



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 15, 2024

Report No: DS-056-24

Subject: Recommendation Report - Notice of Intention to Designate - 206 Sarah Street - Charles Thompson House

Recommendation: **THAT** Staff Report DS-056-24 entitled: "Notice of Intention to Designate - 206 Sarah Street - Charles Thompson House be received and;

THAT Milton Council recognizes the historic house at 206 Sarah 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 will be brought forward for Council adoption.

EXECUTIVE SUMMARY

- The Charles Thompson house at 206 Sarah Street in the Town of Milton is a unique one-storey raised Pre-Confederation Regency Cottage stone house with low hip roof, protruding eaves, decorative cornice and roof brackets.
- 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')

EXECUTIVE SUMMARY

- 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 Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

Charles Thompson built this pre-Confederation Regency cottage in 1857. It is unique in that it has a raised ground floor.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a unique single-storey Pre-Confederation Regency-style house with a low hip roof. Historically, it was the home of Charles Thompson, inn & livery keeper, bailiff and farmer. Contextually, this property is a significant building that contributes to the Foster Neighbourhood Plan 7.

Discussion

Historically, Charles Thompson, built this Pre-Confederation Regency Cottage in 1857. He was born in 1834 in New York. His parents came to Canada and settled in Palermo, Ontario, where his father operated a stagecoach line. Following his father's death, he received title to his property on 165 Main Street East. In 1864, Charles built the Thompson Hotel Inn, which remains to this day as the La Toscana Ristorante. Charles married Mary Margaret Howell. The couple did not have any children.

In 1863, Charles sold his house at Sarah Street to Peter McKay, who owned it until 1866. Peter and the following owners used the home as rental income over the subsequent number of years. The property was sold several times: David Henderson (1868), Richard Hemstreet (1876), William Alderson (1885), William Armstrong (1888), John Dewar (1890), John Alderson (1890), and Christina Lyon (1906). Christina Lyon sold the property in 1906 to Hannah Elizabeth Bastedo. Miss Bastedo was born in Hamilton in 1850. She was the daughter of Jacob and Hepzibah. Elizabeth was a professional artist who resided in Paris, France, studying and giving lessons. Miss Bastedo was one of Milton's first well-known prominent professional artists.

The year before her death, the property was transferred in 1934 to Janet R. McCready, her sister. Following Janet and her husband William's death, the estate went to their son, Allen Bastedo McCready. Allen sold it later in 1960 to Brenda and John D. Taylor, who resided there with their children, Leanne and Elizabeth. In 1999, this home was

Discussion

transferred to Brenda following her husband's death. Brenda then sold the house to Jodi Lyn Morgan and Joseph Patrick Legace. Three years later, in 2001, Heather Alice McElrea and Kevin Lorne Bunt purchased the property. Robert Jason Martin purchased this home in 2007.

Physically, this one-storey Pre-Confederation Regency Cottage stone house has a low hip roof, protruding eaves, decorative cornice and roof brackets. It is the only one-storey, stone Regency cottage in downtown Milton. It has a balanced, symmetrical three-bay front faced with stone cut to courses on the North elevation and random field stone on the other sides. The central entrance has straight steps and metal railings. The large six-over-six windows have plain trims, stone lug sills and lintels. The single-leaf, five panel door at the entrance has a six-pane transom over and two-pane sidelights with lower panels.

Contextually, this property has contextual value as one of the original lots formed by the Foster Survey (Plan No. 7) in 1854. This house was one of the earliest homes built in this subdivision in Milton, which were created even before Milton was incorporated as a town in 1857. The Foster Survey included the Halton County Courthouse and Victoria Park. The house and property help to define, maintain and support the character of the Foster Neighbourhood. It is physically, functionally, visually and historically linked to its surroundings. This home is shown on the 1858 Livingston Map of the Town of Milton.

