



# The Corporation of the Town of Milton

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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.

### Discussion

- 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



## 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.

## Reasons for Designation

### 15 Court Street South\_ Thomas Weir House



## Legal Description

Survey Teetzel Block 13 Pt Lots 10,11

## Description of Property

The Thomas Weir house, at 15 Court Street South in the Town of Milton, is a unique two-storey Edwardian Classicism Style single detached brick house built around 1912.

## Statement of Cultural Value and Interest

### Historical Value

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, 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, the property was purchased by Cuthbert Foster and Mabel Laurena Lush. Mr. Lush was a well-known farmer in the Clarkson area fruit district.

Their daughter, Margaret Irene, and her husband, Vern H. Barnes, inherited the home until 1974, when it was transferred to Mary Irene Barnes and subsequently purchased by Atila Randy, who furnished the interior with twelve-inch-high baseboards, maple floors and two stained glass windows.

## **Physical or Design Value**

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 the new modern times brought about by the new 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.

## **Contextual Value**

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.

### **Character Defining Elements/Heritage Attributes**

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.
- 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.



## 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 15 Court Street South**

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	Yes, this house is a unique two storey brick house is constructed in the Edwardian Classical style
ii	displays a high degree of craftsmanship or artistic merit	This home has unique and distinctive hip dormers on three sides
iii	demonstrates a high degree of technical or scientific achievement	No, 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,	Historically, it is the house of Thomas Weir a blacksmith and farmer. George Ranklin Thompson Mayor of Milton 1952-1953 also lived in this house from 1934 to 1939.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, it provides historical information on the pioneers of Milton in the Teetzel neighbourhood
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No, the subject 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	Yes, this property has contextual value as one of the earliest houses built in Teetzel Survey (Plan No.9) in 1857
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property is historically link o to the development of Teetzel neighbourhood
iii	is a landmark	No, 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.

