house is a good representation of the Victorian-era Neo-Gothic style house. It has a cross-gable roof with three brick chimneys. The front elevation features decorative gable pediments and barge boards. The paired windows are tall one-over-one wood windows with moulded trims, topped with unique segmented arch brick headers with protruding extrados. Ornamental wooden shutters flank the right and left sides of the paired windows on the ground and second floor. The exterior running bond bricks are likely from the Milton brickyard. The side porch entrance features an ornate timber post design and fretworks. The interior of this house was featured in the 1984 summer edition of the Canada Century Home magazine in an article entitled Turn of the Century Transformation written by Elizabeth Ingolfsrud. The article described the many antique furniture pieces in this house. An attached garage and rear addition were added to the house in 2007, and a side addition was made in 2012. These additions are tastefully done, and the design is sympathetic to the original house.

Discussion

Contextually, this property contributes to the heritage character of Martin Street, published in the Toronto Star review by Christopher Hume on Jul 4, 2009, as one of the top three streets to live on in the Greater Toronto area.

This significant heritage resource fulfils more than two of the evaluation criteria 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.

The Thomas Coxe 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 this house at 168 Martin Street are the following: (see also Appendix 3: Photos of Heritage Attributes):

- A two-storey brick Victorian-era Neo-Gothic style house with three single-stack brick chimneys.
- Cross gable roof with decorative pediments and barge board.
- One-over-one tall windows with flanking shutters, segmented arch brick headers with protruding extrados, and plain stone lug sill.
- Off-centered entrance with open ornate front porch, decorated timber post and fretworks.
- Single leaf three-panel door with transom and sculpted trims.
- Home of Thomas Coxe, former Milton Councillor and lumber dealer.
- A historical house that contributes to the Martin Street character.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:

Phone: Ext.

Attachments

- Appendix '1'_Reasons for Designation for 168 Martin Street_ Thomas Coxe House
- Appendix '2'_CHVI Evaluation_ 168 Martin Street
- Appendix '3'_Photographic Record Heritage Attributes_ 168 Martin Street



CAO Approval
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.



Legal Description

Block 10, Lot 2, Plan 15, Martin Survey

Description of Property

168 Martin Street is a two-storey brick house that fronts onto Martin Street. The house was built by Thomas Coxe in 1894. It is an excellent example of a Victorian-era Neo-Gothic style house.

Statement of Cultural Heritage Value and Interest

Historical or Associative Value

Historically, the lot was first registered to John Martin in 1856. It went through several owners until it was sold to Thomas Coxe in May 1893 but was only registered in May 1894. Mr. Coxe was a member of the Esquesing Township Council before moving to Milton on Jan 14, 1922, where he became the Town Councillor, serving from 1924 to 1934 except 1926. He was also a lumber dealer and retained one of the last sawmills in the area until about 1930; along with the lumber business, he sold firewood to residents and industries. Several other properties were built on his initiative. He was responsible for two large brick residences on the west side of Court Street North in 1907. One of his masterpieces, however, was the new home he built for his family on the south corner of Martin and Woodward Street in 1921. He also built the same size plan of a house on his sawmill farm in Esquesing Township. After losing his wife, he sold his property in 1900 to the Coates family.

Physical or Design Value

Physically, the two-story brick house is a good representation of the Victorian-era Neo-Gothic style house. It has a cross-gable roof with three brick chimneys. The front elevation features decorative gable pediments and barge boards. The paired windows are tall one-over-one wood windows with moulded trims, topped with unique segmented arch brick headers with protruding extrados. Ornamental wooden shutters flank the right and left sides of the paired windows on the ground and second floor. The exterior running bond bricks are likely from the Milton brickyard. The side porch entrance features an ornate timber post design and fretworks. The interior of this house was featured in the 1984 summer edition of the Canada Century Home magazine in an article entitled Turn of the Century Transformation written by Elizabeth Ingolfsrud. The article described the many antique furniture pieces in this house. An attached garage and rear addition were added to the house in 2007, and a side addition was made in 2012. These additions are tastefully done, and the design is sympathetic to the original house..

Contextual Value

Contextually, this property contributes to the heritage character of Martin Street, published in the Toronto Star review by Christopher Hume on Jul 4, 2009, as one of the top three streets to live on in Toronto.