Character Defining Elements/Heritage Attributes

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

- One-storey raised Pre-Confederation Regency style stone house with low hip roof, protruding eaves, decorative cornice and roof brackets
- Balance symmetrical three-bay front face with course cut stone on the North elevation and random field stone on other sides
- Six over six windows with plain trims, stone lug sills and lintels
- Central entrance with straight steps and metal railings.
- Single leaf five-panel entrance door with six panel transom over and two panel sidelight with lower panel
- A building by Charles Henry Thompson, who played an essential role in Milton's history as an inn & livery keeper, bailiff and farmer and builder of the Thompson House Inn.
- Context of the building in forming the Foster Neighbourhood

Reasons for Designation

206 Sarah Street_ Charles Thompson House



Legal Description

Survey Foster Block 14 Part Lots 4,5

Description of Property

Charles Thompson built this pre-Confederation Regency cottage in 1857. It is unique in that it has a raised ground floor.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a unique single-storey Pre-Confederation Regency-style house with a low hip roof. Historically, it was the home of Charles Thompson, inn & livery keeper, bailiff and farmer. Contextually, this property is a significant building that contributes to the Foster Neighbourhood Plan 7

Statement of Cultural Value and Interest

Historical Value

Charles Thompson, built this Pre-Confederation Regency Cottage in 1857. He was born in 1834 in New York. His parents came to Canada and settled in Palermo, Ontario, where his father operated a stagecoach line. Following his father's death, he received

title to his property on 165 Main Street East. In 1864, Charles built the Thompson Hotel Inn, which remains to this day as the La Toscana Ristorante. Charles married Mary Margaret Howell. The couple did not have any children.

In 1863, Charles sold his house at Sarah Street to Peter McKay, who owned it until 1866. Peter and the following owners used the home as rental income over the subsequent number of years. The property was sold several times: David Henderson (1868), Richard Hemstreet (1876), William Alderson (1885), William Armstrong (1888), John Dewar (1890), John Alderson (1890), and Christina Lyon (1906). Christina Lyon sold the property in 1906 to Hannah Elizabeth Bastedo. Miss Bastedo was born in Hamilton in 1850. She was the daughter of Jacob and Hepzibah. Elizabeth was a professional artist who resided in Paris, France, studying and giving lessons. Miss Bastedo was one of Milton's first well-known prominent professional artists.

The year before her death, the property was transferred in 1934 to Janet R. McCready, her sister. Following Janet and her husband William's death, the estate went to their son, Allen Bastedo McCready. Allen sold it later in 1960 to Brenda and John D. Taylor, who resided there with their children, Leanne and Elizabeth. In 1999, this home was transferred to Brenda following her husband's death. Brenda then sold the house to Jodi Lyn Morgan and Joseph Patrick Legace. Three years later, in 2001, Heather Alice McElrea and Kevin Lorne Bunt purchased the property. Robert Jason Martin purchased this home in 2007.

Physical or Design Value

This one-storey Pre-Confederation Regency stone house has a low hip roof, protruding eaves, decorative cornice and roof brackets. It is the only one-storey, stone Regency cottage in downtown Milton. It has a balanced, symmetrical three-bay front faced with stone cut to courses on the North elevation and random field stone on the other sides. The central entrance has straight steps and metal railings. The large six-over-six windows have plain trims, stone lug sills and lintels. The single-leaf, five panel door at the entrance has a six-pane transom over two-pane sidelights with lower panels.

Contextual Value

This property has contextual value as one of the original lots formed by the Foster Survey (Plan No. 7) in 1854. This house was one of the earliest homes built in this subdivision in Milton, which were created even before Milton was incorporated as a town in 1857. The Foster Survey included the Halton County Courthouse and Victoria Park. The house and property help to define, maintain and support the character of the Foster Neighbourhood. It is physically, functionally, visually and historically linked to its surroundings. This home is shown on the 1858 Livingston Map of the Town of Milton.

Character Defining Elements/Heritage Attributes

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

- One-storey raised Pre-Confederation Regency style stone house with low hip roof, protruding eaves, decorative cornice and roof brackets
- Balance symmetrical three-bay front faced with course cut stone on the North elevation and random field stone on other sides
- Six over six windows with plain trims, stone lug sills and lintels
- Central entrance with straight steps and metal railings.
- Single-leaf, five panel entrance door with six-pane transom over two-pane sidelights with lower panels.
- A building by Charles Henry Thompson, who played an essential role in Milton's history as an inn & livery keeper, bailiff and farmer and builder of the Thompson House Inn.

