



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 3, 2024

Report No: DS-044-24

Subject: Recommendation Report - Notice of Intention to Designate -193 Queen Street

Recommendation: **THAT Staff Report DS-044-24 entitled: "Notice of Intention to Designate - 193 Queen Street be received and;**

THAT Milton Council recognizes the historic house at 193 Queen Street 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 house at 193 Queen Street in the Town of Milton is a unique clapboard siding building with twin cross gable roof and a gable dormer built in the Victorian Gothic style.
- 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 to be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')
- This significant heritage resource fulfils more than two of the evaluation criteria set out 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

This unique two-story Victorian Gothic-style structure was built in 1856 and converted into a residence in 1877.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a two-story Victorian Gothic-style horizontal clapboard siding building with a unique twin cross-gables roof and a gable dormer. Historically, it was the first place of worship for the New Connexion Methodists Church and the Home of John Hunter, carpenter, builder, mill owner, and Town Councillor. Contextually, this property is one of the earliest structures built in the Foster Neighbourhood Plan for this significant part of Old Milton.

Discussion

Historically, the congregation of the New Connexion Methodists erected this two-story structure as a sacred place of worship in 1856. Twelve years later, the congregation temporarily relocated to the Old Town Hall on 252 Main Street East as the building needed improvements. In 1877, at a church conference in London, Ontario, the denomination decided to join the Wesleyan Methodists, located on 123 Main Street, now Saint Paul's United. The same year, John Hunter bought this building and converted it into a home for his wife, Mary (Fletcher) and daughter, Charlotte.

John grew up in Ashgrove, northeast of Milton, where his father operated a store/ hotel called the Drake House. After training as a carpenter in Cleveland, he moved to Milton and formed a construction firm with his partner, John Ezard. They became the predominant contractors in the late 1800s, building many houses, including the Knox Presbyterian Church. In 1878, Hunter and Ezard with their business partner Appleby purchased the Milton Steam Sash and Blind factory on Mill Street, as illustrated in the 1877 Atlas of Halton County. John served on the Town Council from 1877 to 1879 and 1884 to 1888. He died in 1923.

During the Great Depression of the 1930s, the home was sold to pay for taxes. For the past 25 years, the house was the home of Andy Hartholt and his family. He bought the house from his father-in-law, Gus Tielemans. A native of Holland, Andy farmed near Cornwall, Ontario, before moving to Milton. They furnished their home with items original to the period.

Physically, this two-storey Victorian Gothic-style horizontal clapboard siding building has a unique twin cross-gables roof and a gable dormer. Two original one-storey bay windows at the front façade are still retained. Above the recessed entrance is a gable dormer with a door and balcony.

Discussion

The property was significantly renovated in 2020, and most of the original windows and doors were replaced. However, the house retains its massing and form. The new owner has conserved most of the original hand-hewn beams, rafters and posts, which are now exposed in the interior.

Contextually, this house contributes to the heritage character of the Foster Survey neighbourhood (Plan 7), as one of the earliest structure built in this neighbourhood, and provides a link to the formation of this neighbourhood.

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

- Two-storey Victorian Gothic-style structure with horizontal clapboard siding
- Massing of the structure with a twin cross-gable roof
- Recessed entrance with gable dormer above
- One-storey bay windows at the front elevation
- Exposed hand-hewn timber beam at the ground and second floor
- Original timber rafters and posts exposed in the interior
- The first place of worship for the New Connexion Methodists Church and the Home of John Hunter, carpenter, builder, mill owner, and Town Councillor.
- A building by John Hunter and John Ezard who were prominent contractors in the late 1800s.
- Context of the building in the formation of the Foster Neighbourhood, Plan 7.

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 193 Queen Street
- Appendix '2'_ CHVI Evaluation_ 193 Queen Street
- Appendix '3'_ Photographic Record Heritage Attributes_ 193 Queen 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.

