



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 4, 2024

Report No: DS-073-24

Subject: Recommendation Report - Notice of Intention to Designate -72 Mill Street

Recommendation: THAT Staff Report DS-073-24 entitled: "Notice of Intention to Designate - 72 Mill Street be received and;

THAT Milton Council recognizes the historic house at 72 Mill 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

- This two-storey Pre-Confederation Victorian style home was built by Thomas Lavery around 1856. It was one of the earliest houses constructed in the John Martin Survey Neighbourhood.
- 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 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

Thomas Lavery built this house around 1856. It was one of the earliest homes built in the John Martin Survey Neighbourhood. Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent well conserved two-storey Victorian style house with a medium gable roof. Historically, it was the family home of the Lavery family until 1900. Contextually, this property is among the first houses built along Mill Street.

Discussion

The Historical Book recorded that Thomas Lavery, an Irish immigrant and a stonemason, bought the lot from the wife of John Martin in 1855 and built this house around 1856. All six of the Lavery children were raised in the house; The property remains with the family until 1915. In 1916, Andrew and Barbara Neilson purchased this home. The Nelsons' made several changes in the house over the years, digging a basement under the front section of the building and installing a front bay window. After Barbara's death Andrew married May Telfer. The property was sold to Elizabeth Storey in 1931. The McKay family bought the house from the Storey family in 1946 and sold it to Peter and Joan of Arc Lucy Roncato in 1971. The present owners, John and Loni Brechin, took possession of the property from Coleen Ann McLaughlin in 1996.

Physically, this two-storey Pre-Confederation Victorian style home was built in two stages. The original portion of the building to the right has a side hall entrance with a one storey projecting bay window. In the mid 1920's, Andy Neilson raised the house and dug a basement beneath it. The recessed side wing on the left was built in the 1930's. It is a later addition that is not shown on the 1893 Fire Insurance Map. It was designed sympathetically to respect the form and character of the original house. The unique gingerbread trims and six over six windows with shutters add architectural interest and charm to the property. Decorative brackets adorned the entrance canopy and the bay window. The bay window may have been added later, as few frame houses in Milton were constructed in the Pre-Confederation period would have included such features.

Discussion

This property has significant contextual value as one of the original house in Downtown Milton. Its presence is a testament to the historical and architectural heritage of the area. This home is shown on the County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map, 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 Pre-Confederation Victorian style home with a horizontal clapboard siding and concrete foundation.
- Medium gable roof with projected eaves, decorative bargeboard and plain soffit.
- Six over six windows with pain trim, single slip sills and double hung with shutters
- Bay window with decorative brackets
- Off Centre single leaf five panels door with middle panel glass insert and moulded trim
- Hood over doorway with decorative bracket supports
- Open porch with decorative wood columns and gingerbread trim.
- Single Flue Brick Chimney
- Historical home of Thomas Lavery and Family
- Context of the house as the first few houses built in the John Martin Survey neighbourhood and depicted in the County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map.

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



The Corporation of the Town of Milton

Report #:
DS-073-24
Page 4 of 4

Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy Planner Phone: Ext. 2565

Attachments

- Appendix '1'_Reasons for Designation for 72 Mill Street
- Appendix '2'_CHVI Evaluation_ 72 Mill Street
- Appendix '3'_Photographic Record Heritage Attributes_ 72 Mill 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

72 Mill Street, Milton



Legal Description

SURVEY MARTIN, PLAN 6 LOT 22 BLK 4

Description of Property

Thomas Lavery built this house around 1856. It was one of the earliest houses built in the John Martin Survey Neighbourhood. Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent well conserved two-storey Victorian Style house with a medium gable roof. Historically, it was the family home of the Lavery family until 1900. Contextually, this property is among the first houses built along Mill Street..

Statement of Cultural Value and Interest

Historical Value

The Historical Book recorded that Thomas Lavery, an Irish immigrant and a stonemason, bought the lot from the wife of John Martin in 1855 and built this house around 1856. All six of the Lavery children were raised in the house; The property remains with the family until 1915. In 1916, Andrew and Barbara Neilson purchased this home. The Nelsons' made several changes in the house over the years, digging a basement under the front section of the building and installing a front bay window. After Barbara's death Andrew married May Telfer. The property was sold to Elizabeth Storey in 1931. The Mckay family bought the house from the Storey family in 1946 and sold it to Peter and Joan of Arc Lucy Roncato in 1971. The present owners, John and Loni Brechin, took possession of the property from Coleen Ann McLaughlin in 1996..