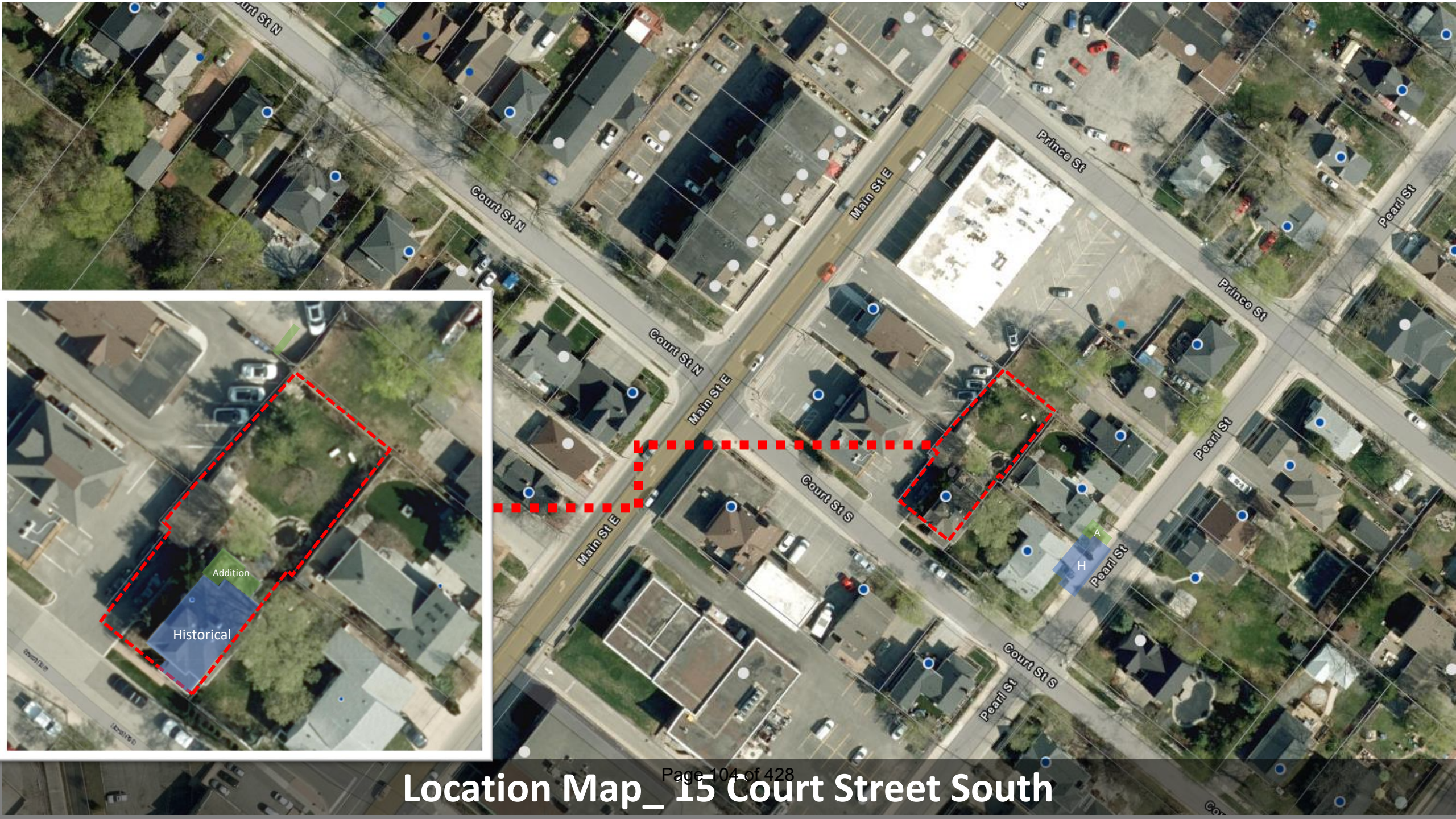




Appendix 3

Photographic Record \_ Heritage Attributes \_ 15 Court Street South





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**Location Map\_ 15 Court Street South**

