



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: October 7, 2024

Report No: DS-069-24

Subject: Recommendation Report - Notice of Intention to Designate -6426 Sixth Line_ Amos Kindree House

Recommendation: **THAT** Staff Report DS-069-24 entitled: "Notice of Intention to Designate - 6426 Sixth Line be received and;

THAT Council recognize the historic house at 6426 Sixth Line 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 will be brought forward for Council adoption.

EXECUTIVE SUMMARY

- This two-storey Gothic Revival-style house was built by Amos Kindree around 1870. It was one of the earliest farmhouses constructed in Trafalgar Township.
- 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

EXECUTIVE SUMMARY

9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

Amos Kindree built this house around 1870. It was one of the earliest farmhouses constructed in Trafalgar Township. Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is a representative two-storey Gothic Revival-style house with a medium cross hip roof. Historically, it was the home of David Featherston, a farmer in Trafalgar Township. Contextually, this property is one of the few remaining farmhouses in the former Trafalgar Township.

Discussion

The history of this property is as fascinating as its physical features. The Crown first granted John Campbell Gardner the original 200 acres of land in 1822. The land changed hands several times; from Thomas Silverstone (1823), to John White (1840), to William Reid (1841), to James Price (1847), to Edward Bull (1854), to William Dent (1876), and finally to Amos Kindree (1855). It is believed that Amos Kindree built the house in 1870 before selling it to David Featherston in 1924. The Featherston family has since owned and farmed the land, preserving its historical legacy and its connection to the past and the people who have shaped this property over the years.

Physically, this two-storey Gothic Revival-style house with red stretcher brick and a stone foundation is in good condition. It has a medium cross-gable roof with molded verges and projecting eaves. The exterior red bricks are of stretcher bond. The east and south elevation features two open porches with lean-to roofs and plain timber posts. Two box bay windows at the south and east elevations are adorned with one-over-one windows, fancy brackets; molded fascia, radiating buff brick voussoirs, and stone lug sills complete the exterior composition. One unique feature of this house is the one-over-one semicircular windows, with radiating dichromatic brick voussoirs and stone lug sill. On the south elevation, an original double-leaf, three-panel door has a pattern glass insert in the upper panel, complete with an arch transom, and radiating buff brick voussoir. These unique features add to the architectural interest and charm of the property.

Discussion

This property has significant contextual value as one of the remaining farmhouses built in Trafalgar Township. Its presence is a testament to the historical and architectural heritage of the area. This home is shown on the 1877 Historical Atlas of Halton County, further emphasizing its importance and the need for its preservation.

Character Defining Elements/Heritage Attributes

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

- Massing of the two-storey Gothic Revival-style house with a red stretcher brick and stone foundation.
- Medium cross gable roof with molded verges and projecting eaves.
- Center gables on the south and east elevations.
- Two open porches with plain timber posts and lean-to roofs on the south and east elevations.
- Curved dichromatic voussoirs with keystones on the first floor bay windows
- Box bay windows at south and east elevation with one over one windows, decorative brackets, molded fascia, radiating buff brick voussoirs and stone lug sills.
- Several semicircular one over one window with radiating dichromatic brick voussoirs and stone lug sill;
- Arch windows with radiating buff brick voussoirs and stone lug sill.
- Double leaf three panels door with upper panel pattern glass insert, arch transom and radiating buff brick voussoirs
- Historical home of David Featherston and family
- Context of the house as the last few remaining farmhouses in Trafalgar

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Reasons for Designation

6426 Sixth Line, Trafalgar_ Amos Kindree House



Legal Description

CON 6 New Survey PT LOT 8 RP 20R9148 PART 2

Description of Property

Amos Kindree built this house around 1870. It was one of the earliest farmhouses constructed in Trafalgar Township. Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is a representative two-storey Gothic Revival-style house with a medium cross hip roof. Historically, it was the home of David Featherston, a farmer in Trafalgar Township. Contextually, this property is one of the few remaining farmhouses in the former Trafalgar Township.