Physical or Design Value

This two-storey Pre Confederation Victorian Style home was built in two stages. The original portion of the building to the right has a side hall entrance with a one storey

projecting bay window. In the mid 1920's, Andy Neilson raised the house and dug a basement beneath it. The recessed side wing on the left was built in the 1930's. It is a later addition that is not shown on the 1893 Fire Insurance Map. It was designed sympathetically to respect the form and character of the original house. The unique gingerbread trims and six over six windows with shutters add architectural interest and charm to the property. Decorative brackets adorned the entrance canopy and the bay window. The bay window may have been added later, as few frame houses in Milton that were constructed in the Pre-Confederation period would have included such features.

Contextual Value

This property has significant contextual value as one of the original house in Downtown Milton. Its presence is a testament to the historical and architectural heritage of the area. This home is shown on the County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map, further emphasizing its importance and the need for its preservation.

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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 72 Mill 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 excellent well conserved two-storey Victorian Style house with a medium gable roof, clapboard siding and decorative bargeboard and brackets.
ii	displays a high degree of craftsmanship or artistic merit	Yes, this home has unique decorative brackets and gingerbread trims.
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 Thomas Lavery and Family who were pioneers of Downtown Milton
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 earliest house built in the John Martin Survey Neighbourhood
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 _ 72 Mill Street



Rear Elevation _ 72 Mill Street



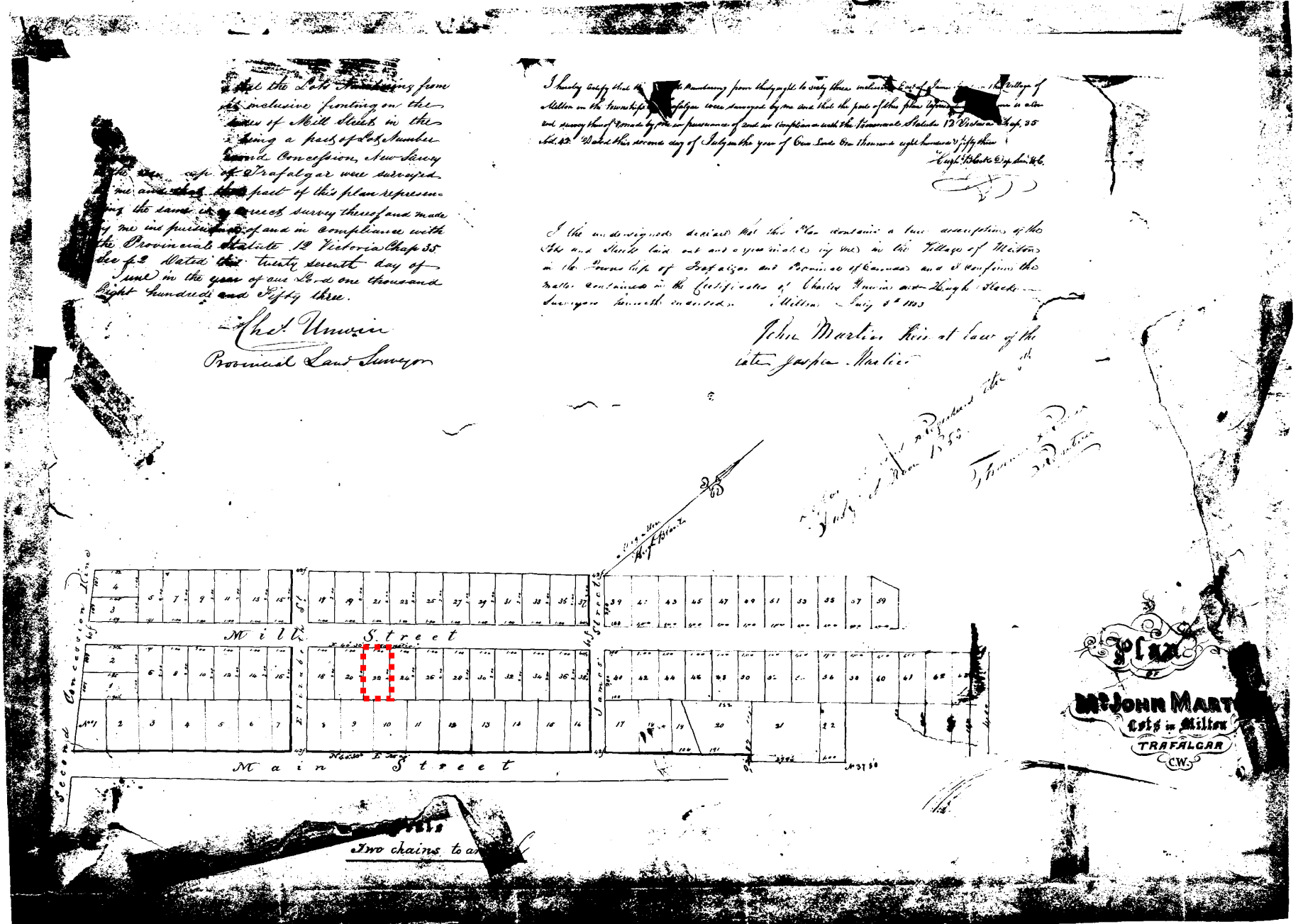
Location Map_ 72 Mill Street

Contextual Heritage Attributes

- Context of the location of the original house contributing to the heritage character of the John Martin survey neighbourhood of 1853