Character Defining Elements/Heritage Attributes

- A two-storey brick Victorian-era Neo-Gothic style house with three single-stack brick chimneys
- Cross gable roof with decorative pediments and barge board
- One-over-one tall windows with flanking shutters, segmented arch brick headers with protruding extrados, and plain stone lug sill.
- Off-centered entrance with open ornate front porch with decorated timber post and fretworks
- Single leaf three-panel door with transom and moulded trims
- Home of Thomas Coxe, former Milton Councillor and lumber dealer.
- A historical house that contributes to the Martin Street character

Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

Table 6: Evaluation of the Cultural Heritage Value of 168 Martin Street

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is an excellent example of a Victorian-era Neo-Gothic style house, which is well maintained and up-kept
ii	displays a high degree of craftsmanship or artistic merit	The property displays a high degree of craftsmanship or artistic merit in its detailed gable pediments, barge boards and front entrance porch fretworks.
iii	demonstrates a high degree of technical or scientific achievement	The property does not demonstrate a high degree of technical or scientific achievement
The property has historical value or associative value because it,		
i	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	This house is the home of former Councillor Thomas Coxe house, who was also a lumber dealer
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	This property provides some information about the first settlers of Milton and their contributions to the community.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property does not demonstrate or reflect that the subject property is associated with any known architect, builder or designer.
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Contextually, the original location of the historic house continues to contribute to the heritage character of Martin Street, which was voted one of the top three streets to live on in Toronto.

ii	is physically, functionally, visually or historically linked to its surroundings	The property contributes to a historical link to its surroundings.
iii	is a landmark	The property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3

Photographic Record _ Heritage Attributes _ 168 Martin Street

Historical Atlas of
Halton County
Ontario
Illustrated
Walker & Miles
Toronto
1877