Statement of Cultural Value and Interest

Historical Value

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Physical or Design Value

The two-storey Gothic Revival-style house with red stretcher brick and a stone foundation is in good condition. It has a medium cross-gable roof with moulded verges and projecting eaves. The exterior red bricks are of stretcher bond. The east and south

elevation features two open porches with lean-to roofs and plain timber posts. Two box bay windows at the south and east elevations are adorned with one-over-one windows, fancy brackets; moulded fascia, radiating buff brick voussoirs, and stone lug sills complete the exterior composition. One unique feature of this house is the one-over-one semicircular windows, with radiating dichromatic brick voussoirs and stone lug sill. On the south elevation, an original double-leaf, three-panel door has a pattern glass insert in the upper panel, It is complete with an arch transom, and radiating buff brick voussoir. These unique features add to the architectural interest and charm of the property.

Contextual Value

This property has significant contextual value as one of the remaining farmhouses built in Trafalgar Township. Its presence is a testament to the historical and architectural heritage of the area. This home is shown on the 1877 Historical Atlas of Halton County, further emphasizing its importance and the need for its preservation

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- Arch windows with radiating buff brick voussoirs and stone lug sill.
- Double leaf three panels door with upper panel pattern glass insert, arch transom and radiating buff brick voussoirs
- Historical home of David Featherston and family
- Context of the house as the last few remaining farmhouses in Trafalgar Township as shown in the 1877 Historical Atlas of Halton County

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 6426 Sixth Line

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 good example of a two-storey Gothic Revival-style house with cross gable roof, red stretcher brick and a stone foundation
ii	displays a high degree of craftsmanship or artistic merit	Yes, this home has unique one-over-one semicircular windows, with radiating dichromatic brick voussoirs and stone lug sill.
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,	It is the historical home of David Featherson and his family who were pioneer farmers in the Trafalgar Township
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 settlement history of Trafalgar as shown in the 1877 Historical Atlas of Halton County.
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 is not associated an architect, artist, builder, designer or theorist who is significant to a community
The property has contextual value because it,		

i	is important in defining, maintaining or supporting the character of an area	Yes, this property is one of the last remaining farm houses in Trafalgar.
ii	is physically, functionally, visually or historically linked to its surroundings	No, this property is not functionally, visually or historically linked to its surroundings.
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.