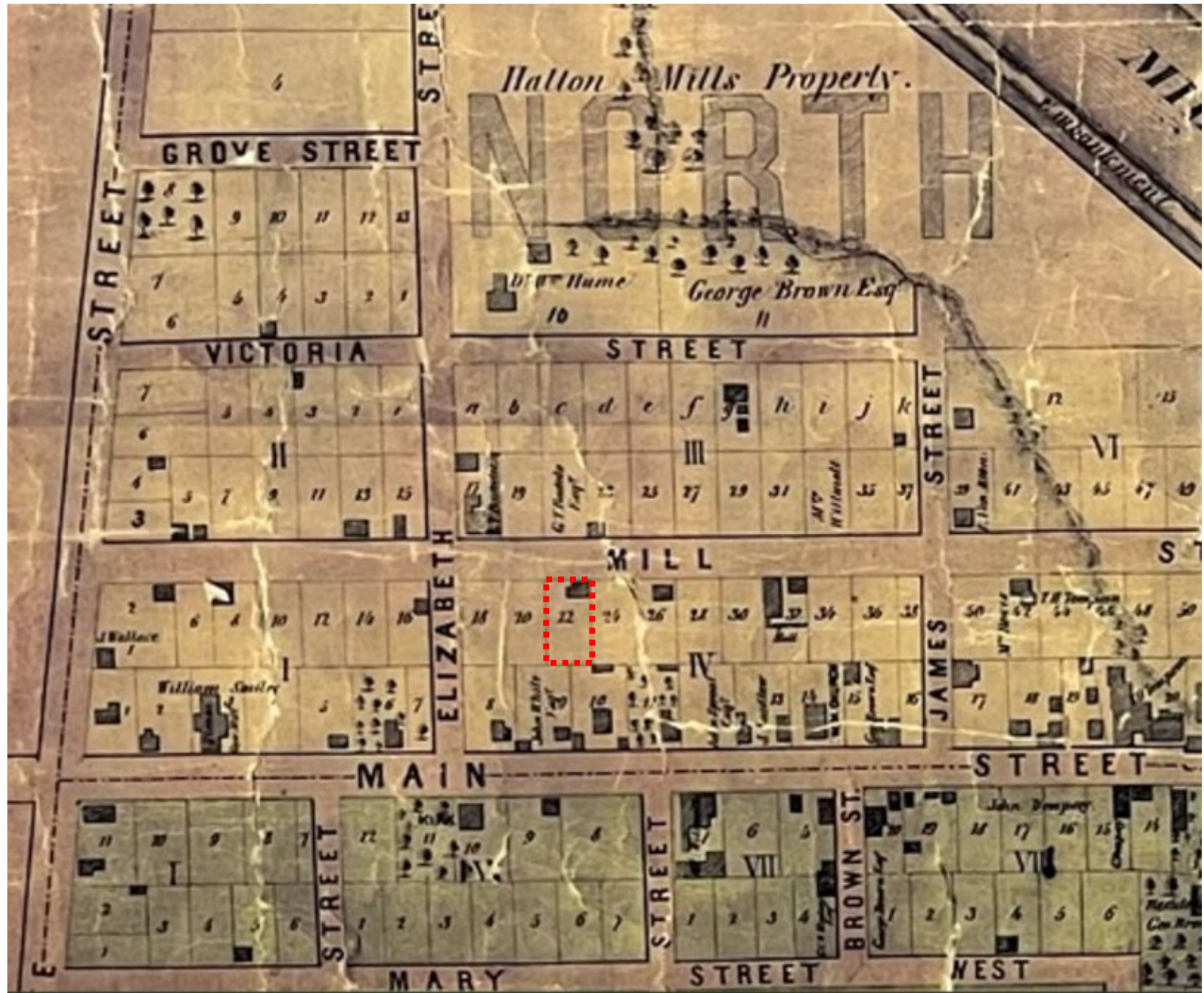
SURVEY MARTIN

- PLAN 6
- LOT 22
- BLK 4
- 8712.00SF
- 66.00FR
- 132.00D



Contextual Heritage Attributes

- Context of the location of the original house as depicted in the Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map