Northern Part of Trafalgar
Page 31

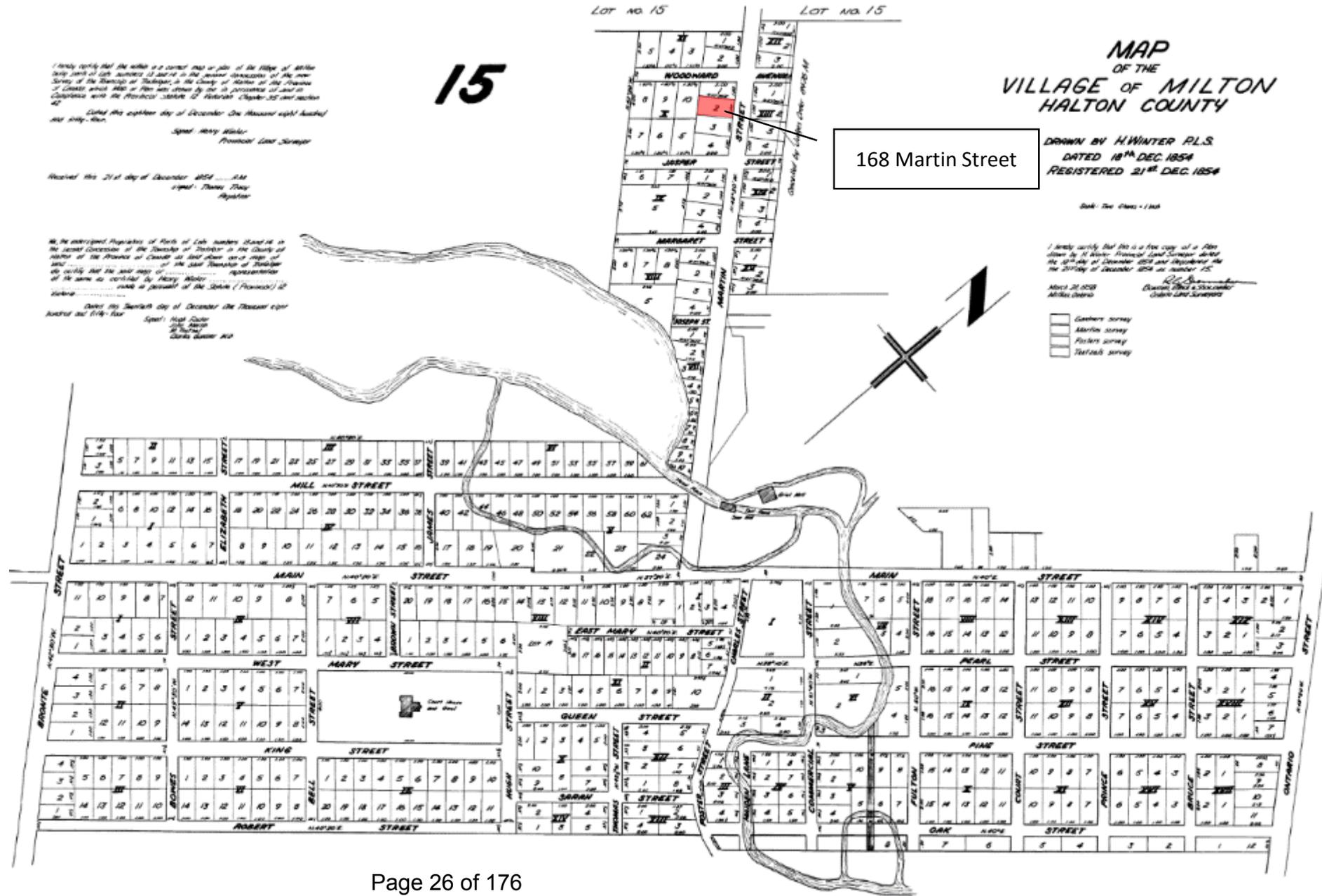


Legal Description

Township of Trafalgar
 Block 10, Lot 2, Plan 15,
 John Martin Survey

Historical Book

HALTON COUNTY (20),
 Plan 15



- H Historical
- A Additions
- P Verandah



Context
Location Plan _ 168 Martin Street_ Thomas Cove House

Legal Description

Township of Trafalgar

2 Block 10, Lot 2, Plan 15,
John Martin Survey

Historical Book

HALTON COUNTY (20), TRAFALGAR,
Book 38

Bill of Sale

18 December 1858

Samuel Morse to Joseph Bell &
Ralph L. White

May 1983

David Robertson wife to Thomas
Coxe

BLOCK **10** LOT **2** PLAN (1858-1860 SURVEY) **15** PAGE **1**

INSTRUMENT	DATE	REGISTERED	FROM	TO	ACTION	DESCRIPTION, &c.
226	Bill of Sale	2 Oct 1858	3 Oct 1858	William Morrison	John Martin	Lot 2, subject to certain trusts & conditions
140	Bill of Sale	30 Jan 1858	18 Nov 1858	Samuel Morse	Joseph Bell & Ralph L. White	Lot 2, subject to certain trusts & conditions
500	Assignment	17 July 1866	19 July 1866	John White wife	Samuel Morse	Lot 2
701 B	Bill of Sale	22 July 1868	19 July 1875	Samuel Morse	John Stewart, son of wife of Samuel Morse, deceased	Lot 2
702	Bill of Sale	27 Dec 1868	19 July 1875	Samuel Morse	John Stewart	Lot 2
703	Bill of Sale	22 July 1875	22 Nov 1875	Joseph Bell, and Ralph Little, single	John Stewart, son of wife of Samuel Morse, deceased	Lot 2
2670	Bill of Sale	1 Mar 1894	9 July 1894	Samuel Morse, Major & Sheriff	John Stewart	Lot 2
2700	Bill of Sale	16 July 1894	3 Mar 1894	David Robertson, Sheriff	John Stewart	Lot 2
2794	Bill of Sale	24 Nov 1893	16 May 1894	David Robertson wife	Thomas Coxe	Lot 2
2800	Bill of Sale	22 July 1894	16 May 1894	Thomas Coxe wife	John Stewart	Lot 2
3118	Bill of Sale	1 Dec 1900	13 Dec 1900	Thomas Coxe, a widow	Mary Elizabeth Coxe	Lot 2
3192	Bill of Sale	5 Jan 1909	25 July 1909	Mary Elizabeth Coxe	Robert Coxe	Lot 2
3193	Bill of Sale	28 July 1909	25 July 1909	Samuel Russell Coxe	Robert Coxe	Lot 2
3295	Bill of Sale	15 July 1909	27 July 1909	Robert Coxe	Rebecca Parlow, widow	Lot 2
4969	Bill of Sale	28 Jan 1915	15 Feb 1915	Rebecca Parlow, widow	Samuel R. Coxe	Lot 2
4971	Bill of Sale	15 Feb 1915	15 Feb 1915	Samuel R. Coxe	Rebecca Parlow, widow	Lot 2
5000	Bill of Sale	7 July 1917	7 July 1917	Rebecca Parlow, widow	Samuel R. Coxe	Lot 2
5181	Bill of Sale	23 Feb 1920	9 Feb 1920	Samuel R. Coxe and wife	Robert J. Coxe	Lot 2
5200	Bill of Sale	31 Feb 1920	9 Feb 1920	Robert J. Coxe and wife	Elizabeth Coxe	Lot 2
309160	Bill of Sale	4 Mar 1971	10 Mar 1971	John Little, Minister of Revenue	Elizabeth Coxe	Lot 2
310026	Bill of Sale	15 Mar 1971	26 Mar 1971	William Gordon Lamb, Exec. of Elizabeth Lamb also known as Beattie Lamb	Jessie Toccalino	Lot 2