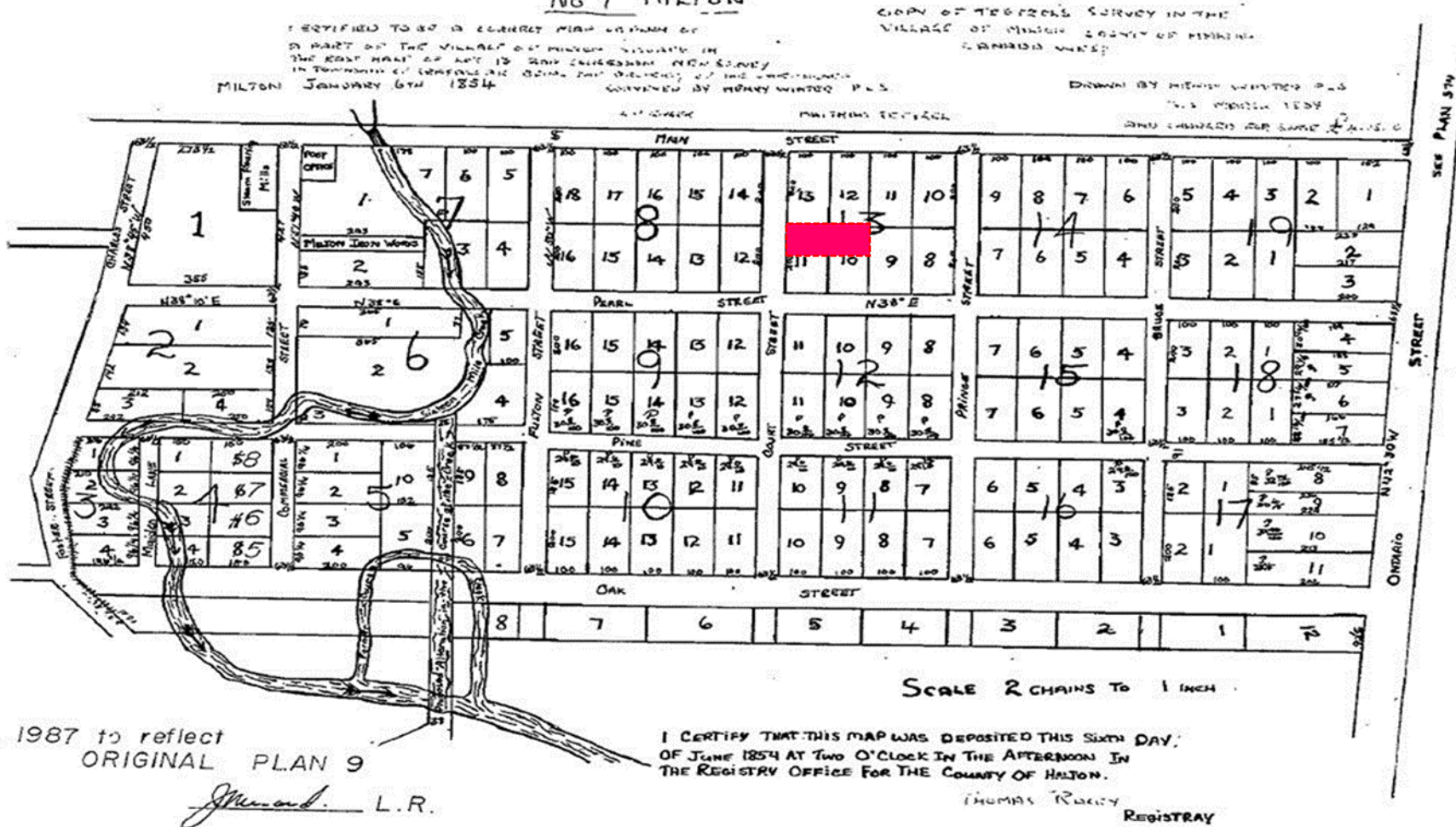


# Contextual Attributes:

Context location of the original house contributing to the heritage character of the Tetzal Survey, Plan 9, 1854  
 SURVEY TEETZEL BLK 13 PT LOTS 10,11

No. 9

No 9 MILTON



# Historical Books Extract

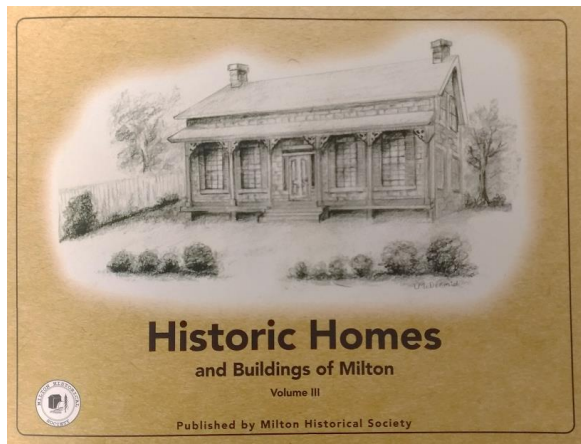
## HALTON COUNTY (20), PLAN 9, SURVEY TEETZEL BLK 13, PT LOTS 10,11

Registered	From	To	Notes	
26 July 1852	Mathias Teetzel Wife	John Laidlaw	Lot 11	
5 Oct 1852	Charles F. Teetzel Wife	John Laidlaw	Lot 11	
	John Laidlaw Wife	Finlay McCallum	Lot 11	
29 Dec 1865	Finlay McCallum Wife	John Spedding	Lot 11 fronting on the west side of pearl street East side of Court Street South	
2 December 1890	John Spedding Wife	William Hume	Lot 11	\$1,050
31 May 1900	William Hume Wife	<b>Thomas Weir</b>	Lot 11 1/5 ac	\$850 and another Lot
17 April 1912	Thomas E. Weir and Wife	Edward Wilkinson	Part of Lot 11	\$1,600
16 May 1934	Laura Weir widow estate of Thomas Emmerson Weir deceased and Laura Weir aforesaid her personal capacity	George Franklin Thompson	Lot 11	\$4,000 except part sold to Wilkinson
2 Sept 1939	George Franklin Thompson wife	Cuthbert Foster and his wife Mabel L. Lush	Lot 11	
18 July 1955	Cora Isabel Lsh and Magaret Irene Baines executors Cuthbert Foster Lush	Vern Hodgen Barnes	Lot 11	
May 17 1974	Vern Hodgen Barnes and wife	Marg Irene Barnes, widow	Another Lot with exception	
May 17 1974	Margaret Irene Barnes (Marg Lush), married woman trustee	Marg Irene Barnes, widow	Lot 11	
1 Oct 1985	Barnes, Margaret I.	Jackson, Florence H	Part and OL Com'g W'ly angle Lot hence SE 49'NE 132' NW 49' W 132' to POC and OL together with right of way	\$110,000 (Grant)
14 April 1987	Jackson, Florence H	O'Brien William	1stly: Part & OL (627888) 2ndlt: OL, 3rly: together with right of way	\$165,500 (Grant)
2 May 1988	O'Brien William	Rendy, Atila and Rendy, Elaine	1stly: Part & OL (627888) 2ndlt: OL, 3rly: together with right of way	