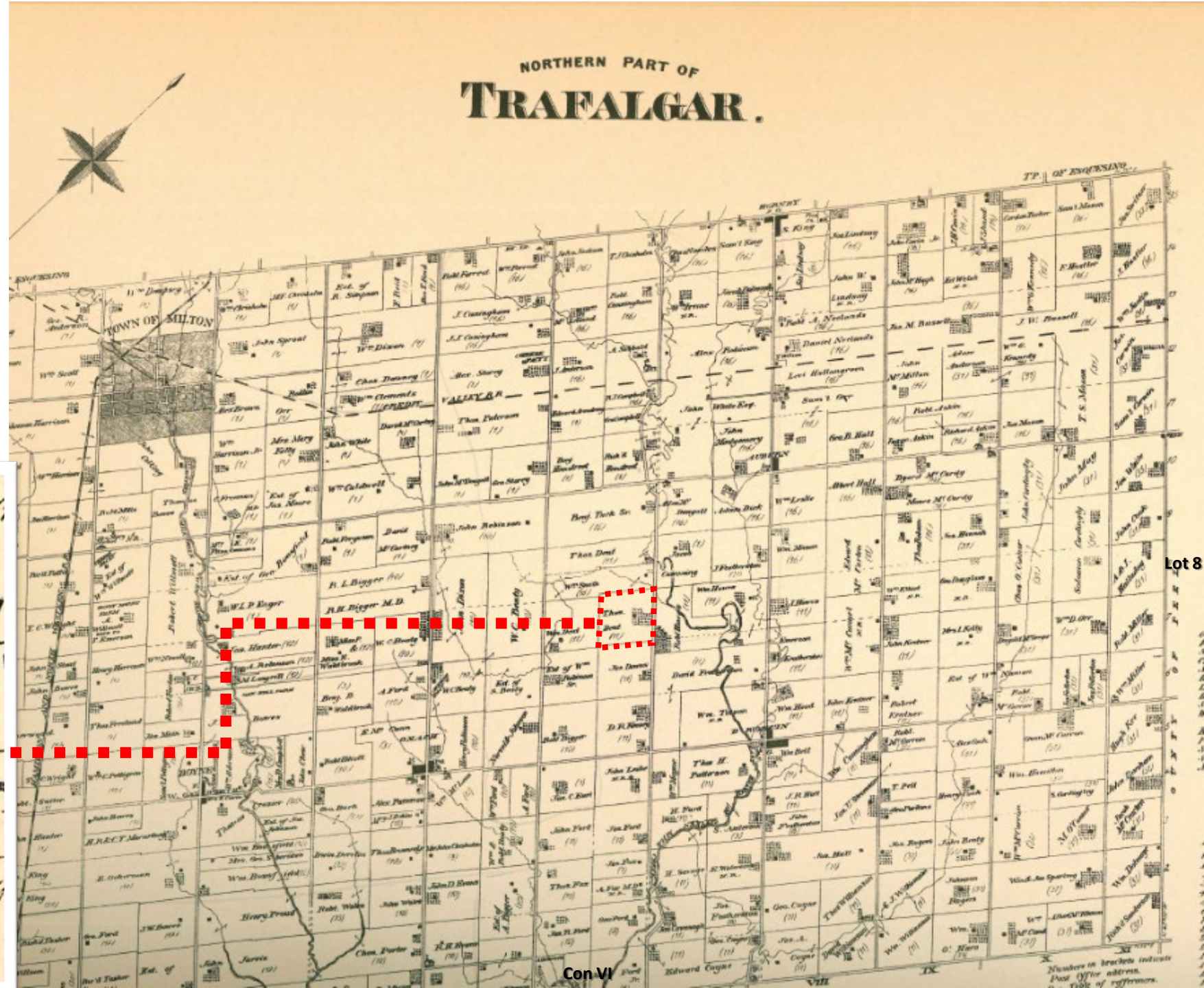
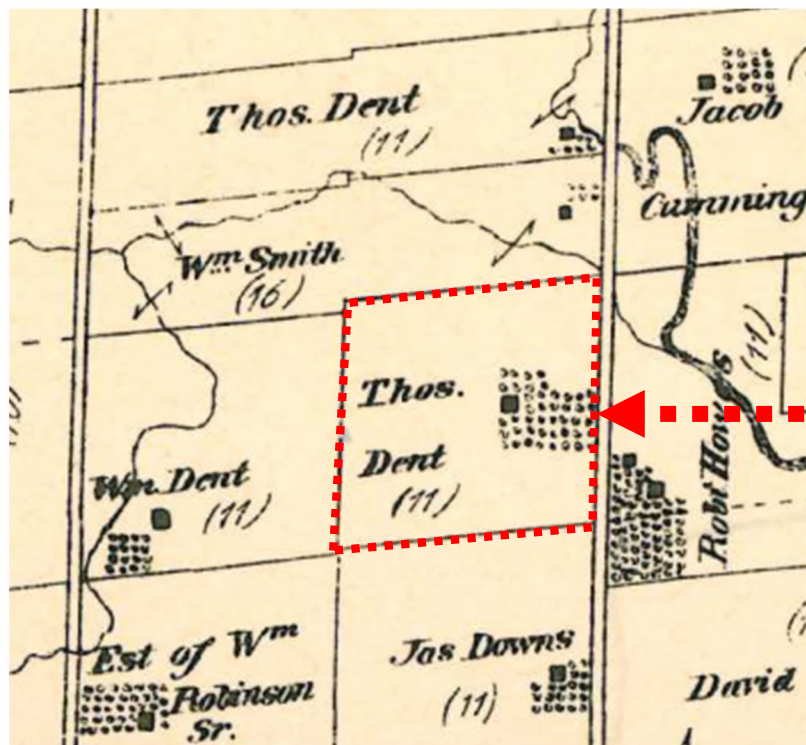
Appendix 3
Photographic Record _ Heritage Attributes _ 6426 Sixth Line, Trafalgar