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
567175	Deed		30 11 82	TOCCALINO, Jeanette	WILLARD, John	\$1&C	All
567175	Discharged by # 590637 Asst. Dep. Land Reg.		30 11 82	WILLARD, John	TOCCALINO, Jeanette	\$40,000.	All
590635	Grant		30 11 83	WILLARD, John	TOCCALINO, Carlo T.		All
590636	Mort		30 11 83	TOCCALINO, Carlo T.	TOCCALINO, Jeanette	\$70,000.	All
696651	Grant		14 07 88	TOCCALINO, Carlo Thomas	McDERMID, Brian	\$284,000	All
696652	Mort		14 07 88	McDERMID, Brian	GUARANTY TRUST COMPANY	\$140,000	All
	Discharged by # 825200 Asst. Dep. Land Reg.				OF CANADA		
696653	Deposit		14 07 88	TOCCALINO, Carlo Thomas	McDERMID, Brian		Re: 590635 All
766432	Charge		00 12 05	McDERMID, Brian	CENTRAL GUARANTY TRUST COMPANY	\$75,000.	
	Discharged by # 779943 Asst. Dep. Land Reg.						
779300	Charge		02 01 31	McDERMID, Brian	ROYAL BANK OF CANADA	\$75,000.	
	Discharged by # 833808 Asst. Dep. Land Reg.						
781024	Assignment		02 02 06	CENTRAL GUARANTY TRUST COMPANY	ROYAL BANK OF CANADA		Re: Charge 696652
821874	Charge		04 05 09	McDERMID, Brian	FENSON DEVELOPMENTS LTD.	\$20,000.	
	Discharged by # 822623 Asst. Dep. Land Reg.						
822624	Transfer		94 05 25	McDERMID, Brian	CAHILL, Brian Patrick	\$270,000.	
					CAHILL, Terri Rose JT		
822625	Charge		94 05 25	CAHILL, Brian Patrick	BANK OF MONTREAL	\$202,500.	
				CAHILL, Terri Rose			

NOTICE
 The land in this abstract index is designated as of
JUL 22 1996
 under part of the L.R.A. and as labeled properties are registered under the Land Titles Act pursuant to Sec. 32. All Registrations subsequent to the date are recorded in the parcel register set out in Subsection 14(6) of the Land Titles Act.

Legal Description

Township of Trafalgar
 2 Block 10, Lot 2, Plan 15,
 John Martin Survey

Historical Book

HALTON COUNTY (20),
 TRAFALGAR, Book 38

**Contexture Heritage
Attributes**

Toronto Star July 4, 2009

Martin Street was the top
three best street to live on
in Toronto

Christopher Hume



In response to reader interest in his list of best streets to live on in Toronto, Christopher Hume — with a little help from friends — chooses streets outside of the city that he'd like

2

**NORTH SHORE BLVD.,
BURLINGTON**

Close to Lake Ontario and ever-changing, this is one of those long and winding roads that for a lucky few leads to their door.

3

MARTIN ST., MILTON

This is one of Milton's main drags, but at the bottom end, just before it comes to a mill pond, there's a stretch of heritage houses from the 1800s, mainly brick with big porches and beautiful gardens and trees.

4

LAKE AVE., ACTON

I know this is 519 territory but it's so nice I had to include it. A dead-end street that runs along the edge of Fairy Lake, it is an out-of-the-way kind of place that feels like a street where real people live. Best of all, there's a variety of housing styles ranging across the 19th and 20th centuries.

7

**MINEOLA RD.,
MISSISSAUGA**

Low-density and old enough to boast a forest of

8

**PRIDEAUX ST.,
NIAGARA-ON-THE-LAKE**

Almost any street in this lovely though beauti

9

**CALEDON MOUNTAIN
DR., BELFOUNTAIN**

Okay, so technically it may

CH

This sh
five m
Harbou
time v
dream o
hectare
It's ama
and two
have su
of the

MAI

This is
Jordan

MILTON AREA BIOGRAPHIES



Cox, Thomas

Farmer, lumber mill owner, municipal politician
1858 - 1934



Thomas Cox was born in Nassagaweya Township in 1858, the son of William Cox (1833 - Feb. 12, 1908) a native of Cornwall, England, and Mary Storey (1835 - Feb. 25, 1900) born in Ireland who had seven children, five sons and two daughters.

Thomas Cox was married first to Nancy Duff (1854-Feb. 11, 1900) daughter of James Duff (Mar. 2, 1818-Apr. 25, 1900) born at Lugiealmond, Perthshire, Scotland, and Nancy Shortreed (Jan. 1, 1824-Nov. 28, 1906). There was no family. His second marriage was to Margaret Somerville (1868-Nov. 8, 1930) born at Linehouse in Esquesing Township, the daughter of James Somerville (1830-1868) and Jane Grant (1833-Oct. 8, 1915). There was no family.

Thomas Cox was a member of Esquesing Township Council before moving to Milton on Jan. 14, 1922, where he became a Town Councillor serving from 1924 to 1934 with the exception of 1926. Mr. Cox was in the lumber milling business on his farm in Esquesing Township as well as farming.

He was a member of Knox Presbyterian Church in Milton. He died on Mar. 29, 1934. Interment was in Evergreen Cemetery, Milton, Ont.

Research: Alex S. Cooke

Sources: *Esquesing Census.*

Cemetery Recordings, published by Halton/Peel Branch O.G.S.

Members of the Municipal Council, compiled by Brenda Whitlock for Milton Historical Society.

Published by Milton Historical Society 1997

168 MARTIN ST.
Lot 2, Block 10, Martin Survey
Built in 1894



This two storey red brick dwelling was built by Thomas Coxe in 1894. The brick was from the local brickyards which had been in operation for less than six years.