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 206 Sarah 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 One-storey raised Pre-Confederation Regency style stone house with low hip roof, protruding eaves, decorative cornice and roof brackets
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, this house was built by Charles Thompson in 1857 who was an Inn & livery keeper, bailiff and farmer. Elizabeth Bastedo one of Milton's first well-known prominent professional artists also owned and lived in this house.
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. The House is shown in the Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858

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 an Charles Thompson who built the Thompson House Inn currently La Toscana Ristorante in Downtown Milton.
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Yes, this property contributes to the clusters of historic houses in the Foster neighbourhood.
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 _ 206 Sarah Street

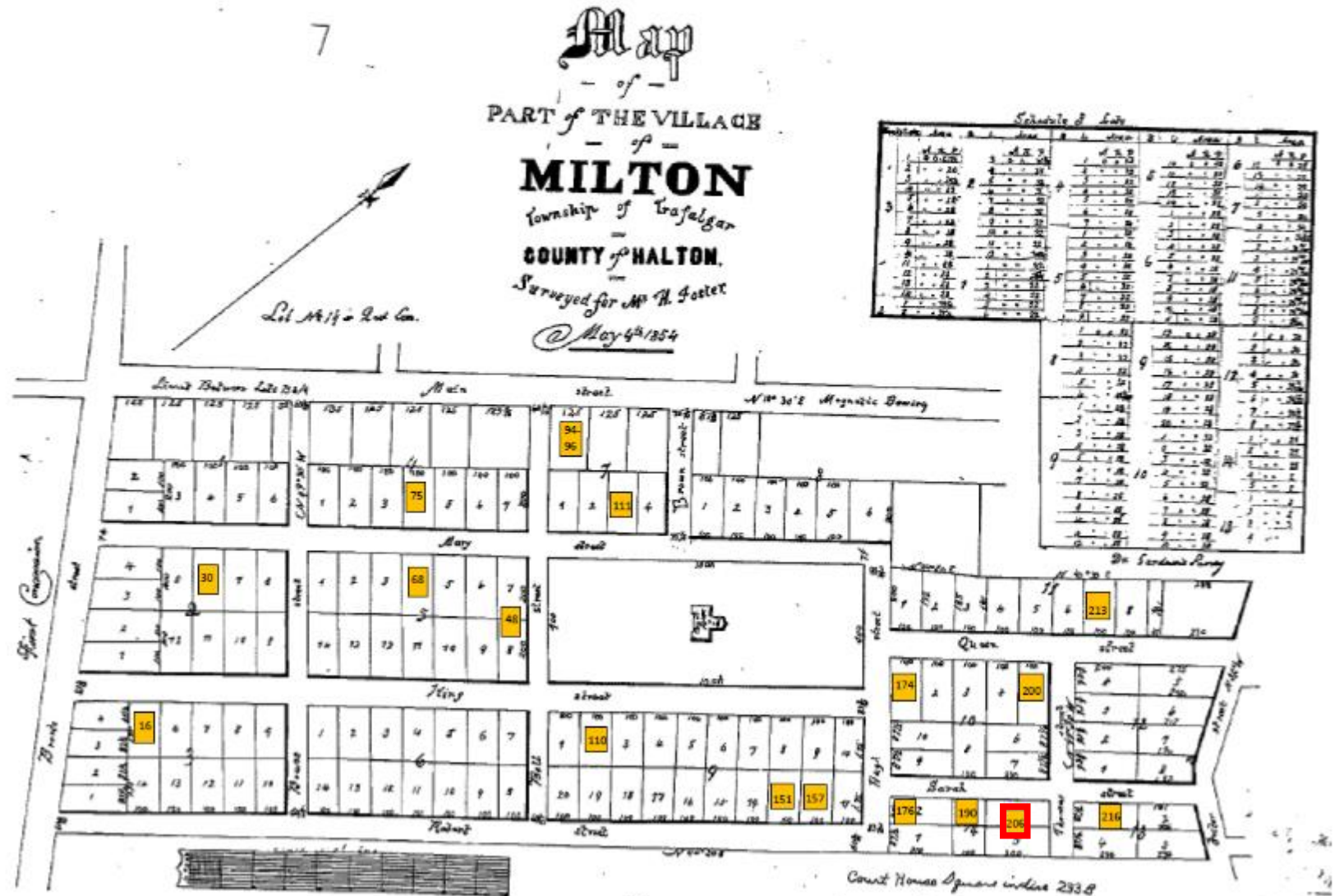


Location Map_ 193 Queen Street