Location Map_ 6426 Sixth Line, Trafalgar

Contextual Heritage Attributes

- Location of House shown in the 1877 Historical Atlas of Halton County
- CON 6 NS PT LOT 8
- RP 20R9148
- PART 2
- REG
- 7.60AC



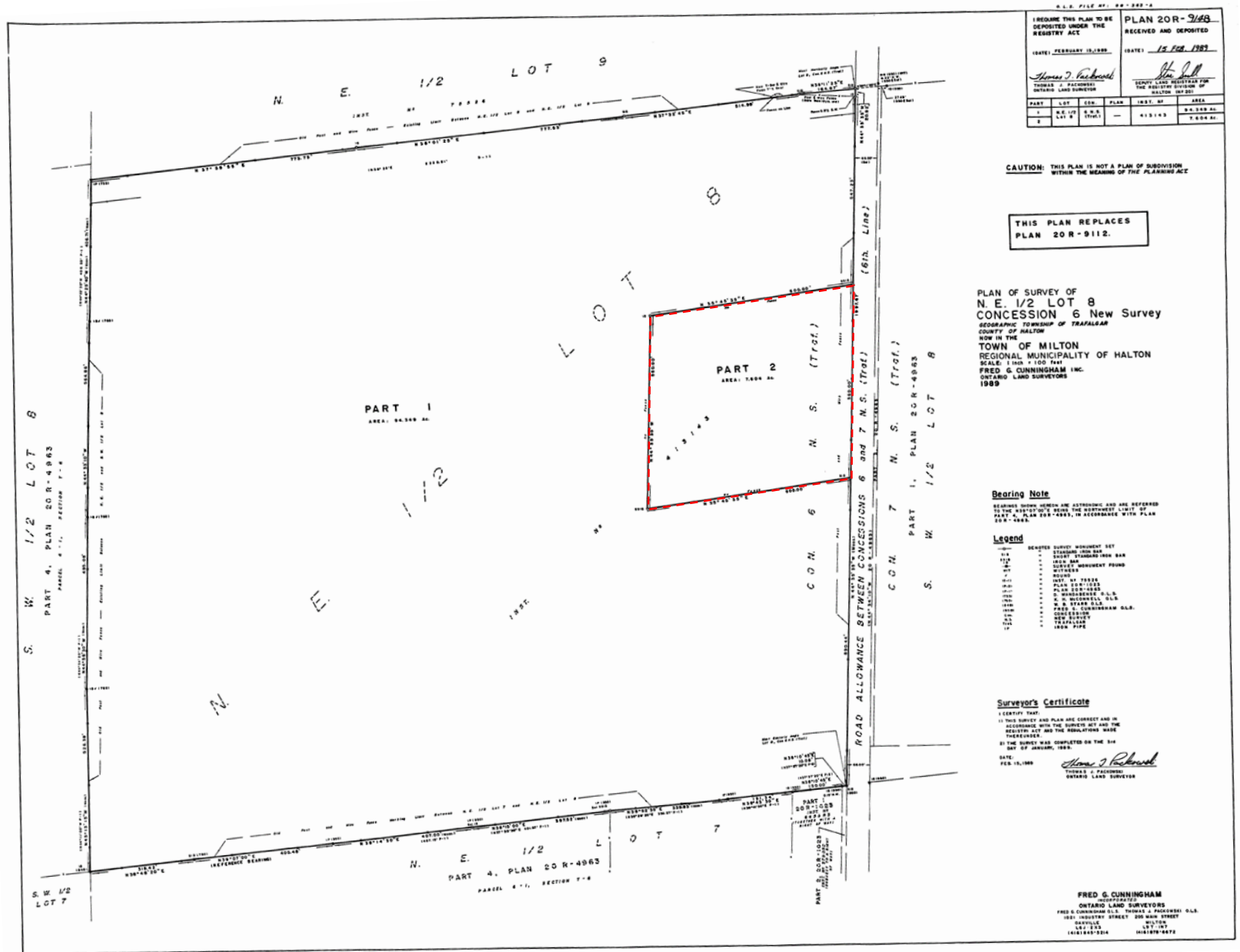
Lot 8

Con VI

Numbers in brackets indicate Post Office address. Top of references.