## Historical Houses of Milton

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### 15 Court Street South

Part Lots 11 and 13, Block 13 • Teetzel Plan 9

Built approx. 1912

**M**athias 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 being held by both Mathias and Charles Teetzel until 1852-53 when they were sold.

The lot changed ownership a number of times before the current home was built.

John Laidlaw purchased Lot 11 and John Elliott purchased Lot 13. John Laidlaw owned it until 1865, when he sold to Finlay McCallum. Lot 13 had a dwelling on the rear of the lot in 1858 which was likely built by John Elliott.

Elliott later sold this property to John Spedding in 1871. John Spedding also purchased Lot 11 from Mr. 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, 13) to Thomas E. Weir, who had this home built. Thomas and his wife E. Laura lived in this home.

Following the death of Thomas Weir, his estate representatives sold the home in May 1934 to George Rankin Thompson and his wife Kathleen (Kaye) M. Drennan. The couple married January 17, 1925, and had one son and two daughters. The family

were members of Grace Anglican Church.

George Thompson was a farmer, First World War soldier, life member of the St. Clair Masonic Lodge, superintendent of 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 both interred in St. Stephen's Anglican Cemetery, Hornby, Ontario.

In 1939, the property was purchased by Cuthbert Foster and Mabel Laurena Lush. Mabel and Cuthbert were married in 1909. They moved to Milton from the Clarkson area to a farm on the Niagara Escarpment, where they grew fruit, vegetables and grain.

Mr. Lush was a well-known farmer in his early days in the Clarkson area fruit district. The couple had two daughters, Cora and Margaret.

Their daughter, Margaret Irene, and her husband, Vern H. Barnes, inherited the home. The couple were married November 19, 1938. They owned it until 1974 when it was transferred to Mary Irene Barnes.

This home was purchased by Atila Randy. They furnished their home with items original to the period.

The house has 12-inch high baseboards, original maple floors, two stained glass windows and original doors throughout the home including pocket doors in the living room.



#### About the House

This house is constructed in the Edwardian Classical style. This was a new style, popular in Ontario at the beginning of the 20th Century. It marked the new modern times brought about by the new century and new monarch.

Its simple, balanced designs represent a reaction to the decorative excess of the late Victorian era. Edwardian Classical houses in Ontario are typically constructed of smooth red brick. They are box-like in their massing and are a full two storeys in height, with hipped roofs above. They are largely devoid of exterior ornament, with the exception of generous verandahs, which often feature stout, classical columns often set on brick piers and chunky railings.

Their interiors also contain stout "boxy" detailing which contrasts with the slender curves present in the detailing of Victorian houses. The popularity of this style was reinforced in that the style was promoted in pattern books and by house plans which could be ordered from catalogues. These houses were often quite grand and provided generous internal space at a reasonable price.

The decorative brackets in the porch and the front porch railing are likely modern additions, as they contrast with the simple "chunky" detailing typically found on houses of this period. The presence of the small front window to light a stairway became a popular feature of houses in the early 20th Century. The squared projecting bay, wide eaves and use of stone for the window sills and lintels gives this house a grand feel. This house would likely have been constructed from brick produced in Milton.