Contextual Heritage Attributes

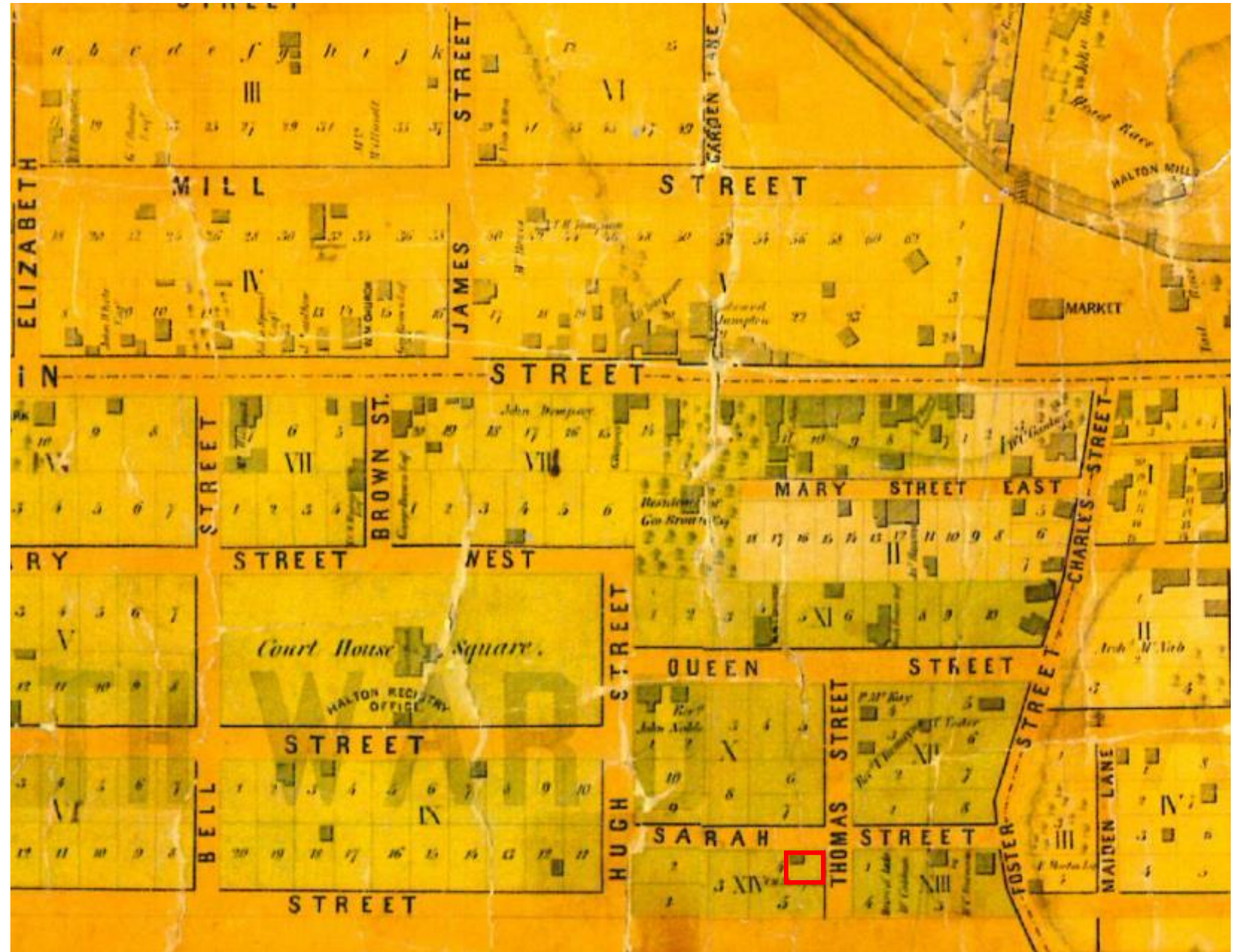
- This property has contextual value as one of the original lots formed by the Foster Survey (Plan No. 7) in 1854. This was one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857. The Foster Survey included the Halton County Courthouse and Victoria Park.
- The house and property help to define, maintain and support the character of the Foster Neighbourhood. It is physically, functionally, visually and historically linked to its surroundings.
- Survey Foster Block 14, PT Lots 4,5

Existing Houses in Downtown Milton (The Foster Survey Area) That Were Built Between 1850-1874



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



206 Sarah Street

East Part Lots 4 & 5, Block 14 • Foster Survey
Built 1857

Hugh Foster registered this lot in 1854 as part of the Hugh Foster Survey. Mr. Foster, along with Henry Huffman, purchased the south side of Main Street and, eventually, Hugh bought Henry out. Mr. Foster donated the property and parkland, which we today know as Milton Town Hall and Victoria Park.