Contextual Heritage Attributes

- Registered Plan 20R9148
- PART 2
- 7.604 AC



Historical Books Record

- Halton County (LRO 20)
- Trafalgar Book 41
- Concession 6; New Survey
- Part Lot 8
- Page 80

TOWNSHIP OF TRAFALGAR LOT **8** CONCESSION **6** NEW SURVEY PAGE **80**

No.	INSTRUMENT	DATE	REGISTERED	FROM	TO	ACRES	REMARKS
	Patent	24 July 1822		Crown	John Campbell & Sons	200	Old
592 B	B & Sale	27 May 1822	31 July 1823	John C. Gardner	Thomas Shuttles	200	
752 A	"	15 May 1823	14 Dec 1823	Katharine Shuttles	John White	100	B's
791	"	1 July 1824	11 July 1824	John White	William Reid	100	
27 C	"	4 Feb 1829	14 Feb 1829	William Reid wife & child	James H. Price	200	All subject to community
28	"	16 Aug 1824	14 Feb 1829	James H. Price	Caroline Shuttles	100	B's
427 B	"	1 Feb 1823	15 Oct 1823	William Reid wife	James Reid	100	B's
709	"	28 Sept 1824	30 Sept 1824	James Reid wife	William Reid, Lewis	100	
700	mortgage	28 Sept 1824	30 Sept 1824	William Reid, Lewis wife	James Reid	100	100
710	B & Sale	23 Oct 1824	24 Oct 1824	James O'Brien wife	Edward Bull	100	B's
922	"	24 Oct 1824	19 Apr 1825	Edward Bull wife	Thomas Dent	100	
985	mortgage	24 Oct 1824	19 Apr 1825	Thomas Dent	Edward Bull	100	100
32	"	22 Sept 1828	22 Sept 1828	William Reid	James Bessell	100	
52	Out of Court	29 Oct 1828	1 Nov 1828	James Reid	John Gray	100	
500	Out of Court	1 Nov 1828	1 Nov 1828	John Gray	William Reid, Lewis	100	
510	"	12 Nov 1828	12 Dec 1828	James Bessell	William Reid	100	
510	mortgage	1 Nov 1828	12 Dec 1828	William Reid, Lewis	James Bessell	100	
426	"	5 Feb 1825	5 Feb 1825	William Reid	William Reid	100	
207	B & Sale	22 Apr 1813	25 Apr 1813	William Reid wife	James Reid	100	
152	"	18 Dec 1815	29 Dec 1815	James Reid & William Reid wife	William Reid	100	100
100	mortgage	18 Dec 1815	29 Dec 1815	William Reid wife	James Reid	100	100
110	Out of Court	1 Jan 1816	29 Dec 1815	James Bessell	William Reid	100	100
420	Out of Court	30 Dec 1818	2 Apr 1822	James Reid	William Reid	100	100
316	"	20 Feb 1824	22 July 1824	Edward Bull	Thomas Dent	100	100
722	"	28 Oct 1821	17 Nov 1821	William Reid	William Reid	100	100
722	"	28 Oct 1821	17 Nov 1821	William Reid	William Reid	100	100
1222	mortgage	1 May 1826	2 May 1826	Thomas Dent	John Stewart	100	100
1220	"	2 Feb 1826	2 Feb 1826	William Reid wife	William Dent	100	100
2047	Part of Will	23 Apr 1826	25 Nov 1826	Thomas Dent	Henry Robinson & Lewis	100	100
2215	Out of Court	4 Apr 1827	12 Apr 1827	John Stewart	James, executor of will of Thomas Dent deceased	100	100
2225	B & Sale	2 Apr 1827	18 Apr 1827	Edwin Brain and Henry Robinson, executors of the will of late Thomas Dent & executor of will of late Thomas Dent	William Reid	100	100
2001	mortgage	2 Apr 1827	18 Apr 1827	William Reid wife	Edwin Brain and Henry Robinson, executors of the will of late Thomas Dent	100	100
2111	Out of Court	2 Feb 1828	4 Feb 1828	Edwin Brain and Henry Robinson, executors of the will of late Thomas Dent	William Reid	100	100

Historical Books Record

- Halton County (LRO 20)
- Trafalgar Book 41
- Concession 6; New Survey
- Part Lot 8
- Page 83

SHEET NO. 12
LOT NO. 5
PLAN NO.