Mr. Coxe was a lumber dealer and retained one of the last sawmills in the area, until about 1930. Along with the lumber business, he sold firewood to local residents and industries.

A number of other properties were built on his initiative. He was responsible for two large brick residences on the west side of Court St. N. in 1907. One of his masterpieces, however, was the new home he built for his family on the south corner of Martin St. and Woodward Ave. in 1921. He also built a house of the same size and plan on his sawmill farm in Esquesing Township.

During this time he also held office as a Councillor for the Town of Milton, mostly in the 1920s.

He sold this property in 1899 to the Coates family, after losing his wife.

Michael Rowe has lived here since 1988.



Canada
CenturyHome \$2.75
Summer 1984 No.7

Country
CASTLE

Window Wear

Turn of the Century
Transformation



Herbs · Baskets · Gentle Ghosts · Window Architecture
Glanmore · Québec Travel · China
Shrubs · Kitchen Fare · Antiques
The Shoppes



MILTON L.A.C.A.C. HERITAGE INVENTORY

BUILDING TYPE: Residential INVENTORY #:
ADDRESS: 168 Martin St.
BUILDING NAME:
ORIGINAL USE: Housing CONSTRUCTED: 1894
PRESENT USE: Housing
DESIGNATION: DATE:

HISTORY

This two storey red brick house was built by Thomas Coxe in 1894. The brick was from the local brick yards which had been in operation for less than six years.

ARCHITECTURAL COMMENTS

WALLS: A single two storey house with three bays, stone foundation and two chimneys.

ROOF: A medium gable roof with decorative wood bargeboard, fascia and plain soffit.

WINDOWS: Windows are segmental with fancy brick voussoirs, plain lug sills, wood shutters, wood sashes, double-hung.

DOORWAYS: Off-centre doorway with single leaf, six panels, flat transom with multiple lights.

PORCHES: Open porch with decorative wood trim, pier and straight steps.

OTHERS:





Turn of the Century Transformation

by Elizabeth Ingolfsrud

LEFT: Step inside this late 1890s brick development house and experience the pleasant combination of old and new.

Is it really possible in the short span of three months to convert a commonplace, turn-of-the-century, development house into a gracious home reflecting sophisticated antiquarian taste? The answer is yes if you can get the right mix of specialists involved. In this case the group consisted of three people, the two owners and their contractor. Both owners are heavily involved in the arts. One is the curator of an historical museum and the other one is a photographer with several published books on historical artifacts and architecture to his credit who has also curated as well as participated in many art and craft shows. With this wealth of expertise they not only knew what they wanted but also how to go about getting it.

First, the interior of the house was studied in detail to find the most efficient way to alter the floor plan to suit a more contemporary lifestyle. The front door, at the left side of the facade, led into a hall with three openings off it. To the right was the parlour, suitably (for its period) cut off from the rest of the house. Behind the entrance to the parlour was an enclosed staircase leading to the second floor which consisted of three bedrooms and a bathroom that had been installed in 1940. Unfortunately the down pipe came straight through the front hall—not the most welcoming feature. The door at the rear of the hall opened into what was originally a dining-sitting room. A door on the right side of that room led to a kitchen of about equal size. The kitchen had a back door that opened to a back shed.

A plan was quickly formulated that would preserve the best architectural

features such as rather nice period moulding while making better use of space and improving the circulation pattern. The parlour was to become the dining room with access to the kitchen provided by cutting through a new door. The moving of the wall between the kitchen and the old dining-sitting room would create a smaller utility kitchen and leave the door to the shed in the enlarged new living room. This room would be made to appear even more spacious by removing the wall that enclosed the stairs. Two new fireplaces, erected back to back on the rear wall of the living room would add to the warmth and graciousness of that room and also to the large family room behind it that would be built some time in the future as part of a two-storey addition to replace the old shed.

Anthony J. Toccalino of Milton Construction Co. was the contractor chosen first to do a feasibility study, and then to make all of the structural changes when he announced that he would contract to do it all in three months. Mr. Toccalino was just as good as his word. As the photographer-owner took before pictures of each room Mr. Toccalino was right behind him with his crew removing pipes, partitions and whatever else was necessary. Fortunately the pictures turned out well because there was no second chance to take them.

Mr. Toccalino proved to be a sensitive and helpful contractor in many ways. It was he who suggested making the bricked up section where the old bathroom window was taken out look uniform with the rest of the wall by using matching bricks from the opening made for the fireplace. He also found the cast iron fireplace surround that was used in the living



A 'before' picture shows the unattractive view from the bathroom dominating the front hall.



An 'under-construction' picture shows the enclosed stairway being opened up into the living room.

room. It came from an old house in Halton County and is stamped with the date 1857. There is one like it in the Grange, the beautiful home of D'Arcy Boulton Jr. located behind the Art Gallery of Ontario in Toronto.