Reasons for Designation

193 Queen Street_ New Connexion Methodist



Legal Description

Foster Survey, Block 11, Lot 4

Description of Property

This unique two-story Victorian Gothic-style structure was built in 1856 and converted into a residence in 1877.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a two-story Victorian Gothic-style horizontal clapboard siding building with a unique twin cross-gables roof and a gable dormer. Historically, it was the first place of worship for the New Connexion Methodists Church and the Home of John Hunter, carpenter, builder, mill owner, and Town Councillor. Contextually, this property is one of the earliest structures built in the Foster Neighbourhood Plan for this significant part of Old Milton.

Statement of Cultural Value and Interest

Historical Value

Historically, the congregation of the New Connexion Methodists erected this two-story structure as a sacred place of worship in 1856. Twelve years later, the congregation temporarily relocated to the Old Town Hall on 252 Main Street East as the building needed improvements. In 1877, at a church conference in London, Ontario, the denomination decided to join the Wesleyan Methodists, located on 123 Main Street, now Saint Paul's United. The same year, John Hunter bought this building and converted it into a home for his wife, Mary (Fletcher) and daughter, Charlotte.

John grew up in Ashgrove, northeast of Milton, where his father operated a store/ hotel called the Drake House. After training as a carpenter in Cleveland, he moved to Milton and formed a construction firm with his partner, John Ezard. They became the predominant contractors in the late 1800s, building many houses, including the Knox Presbyterian Church. In 1878, Hunter and Ezard with their business partner Appleby purchased the Milton Steam Sash and Blind factory on Mill Street, as illustrated in the 1877 Atlas of Halton County. John served on the Town Council from 1877 to 1879 and 1884 to 1888. He died in 1923.

During the Great Depression of the 1930s, the home was sold to pay for taxes. For the past 25 years, the house was the home of Andy Hartholt and his family. He bought the house from his father-in-law, Gus Tielemans. A native of Holland, Andy farmed near Cornwall, Ontario, before moving to Milton. They furnished their home with items original to the period.

Physical or Design Value

Physically, this two-story Victorian Gothic-style horizontal clapboard siding building has a unique twin cross-gables roof and a gable dormer. Two original one-storey bay windows at the front façade are still retained. Above the recessed entrance is a gable dormer with a door and balcony.

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Contextual Value

Contextually, this house contributes to the heritage character of the Foster Survey neighbourhood (Plan 7), as one of the earliest structure built in this neighbourhood, and provides a link to the formation of this neighbourhood.

Character Defining Elements/Heritage Attributes

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

- Two-story Victorian Gothic-style structure with horizontal clapboard siding
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- A building by John Hunter and John Ezard who were prominent contractors in the late 1800s.
- Context of the building in the formation of the Foster Neighbourhood, Plan 7.

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 193 Queen 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	Yes, this house is a unique two storey horizontal clapboard siding house with a twin cross gable roof and constructed in the Victorian Gothic style
ii	displays a high degree of craftsmanship or artistic merit	No, this home does not display a high degree of craftsmanship
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 first place of worship for the New Connexion Methodists Church and Home of John Hunter, carpenter, builder, mill owner and Town Councillor.
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 Foster neighbourhood
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, the subject property is associated with John Hunter and John Ezard who were prominent contractors in the late 1800s.

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 place of worship built in Foster survey (Plan No.7) in 1856
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property is historically link o to the development of the Foster 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 _ 193 Queen Street



Location Map_ 193 Queen Street

Contextual Heritage Attributes

- SURVEY FOSTER LOT 4 BLK 11
- Contextually, it is one of the earliest houses built in the Foster Survey (Block 11, Lot 4) in 1856. This was one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857.



Contextual Heritage Attributes

- Location of House shown in the Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858



MILTON AREA BIOGRAPHIES **H**

Hunter, John Carpenter, builder, mill owner, municipal politician 1841-1923

John Hunter was born in 1841 in the County of Peel near Meadowvale, the son of John Hunter, Sr. (1809-Nov. 18, 1882) (called "Peg-Leg" having lost his leg in a ship yard accident in Sligo, Ireland) and Elizabeth Thompson (1821-July 30, 1904). They moved to Ashgrove in Esquesing where John Sr. had a store and hotel called the "Drake House". The couple had nine children, five sons and four daughters.

John Jr. was the eldest son and left home as a young boy for Cleveland, Ohio where he learned his trade as carpenter. He married Mary Fletcher (1843-July 29, 1922), the daughter of Edward Fletcher of Chinguacousy Township. They had one child, a daughter.