SHEET NO. 8
LOT NO. Concession 6 N.S.
PLAN NO. cont'd from 294 N. Inf.

INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REMARKS	CONSIDERATION
349980 1113143	Grant 27 May 1915	19 Apr 1915	Francis Carlyle Featherston and wife of third part.	Francis Carlyle Featherston and Emily Isabel Featherston his wife	NE 1/2 Lot 8 (110 ac)	2.00
524479	Notice of Application for First Registration 9 July 1980	10 July 1980	Take notice that Ontario Housing Corporation has made an application to be registered under The Land Titles Act as the owner.		Pt. lot etc., des. Pts. 1, 4, 5, 6, 7, 8, and 9 on attached print. Subj. to easements, and tog. with right-of-way.	
529695	Cert. Of First Reg'n. 10 Oct. 1980	15 Oct. 1980	To certify that Ontario Housing Corporation was registered under the Land Titles Act as owner		Part etc. designated as PARTS 1, 4, 5, 6, 7, 8 & 9 on 20R-4963 Subject to easements & Together with right of way. HOW Parcel 6-1 Section T-6 Parts 1 & 2 Re: 413143	
20R-9112	R-Plan	Year/Month/Day 89 01 27			Pts 1 & 2 - Re: 413143	
20R-9148	R-Plan	89 02 15			Pts 1 & 2 - Re: 413143	
712930	Transfer	89 02 24	FEATHERSTON, Francis Carlyle FEATHERSTON, Emily Isabel	FEATHERSTON, Francis Carlyle FEATHERSTON, Emily Isabel "JT"	Pt. NE 1/2 des. as Pt. 2 on 20R-9148 Consent Re: The Planning Act.	
712939	Transfer	89 02 24	FEATHERSTON, Francis Carlyle FEATHERSTON, Emily Isabel	TEQUESTE INC.	Pt. NE 1/2 des. as Pt. 1 on 20R-9148	1,300,000.
712940	Charge	89 02 24	TEQUESTE INC.	FEATHERSTON, Francis Carlyle FEATHERSTON, Emily Isabel "Jnt Acct RT Surv."	E1/2 (95 acres) des. as Pt. 1 on 20R-9148	\$700,000.
834787	Charge	95 02 10	TEQUESTE INC.	THE BANK OF NOVA SCOTIA	Part NE 1/2 des as Part 1 on 20R-9148 OL	\$150,000,000.

712930 Transfer 89 02 24 FEATHERSTON, Francis Carlyle FEATHERSTON, Francis Carlyle Pt. NE 1/2 des. as Pt. 2 on 20R-9148

712939 Transfer 89 02 24 FEATHERSTON, Francis Carlyle TEQUESTE INC. Pt. NE 1/2 des. as Pt. 1 on 20R-9148 1,300,000.

NOTICE

The land in this abstract index is designated as of:

~~JUN 24 1996~~ July 8

Under part of the L.R.T.A. and unregistered properties are registered under the Land Titles Act pursuant to Sec. 37. All Registrations subsequent to that date are recorded in the parcel register set out in Subsection 141(5) of the Land Titles Act.