Before the end of 1854, he had sold three lots to William Hill, who owned them until 1857, when he sold to Charles H. Thompson. This was the same year that the Town of Milton was incorporated. Charles was the son of Thomas H. Thompson, who built the house.

This home is shown on the 1858 Livingston Map of the town of Milton.

Charles Thompson was born in 1834 in New York. His parents came to Canada and settled in Palermo, Ontario, where his father operated a stage coach line. The family eventually moved to Milton and operated an inn on the site of the present Thompson Inn on Main Street.

Charles married Mary Margaret Howell. The couple did not have any children. Following his father's death, he received title to his father's property on Main Street. In 1864, Charles had the Thompson Stone Inn built, which remains to this day.

In 1863, Charles sold this house to Peter McKay, who owned it until 1866. Peter and the following owners used the home as rental income over the next number of years. The property sold a number of times: David Henderson (1868), Richard Hemstreet (1876), William Alderson (1885), William

Armstrong (1888), John Dewar (1890), John Alderson (1890), and Christina Lyon (1906).

Christina Lyon sold the property in 1906 to Hannah Elizabeth Bastedo. Miss Bastedo was born in Hamilton in 1850, the daughter of Jacob and Hepzibah. Elizabeth was a professional artist and resided in Paris, France, studying as well as giving lessons.

Once the First World War began, Hannah had a difficult time returning to Canada. She had to leave her trunk and most paintings behind as she left in the middle of the night by train and steamship, arriving in Toronto in mid-August. Once home, she continued painting and giving lessons. Her family lived on Victoria Street. Miss Bastedo was one of Milton's first well-known prominent professional artists.

The year before her death, the property was transferred in 1934 to Janet R. McCready, her sister. Following Janet and her husband William's death, the estate went to their son, Allen Bastedo McCready. However, it appears that the property had not officially been registered until 1960 to Janet. Her son then sold it later in 1960 to Brenda and John D. Taylor, who resided there with their children, Leanne and Elizabeth. In 1999, this home was transferred to Brenda, following her husband's death. Brenda then sold the home to Jodi Lyn Morgan and Joseph Patrick Legace. Three years later, in 2001, Heather Alice McElrea and Kevin Lorne Bunt purchased the property.

Robert Jason Martin purchased this home in 2007.



About the House – The Charles Thompson House

This Pre-Confederation Regency Cottage was built by William Anderson in 1857. It has the balanced, symmetrical form that characterized Georgian buildings. The larger windows, front entranceway and hipped roof give the house a more delicate appearance that reflects the influence of Regency styling. It is the only cut stone Regency cottage in downtown Milton. All the other cut stone buildings are two-storey structures. The only other single-storey stone Regency cottage in Milton is the house at 8 Mill Street. However, this is now covered with modern siding.

This house is unusual, in that it has a raised ground floor. When constructed, it would have been similar to the original Clarkson Freeman House at 82 Charles Street (albeit in stone not brick). This house retains most of its original features.



Historical Books record Ownership

Land Registry Office

- Halton County (LRO 20)
- Plan 7
- Survey foster
- Block 14
- PT Lots 4,5

Date	Year	From	To
30-Nov	1854	Registrar	Hugh Foster
30-Dec	1854	Hugh Foster Wife	William Hill
Oct 27	1857	William Hill Wife	Charles. H. Thompson
13-Nov	1863	Charles. H. Thompson Wife	Peter M. McKay
29 May	1868	Peter M. McKay and Mary McKay his Wife	David Henderson possible bachelor
5-Apr	1876	David Henderson Wife	Richard Hemstreet
3-Jun	1880	Richard Hemstreet Wife	Richard L. Hemstreet
7-May	1885	Richard Lawrence Hemstreet	William Alderson
22 March	1890	William Alderson	His Wife Jane Priscilla Alderson
19-Jul	1890	John Alderson	John Dewar
19-Jul	1890	John Dewar	John Alderson
24-Jan	1906	John Alderson and his wife Elizabeth Alderson	Christina Lyon, Widow
24-Jan	1906	Christina Lyon	Hannah Elizabeth Bastedo Spinster
30 March	1960	Hannah Elizabeth Bastedo, Spinster	Janet R. McCready, sister of Hannah