Mr. Hunter came to Milton around 1875-76 and went into business as builder and contractor with a planing mill and sash and door factory. He was in partnership with John Ezard operating as "Hunter and Ezard". Mr. Hunter did business on a large scale and, until his retirement, did the majority of building in the town and area.

He was elected to Milton Council 1877-1879, 1884-1888. He was an Anglican and was one of the oldest members of Grace Church.

He died on August 28, 1923. He was survived by his daughter, Charlotte Hunter. He was buried in Evergreen Cemetery.

Research: Alex S. Cooke

Sources: *The Canadian Champion*.

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

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

Esquesing Census 1861, 1871.

Mrs. Irene Hunter, Milton.

193 QUEEN STREET

Lot 4, Block 11

Fester Survey

Built in 1856

When completed in 1856 this building was a church belonging to the New Connexion Methodists.

Twelve years later the congregation decided the building needed improvements and moved temporarily to the Town Hall then located on Main Street. *The Canadian Champion* (April 1868) reported: "The seating is to be changed to the pew style with two aisles. A gallery extending for 12 feet from the front of the building is to be erected and the whole painted afresh."

In 1877 at a church conference in London, Ont., the denomination decided to join the Wesleyan Methodists. The local congregation joined the Wesleyan Methodists on Main Street, now St. Paul's United. As a result John Hunter bought this building and converted it to a home for his wife, Mary (Fletcher) and daughter, Charlotte.

John Hunter grew up in Ashgrove north east of Milton, where his father operated a store/hotel called the Drake House. After training as a carpenter in Cleveland he moved to Milton and formed a construction firm with partner John Ezard. They became the predominant contractors



Built in the Victorian Gothic style this home has twin gables facing the street with one-storey bay windows and double unit, pediment topped windows above. The recessed entrance has a gable above.

here in the late 1800's, building many houses as well as Knox Presbyterian Church, completed in 1891. In 1878, Hunter, Ezard and Appelby purchased the Milton Steam Sash and Blind factory on Mill Street, as illustrated in the 1877 Atlas of Halton County.

John served on the Town Council from 1877 to 1879 and 1884 to 1888. He lived here until his death in 1923.

A few years later the Great Depression of the 1930's caused the home to be sold for taxes.

For the past 25 years this has been the home of Andy Hartholt and his family - he bought the house from his father-in-law, Gus Tieleman. Andy, his son, Andrew, daughter Frances and her five-year-old son, Jeremy, occupy the ground floor and rent the second floor. A native of Holland, Andy farmed near Cornwall, Ont. before moving to Milton.

The appearance of the home has changed somewhat in the past 25 years. The house is also larger thanks to a substantial rear addition.



—Michael Todd

Private Residence

(formerly New Connexion Methodist Church)

193 Queen Street • Milton, Ontario

Built in 1856, even before Milton was declared a town, this building served as a New Connexion Methodist Church. This Victorian Gothic building, located at 193 Queen Street Milton, with its twin gables, was long ago converted from its original purpose.

It served the New Connexion congregation until a conference in London in 1877 when the denomination joined the Wesleyan Methodists. In Milton the Wesleyan Methodists already had a brick chapel on Main Street and the sale of the Queen Street property led to enlargement of the Main Street property and the merger of the two congregations.

John Hunter purchased the building when the congregation decided to sell. He was a builder in the town in the late 1800s and he converted the original church building to a house for himself, his wife, and daughter. The building has continued in residential use.