Historical Books Record

- Halton County (LRO 20)
- Trafalgar Book 41
- Concession 6; New Survey
- Part Lot 8
- Pages 80-83

No	Instrument	Dated	Registered	From	To	Acres	Description
	Patent	24 Jan 1822	-	Crown	John Campbell Gardner	200	All
894	Bill of Sale	27 May 1822	31 July 1823	John Campbell Gardner	Thomas Silverthorne	200	All
752	Bill of Sale	15 May 1840	16 Dec 1840	Thomas Silverthorne	John White	100	W 1/2
796	Bill of Sale	6 Jan 1841	11 Jan 1841	John White	William Reid	100	W 1/2
47	Bill of Sale	4 Sep 1839	14 Sept 1847	William Reid Wife	James K Price	200	All
48	Bill of Sale	16 Aug 1844	14 Sep 1847	James K Price	Caroline Silverstone	100	E 1/2
768	Bill of Sale	23 Oct 1854	27 Oct 1854	James Alderson and Caroline his wife	Edward Bull	100	E 1/2
982	Bill of Sale	27 Oct 1854	19 April 1855	Edward Bull Wife	Thomas Dent	100	E 1/2
2047	Part of Will	29 Apr 1876	25 Nov 1876	Thomas Dent	William Dent	100	E 1/2
2225	Bill of Sale	2 April 1877	18 April 1877	Edwin Brain and Hendry Robinson Treaties of the estate and Executors of late Thomas Dent and Dorothy Dent widow of said then Dent	William Dent	100	E 1/2
4288	Bill of Sale	24 July 1885	24 July 1885	William Dent wife	Amos C Kindree	200	Lot 8
8014	Bill of Sale	14 Jan 1903	14 Jul 1903	Amos Charles Kindree wife	David Featherson	100	E 1/2
2943	Probate of Will	27 Mar 1924	19 May 1924	David Featherson	David C Featherson (son)	100	NE 1/2
23726L	Grant	1 Oct 1949	12 Oct 1949	David Chester Featherson, Widower	Francis C Featherson	100	NE 1/2
413143	Grant	23 May 1975	12 June 1975	Francis Carlyle Featherson and his wife of third part	Featherson, Francis Carlyle and Emily Isabel Featherson his wife	100	NE ½ Lot 8
712938	Transfer		24 Feb 1989	Featherson, Francis Carlyle and Featherson, Emily Isabel	Featherson, Francis Carlyle		Pt NE ½ as Pt 2 on 20R-9148

subject to necessity

House built in 1890

\$2

Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2002.
- L.A.C.A.C. record sheet first recorded in 2002 and was updated in 2008



MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Rural Residential	INVENTORY #:
ADDRESS: 6426 6th Line (Trafalgar)	
BUILDING NAME:	
ORIGINAL USE: Residential	CONSTRUCTED:
PRESENT USE: Residential	
DESIGNATION:	DATE:
HISTORY	
This house is estimated to have been built in 1870 when Amis Kindree, a farmer, owned the land.	
ARCHITECTURAL COMMENTS	
<p>WALLS: A large two storey house of red stretcher brick with three bays, rear chimney and a stone foundation.</p> <p>ROOF: A medium gable roof with offset small and offset large gables, moulded verges and projecting eaves.</p> <p>WINDOWS: Segmental on the first floor with bay window with brackets and moulded fascia, detailed voussoirs and lug sills.</p> <p>DOORWAYS: Large segmental doorway with double doors, transom and moulded trim.</p> <p>PORCHES: plain platform landing with front steps.</p> <p>OTHERS: A large rear wing with centre gable, verandah and extension.</p>	

2023 Photos



East Elevation



North-East Elevation



North Elevation



South Elevation



South West



West Elevation

2023 Photos_ Accessory Buildings



South-West Elevation



Accessory Building _ Shed 1



West Porch



Accessory Building _ Shed 2



Accessory Building _ Shed 3



Accessory Building _ Shed 4

Physical Attributes

- Two storey Gothic Revival style house of red stretcher brick and a stone foundation.
- A medium cross gable roof with moulded verges and projecting eaves.
- Center gables on both sides of the smaller wing on the South and East elevation.