Comparative Photos 2009-2022_ North Elevation



North Elevation 2009



North Elevation 2012



North Elevation 2014



North Elevation 2016



North Elevation 2018



North Elevation 2020

Comparative Photos 2009-2022_East View



South Elevation 2009



South Elevation 2012



South Elevation 2014



South Elevation 2018



South Elevation 2020



South Elevation 2022

Comparative Photos 2009-2022_ North East View



North East Elevation 2009



North East Elevation 2012



North East Elevation 2014



North East Elevation 2016



North East Elevation 2018



North East Elevation 2020

Physical or Design Attributes

- One raised storey Pre-Confederation Regency style stone house with low hip roof
- Balance symmetrical three-bay front face with course cut stone on the North elevation
- Six over six windows with plain trims and stone lug sills and lintel
- Central entrance with straight steps and metal railings.



North Elevation

Physical or Design Attributes

- One raised storey Pre-Confederation Regency style stone house with low hip roof
- Random course field stone at East Elevation
- Six over six windows with plain trims and stone lug sills and lintel.
- Board and batten addition to historical house is not heritage attribute



East Elevation

Physical or Design Attributes

- One-storey raised Pre-Confederation Regency style stone house with low hip roof, protruding eaves, decorative cornice and roof brackets
- Random course field stone at West Elevation
- Six over six windows with plain trims and stone lug sills and lintel



West Elevation

Physical or Design Attributes

Decorative cornice and roof brackets at protruding eaves



Roof Brackets at Corner



Roof Brackets at Corner



East Elevation Roof Cornices



North Elevation Roof Cornices

Physical or Design Attributes

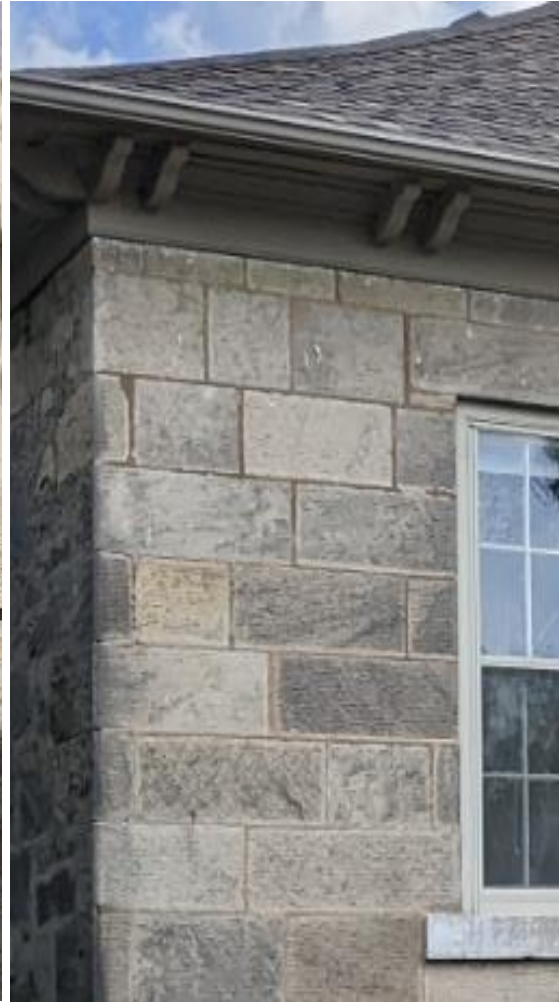
Course cut stone on the Northern elevation and random field stone other sides



Detail at Corner



Random Field at East Elevation



Course Stone at North Elevation



North Elevation Stonework



West Elevation Stonework

Physical or Design Attributes

Six over Six windows with stone lug sills and lintel



West Elevation Window



Brick Chimney at West Elevation



Brick Chimney



Brick Chimney Base

Physical or Design Attributes

- Central entrance with straight steps
- Single leaf five-panel entrance door with six panel transom over two panel sidelight with lower panel



Non Physical or Design Attributes

- Addition to the south elevation is non heritage attribute
- Vertical board and batten timber siding
- New windows and doors



Ancillary Shed



South Elevation