Expert craftsmen were brought in to repair or to produce compatible architectural details. A new staircase was made to order by Ontario Woodworking Products in Burlington. Ron Gopsill of Gopsill Pattern Works in Oakville reproduced ten feet of baseboard for the living room and missing late Victorian capitals for the new dining room.

Once the structural changes were made the walls were decorated to enhance the fine and eclectic furnishings of the owners who prefer to collect excellent examples of both old and new rather than to be confined to one period or style. The hall and living room were painted a soft mushroom-rose, a perfect foil for richly coloured oriental rugs, and glowing mahogany and walnut furniture. The woodwork was painted one shade darker to highlight the reproduction mantel shelf and the original doors



LEFT: A view from the living room of the new stair rail and the front hall with its mirrored pier table.



BELOW: The spacious new living room. Note the new stair rail and the original door to the shed that used to open to the kitchen.



ABOVE: A view of the dining room from the hall entrance. At the back left note the new door that was cut through to the kitchen. Candles and brass accent the room.

BELOW: An elegant Sheraton-Regency table in mahogany placed next to a tiger-striped maple Regency chair. A beautiful composition.



and window frames which were to be left exposed by using narrow venetian blinds in place of curtains.

Most of the furniture in these two rooms dates from the early part of the 19th century. Notable in the hall is a Chippendale-style mirror and an Empire pier table from the Burlington area. Two samplers flank the mirror. The subject of the English one dated 1785 is *The Lord's Prayer*. The other one, from Orange, New Jersey, is a memorial sampler on perforated paper inscribed *Velma I will cherish thy memory*. It came complete with a photograph of Velma.

Although most of the furniture in the living room is North-American Sheraton in style, the sofa is a Chippendale reproduction custom-made in Oakville by Ron Gopsill. One of the wing chairs came from the United States and the other one was found years ago in an abandoned house in the Peterborough area. The beautiful portrait over the mantel was painted in Philadelphia by Bass Otis 1784-1861. A handsome Eli Terry pillar and scroll clock sits on a shelf between two windows.

The dining room was decorated with a dusty wine figured paper quite in keeping with the late 19th century

window and door mouldings. In addition to the high backed upholstered chairs that match the straw yellow woodwork and the wallpaper motif, there is a drop-leaf dining table and an Empire sideboard. Two exceptionally fine Sheraton-Regency pieces in the room are a drop-leaf pedestal table and a beautifully carved and curved sofa upholstered in deep lustrous green to match the floor carpet. Gleaming brass candlesticks and furniture hardware, a curled maple Regency side chair, and tastefully arranged blue-decorated, 19th century pearlware plates accent the room. The portrait hanging above the sideboard is of one of the owners' grandmothers. It was painted from an old photograph by Philip Craig, an artist from St. John's, Newfoundland.

The kitchen was painted pine needle green. The white trim matches modern kitchen cupboards that were planned in a U-shape, and the round table flanked by period side chairs. Sturdy light grey industrial Mondo rubber covering was chosen for the kitchen floor. The walls are decorated with a variety of interesting objects such as coiled straw and grass baskets from Africa and South America, an antique clock, a brass collection plate inscribed *It is more blessed to give than to receive*, a Hutterite show towel embroidered by Susie Hofer in 1940 in Saskatchewan, a Christmas sampler worked by Sarah Thorpe in 1860, and last but not least, a framed doll's quilt pieced from three-quarter-inch red and white squares.

The bedroom has a Margo Fisher-Page work hanging on the wall above the great Empire sleigh bed. The S-curved lines of the picture are echoed in the contours of the bed and in the bedcover, a quilt made by John Willard of Oakville who named it *Ribbon Dancer Once Removed*. A Sheraton chest of drawers has the same serpentine curve strongly emphasized by figured maple drawers. Every object in this room has been chosen carefully and adds to the total harmony.

Planning is underway to complete the two-storey back wing and the property landscaping. While these projects may not be completed as quickly as the house renovation, they undoubtedly will be finished with the same good taste. □

Elizabeth Ingolfsrud has studied and written extensively on antiques and acted as furniture consultant on a number of museum projects. Her interests range broadly into the fields of architecture and restoration.



ABOVE: The white counter tops and the round table top were made from the same material. They stand out against the pine needle green walls.



ABOVE: The serpentine curves of the great Empire bed can be found in the quilt, the picture over the bed and in the chest of drawers behind it.