Onland Historical Books Record

Land Registry Office

- Halton County (LRO 20)
- Survey Foster Lot 4 Block 11, Plan 7

BLOCK **11** LOT **4** PLAN **7** PAGE **1**

NO. OF INSTRUMENT	INSTRUMENT	THE DATE	DATE OF REGISTRY	GRANTOR	GRAPTEE	QUANTITY OF LAND	CONSIDERATION	REMARKS
2146	B. 7 Sale	7 Nov 1855	20 Dec 1855	Hugh Spiller, suror	(Zsalam Bell, William Smiley, Andrew Neilson & Joseph Brownridge, Trustees)	Lot 4.		in front
1025	B. 11 Mortgage	19 July 1877	26 Feb 1877	Between the London Conference of the Methodist Church of Canada	and Charles Wellmott, John Harrison, James Harrison, Wm Harrison, Robt Wellmott, Wm Holliman, Wm Smiley, Joseph Brownridge, George Pennington & Samuel Hogg, Trustees of the Milton Congregation of Methodist Church of Canada	Lot 4.		
1030	B. 9 Sale	19 July 1877	26 Feb 1877	Charles Wellmott, John Harrison, James Harrison, Wm Harrison, Robert Wellmott, James Holliman, William Smiley, Joseph Brownridge, George Pennington & Samuel Hogg, Trustees of the Methodist Church of Canada in the Town of Milton	John Hunter	Lot 4.	\$1000	1/2 acre
5516	B. 11 Mortgage	7 Oct 1924	14 Oct 1924	Charlotte Olive Hunter, of the 1st part Robert King Anderson Sons of the 2nd part & John Hunter, of the 3rd part	the said Charlotte Olive Hunter	Lot 4	\$1	1/2 acre
5517	Mortgage	12 July 1925	12 July 1925	Charlotte Olive Hunter of the 1st part	John Hunter of the 2nd part	Lot 4		1/2 acre
5518	Mortgage	11 July 1925	11 July 1925	John Hunter of the 1st part	Charlotte Olive Hunter of the 2nd part	Lot 4		1/2 acre
5519	Mortgage	12 July 1925	12 July 1925	Charlotte Olive Hunter of the 1st part	John Hunter of the 2nd part	Lot 4		1/2 acre
5520	Mortgage	12 July 1925	12 July 1925	Charlotte Olive Hunter of the 1st part	John Hunter of the 2nd part	Lot 4		1/2 acre

Front Elevation Comparative Photos _ 2009-2023



2009



2012



2014



2018



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2020



2023

South West Elevation Comparative Photos _ 2009-2023



2009



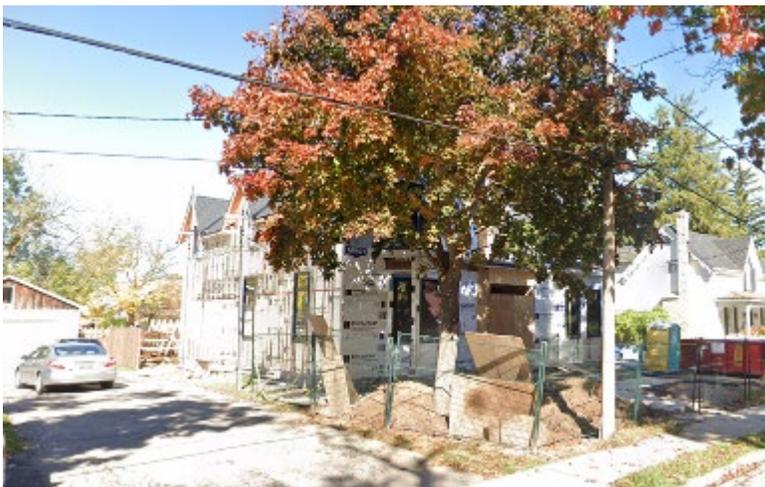
2012



2014



2018



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2020



2022

South East Elevation Comparative Photos _ 2009-2023



2009



2012



2014



2018



Page 60 of 617
2020



2022

Photos 2019



Queen Street Elevation



Queen Street Elevation



South East Elevation



North West Elevation



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Rear Elevation



Rear Elevation

Photos 2023



South East Elevation



South East Elevation



South West Elevation



Rear Elevation







Physical or Design Attributes

- Two-story Victorian Gothic-style structure with horizontal clapboard siding
- Massing of the structure with a twin cross gable roof
- Recessed entrance with gable dormer above



Physical Attributes

One-storey bay windows and double unit windows above (pediments were not replicated)