# Front Elevation \_ 2009 to 2023



2009



2012



2015



2018



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2020



2023



# North West Elevation \_ 2009 to 2023



2009



2012



2016



2016



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2020



2023



# South West Elevation \_ 2009 to 2023



2009



2012



2016



2018



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2020



2022



## Rear Elevations and Backyard



Rear Yard



Fence on South Boundary



Rear Elevation



Rear Elevation



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Rear Yard



Rear Elevation



# Physical Heritage Attributes

- Box like massing of the Edwardian Classicism style two story brick house with hip roof



North Elevation



West Elevation (Front)



North West Elevation



East Elevation (Rear)



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North Elevation



South East Elevation



# Physical Heritage Attributes

- Two Sash one over one windows with stone lintels and stone lug sills



Three tall one over one windows second floor



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Front (West) Elevation



One over one window second floor



Three tall one over one windows ground floor



Stain Glass Window at Front Elevation



# Physical Heritage Attributes

- Two Sash one over one windows with stone lintels and stone lug sills



One over One with stain glass insert



Door at ground floor (non heritage)



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South Elevation



Hip Dormer window



One over One ground floor



# Physical Heritage Attributes

- Two Sash one over one windows with stone lintels and stone lug sills



One over One window second floor



Gang of four one over one windows



Hip Dormer window



Gang of three one over one windows



## Physical Heritage Attributes

- Brick Chimney with Two Flues



View from East



View from North



View from South



**Physical Heritage Attributes**

- Hip Dormers on three sides



Hip Dormer West



Hip Dormer North



Hip Dormer South



Front (West) Elevation



North Elevation



South Elevation



## Physical Heritage Attributes

- Deep off centered front porch with brick pier, plain columns and entablature



Decorated brackets (non heritage)



Decorated roof brackets



Wood post on brick piers

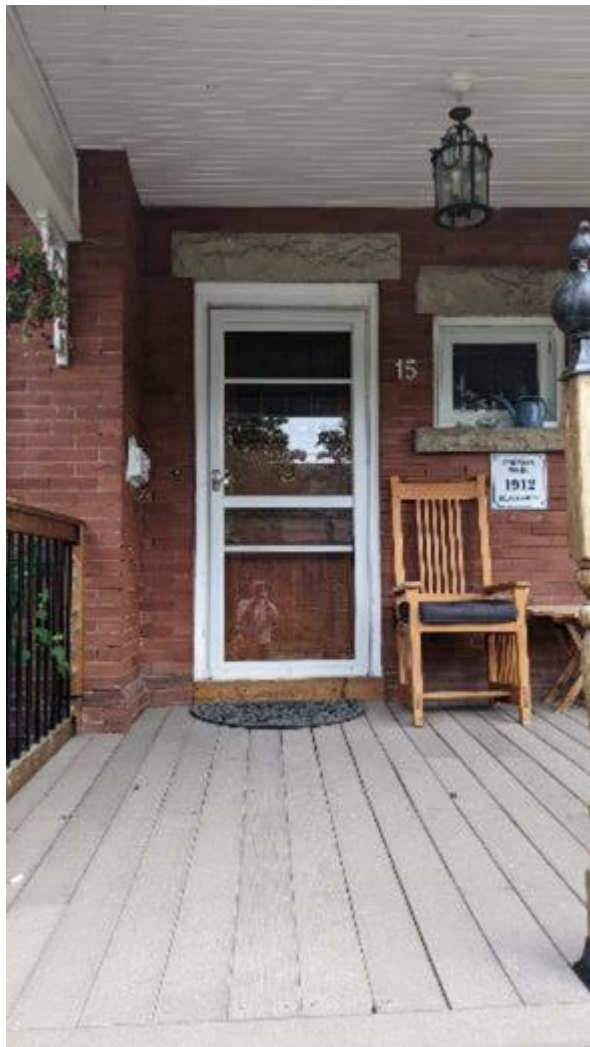


Wood post on brick piers



## Physical Heritage Attributes

- Single leaf wood Panel Door with four stain glass insert at the upper panel



## Interior (Non Heritage)