Historic Photographs



Side Elevation



Front Elevation



Rear Elevation



Chimney Restoration



Page 35 of 176
Side Elevation



Rear Elevation

- **Physical Heritage Attributes**

- A two-storey brick Victorian-era Neo-Gothic style house with three single-stack brick chimneys



East Elevation along Martin Street, 1991



East Elevation along Martin Street, 2009



East Elevation along Martin Street, 2012



East Elevation along Martin Street, 2015



East Elevation along Martin Street, 2020



East Elevation along Martin Street, 2023

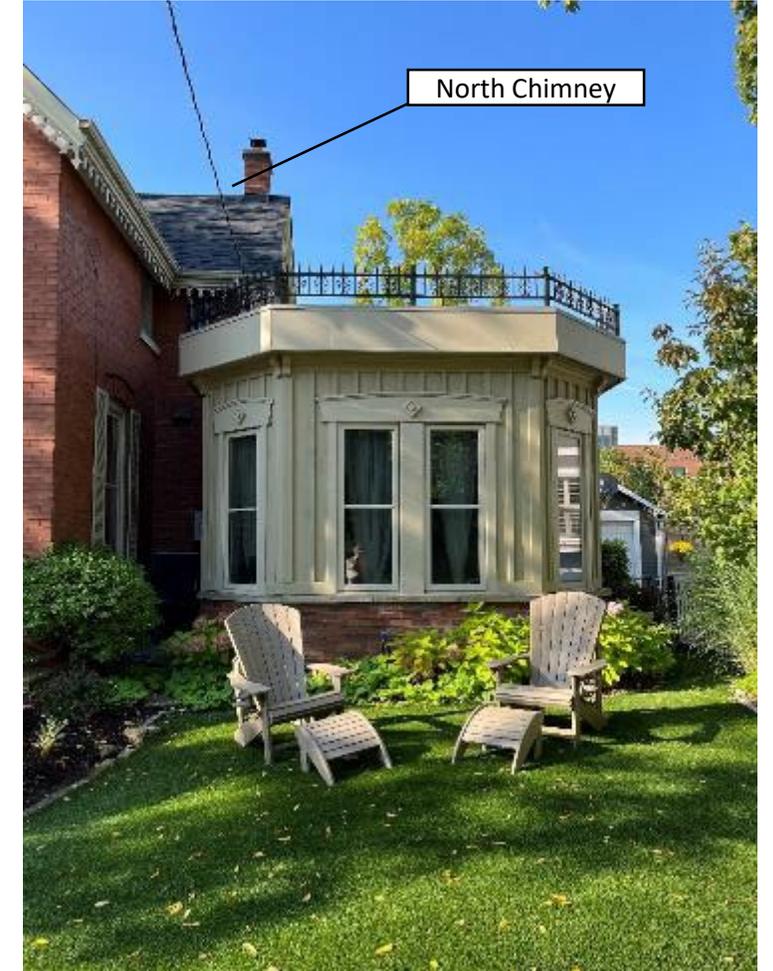
View of House along Martin Street (2023)



Garage and two storey addition 2012



Original Historic House Facade



One storey addition 2012

Physical Heritage Attributes

- A two-storey brick Victorian-era Neo-Gothic style house with three single-stack brick chimneys
- Cross Gable Roof