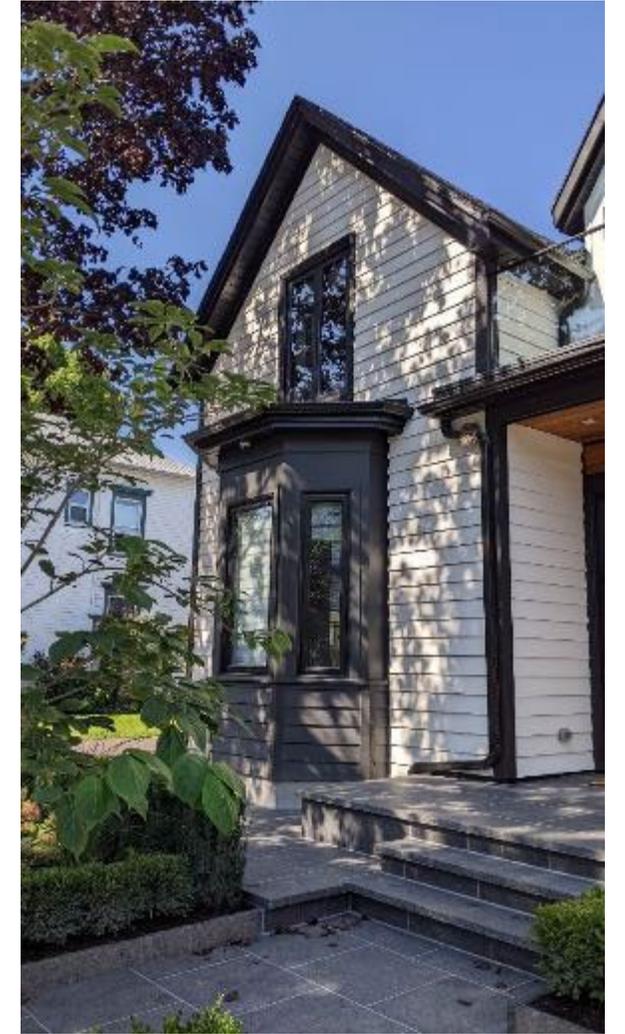
Left Bay Window



Right Bay Window

Physical or Design Attributes

- Original one-storey bay windows



Physical or Design Attributes

- Hand hewn timber beam ground and second floor



Hand hewn timber beam Second Floor



Hand hewn timber beam Second Floor



Hand hewn timber beam

Physical or Design Attributes

- Hand hewn timber beam ground floor



Physical or Design Attributes

- Original timber rafters and post exposed



Timber Rafter



Timber Rafter



Timber Post

Rear Elevation New Windows _Non Heritage Attributes



New upper floor window



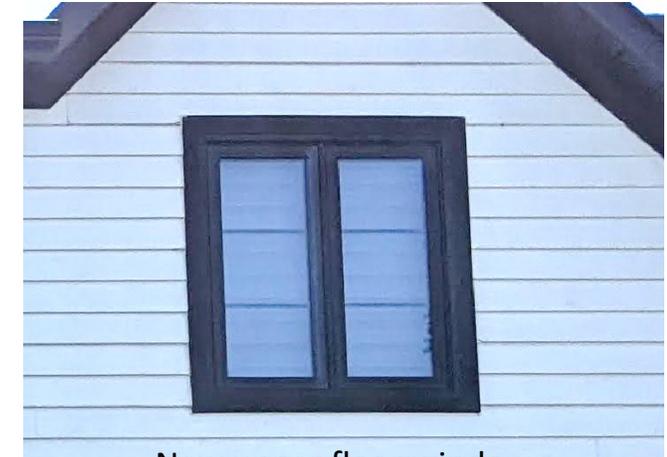
New Dormer Window



New ground floor window



2019



New upper floor window

West Elevations New Windows _Non Heritage Attributes(pediment details not replicated)



Second floor window (New Additions)



New ground floor window



2014 New Additions, Dormers and Windows



2019



New dormer window



New ground floor Window

East Elevations New Windows _Non Heritage Attributes(pediment details not replicated)



New Dormer window



New dormer window



new ground floor window



New ground floor window

Non Physical or Design Attributes

- Original doors have been modified and lost its original design and attribute.



Non Physical or Design Attributes

- The original second floor dormer two leaf two panels door with triangular pediment at the dormer gable has been replaced with a new door



1989



2024