Physical Attributes

South Porch

- 1st storey open porch with plain timber post and lean to roof



Physical Attributes

East Porch

- 1st storey East open porch with plain timber post and lean to roof with hip return



Physical Attributes

Box Bay Windows at South and East Elevation with one over one windows, brackets, moulded fascia, radiating buff brick voussoirs and stone lug sills



Bay Window at East Elevation



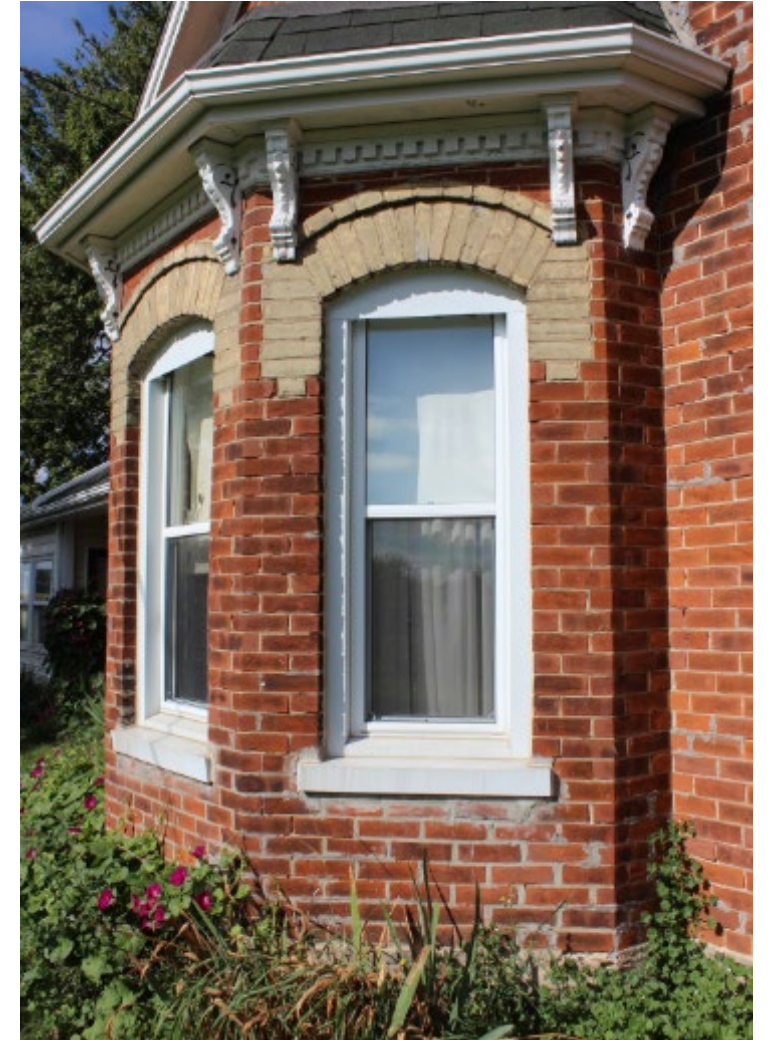
Bay Window at South Elevation



Bay Window at South Elevation

Physical Attributes

Box Bay Windows at South and East Elevation with one over one windows, brackets, moulded fascia, radiating buff brick voussoirs and stone lug sills



Physical Attributes

Semi circular one over one windows with radiating dichromatic brick voussoirs and stone lug sill



Windows at Second Floor _ South Elevation

Physical Attributes

Semi circular one over one windows with radiating dichromatic brick voussoirs and stone lug sill



Windows at Second Floor _East Elevation

Physical Attributes

- Semi circular one over one window with radiating dichromatic brick voussoirs and stone lug sill
- Arch windows with radiating buff brick voussoirs and stone lug sill



Windows at Second Floor _ North Elevation



Windows at Ground Floor _ North Elevation

Physical Attributes

- Arch windows with radiating buff brick voussoirs and stone lug sill on windows on second floor at the West Elevation
- Arch windows with radiating red brick voussoirs and stone lug sill



Windows on Ground Floor_ North Elevation



Window on Second Floor _ West Elevation



Window on Ground Floor _ East Elevation

Physical Attributes

Double leaf three panels door with upper panel pattern glass insert, arch transom and radiating buff brick voussoirs



Double leaf three panels door



Pattern Glass



Arch Transom and Lower Door Panels details

Non Physical Attributes

One storey addition with Lean to roof, horizontal aluminum sidings, aluminum windows and doors.



View From West



View from South



Rear Addition