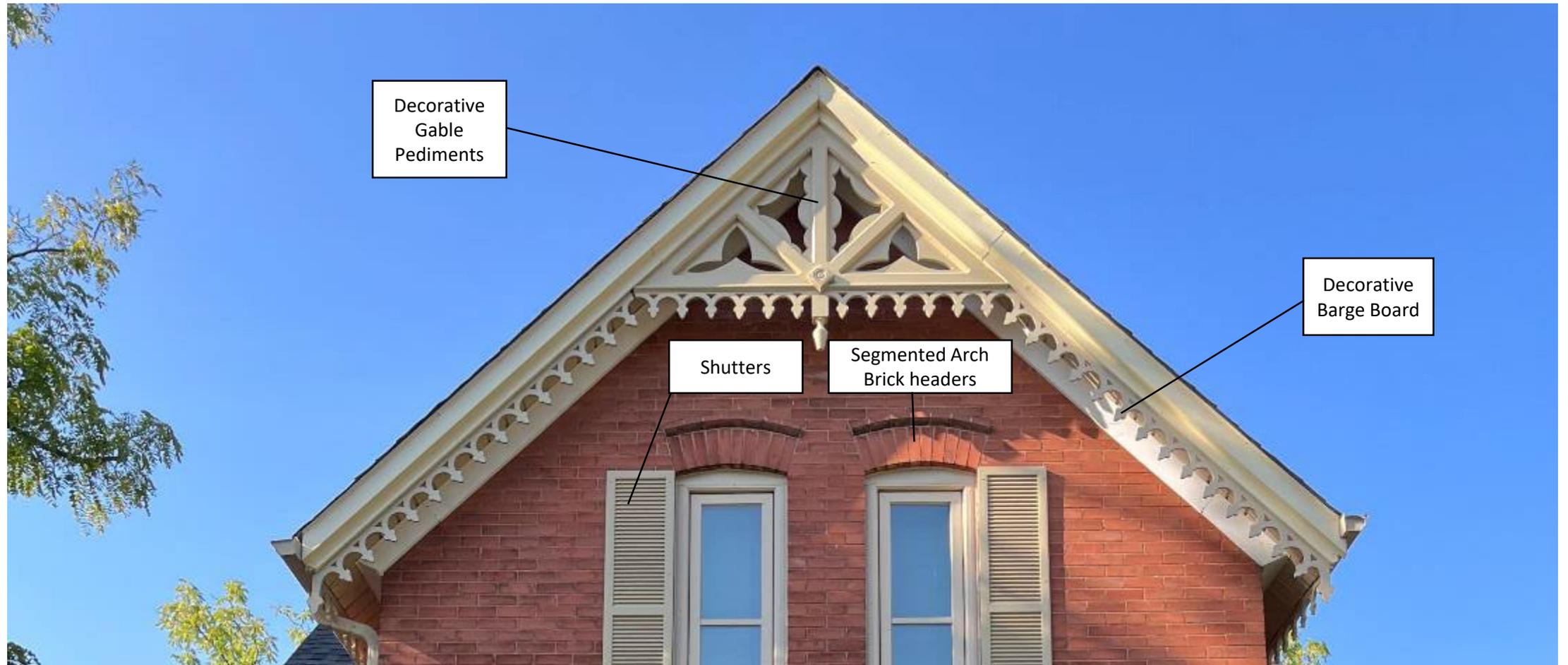
Physical Heritage Attributes

- A two-storey brick Victorian-era Neo-Gothic style house with three single-stack brick chimneys
- Cross Gable Roof



Physical Heritage Attributes

. Gable Pediments and Barge Board details



Physical Heritage Attributes

- One-over-one tall windows with flanking shutters, segmented arch brick headers with protruding extrados, and plain stone lug sill.



Ground Floor Left Flank Window



Ground Floor Window



Ground Floor Right Flank Window

Physical Heritage Attributes

- One-over-one tall windows with flanking shutters, segmented arch brick headers with protruding extrados, and plain stone lug sill.



Segmented arch
brick headers with
protruding
extrados



Second Floor Left Flank Window

Second Floor Right Flank Windows



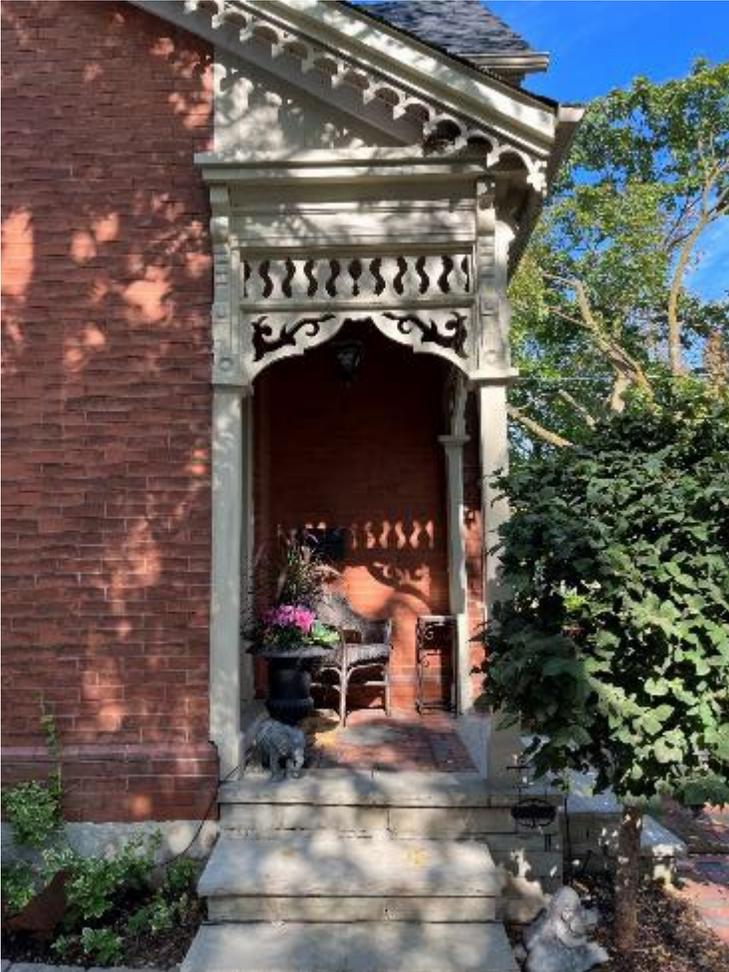
Front Elevation

Physical Heritage Attributes

- Off centered entrance
- Open ornate front porch with decorated timber post and fretworks



Entrance Porch



Entrance Porch Side View



Entrance Porch Front Elevation

Physical Heritage Attributes

- Single leaf three-panel door with transom and moulded trims



Non Heritage Attributes _ Sympathetic Rear Addition



Rear Addition



Rear Addition



Rear Addition

Non Heritage Attributes_ Sympathetic Addition

- Outdoor Patio Bar



**Non Heritage Attributes_ Sympathetic
Addition**

Attached Garage