Historical Books Record

- Halton County (LRO 20)
- John Martin Survey
- PLAN 6
- LOT 22
- BLK 4
- 8712.00SF
- 66.00FR
- 132.00D

N.	INSTRUMENT	DATE	RECORDED	FROM	TO	ACRES	DESCRIPTION, &c.
1926	B & Sale	4 Oct 1855	3 Dec 1855	John Martin wife	Thomas Lavery	1/2	Lot 22.
202 "	Deed of gift	4 Oct 1855	10 Dec 1855	Thomas Lavery wife	John Martin	1/2	"
250 "	B & Sale	10 Jan 1858	10 Jan 1858	"	George W. Swilbert	1/2	" Subject to payment of deed of gift
315 "	"	1 Oct 1858	4 Nov 1858	George W. Swilbert wife	Thomas Lavery	1/2	"
422 (1)	Deed of gift	10 Nov 1860	11 Nov 1860	John Martin	George Lavery & Thomas L. Lavery	1/2	"
483 "	Deed of gift	10 Nov 1860	11 Nov 1860	Thomas Lavery wife	George Lavery & Thomas L. Lavery	1/2	"
5025 (1)	Conveyance	10 Nov 1860	9 Dec 1860	George Lavery wife	Thomas L. Lavery	1/2	"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
				Thomas L. Lavery wife	Thomas L. Lavery		"
2507	B & Sale	3 Dec 1891	21 Dec 1891	Thomas L. Lavery	Margaret Lavery wife of George Lavery		Lot 22.
2600	Deed of gift	11 Dec 1891	11 Dec 1891	Margaret Lavery	George Lavery		Lot 22.
3176 (9)	Deed of gift	9 Sept 1901	10 Oct 1901	George Lavery	George Lavery		Lot 22.
3277	B & Sale	2 June 1901	11 Jan 1902	Margaret Lavery & George Lavery	George Lavery		Lot 22. Subject to a certain mortgage.
3565 (7)	B & Sale	14 Oct 1901	2 Nov 1901	George Lavery, widower	Margaret Ann Corner wife of James A. Corner		Lot 22.
4011	Mortgage	11 Oct 1901	2 Nov 1901	Margaret Ann Corner	George Lavery		Lot 22.
4247	Mortgage	1 Nov 1901	2 Nov 1901	Margaret Ann Corner and James A. Corner her husband	John Hunter Shields		Lot 22. Not recorded in full.
4706 (3)	B & Sale	17 Oct 1912	17 Oct 1912	Margaret Ann Corner wife of James A. Corner	John H. Shields		Lot 22. Subject to mortgage.
4811	Grant	3 Feb 1916	3 Feb 1916	John H. Shields, widower	Barbara A. Taylor wife of Andrew Taylor		Lot 22. Subject to mortgage.

Historical Books Record

- Halton County (LRO 20)
- Plan 6
- Lot 22
- Pg. 149-151

Extract from Halton County (LRO 20) , Plan 6, Concession 2, Part Lot 22 Pages 149-151							
No	Instrument	Dated	Registered	From	To	Acres	Description
			Oc 4 1855		John Martin		
198E	B of Sale	Oc 4 1855	Dec 3 1855	John Martin Wife	Thomas Lavery	1/5	Lot 22
250E	B of Sale	10 Jan 1856	Jan 10 1856	Thomas Lavery Wife	George W. Hurburt	1/5	Lot 22
515E	B of Sale	1 Oct 1856	Nov 4 1856	George W. Hurburt Wife	Thomas Lavery	1/5	Lot 22
2025E	B of Sale	Dec 10 1887	9 Apr 1888	Thomas Lavery Wife	Charolotte Lavery Widow	1/5	Lot 22
2337 E	B of Sale	3 March 1891	21 Mar 1891	Charolotte Lavery Widow	Magaret Lavery Wife of George Marg Lavery		Lot 22
3109	B of Sale	July 2, 1900	July 11, 1900	Magaret Lavery and George Marg her husband	George Wooding		Lot 22 subject to a certain mortgage \$905
4265	B of Sale	October 14, 1911	November 2, 1911	George Wooding Widower	Margaret Ann Lavery wife of James A Corner		Lot 22
4267	B of Sale	April 15, 1915	April 15, 1915	Margaret Corner Lavery and James A Corner her husband	John H. Shields		Lot 22 not recorded in full \$600
4818	B of Sale	February 3, 1916	March 3, 1916	John H. Shields Widower	Barbara H. Neilson wife of Andrew Neilson		Lot 22 subject to mortgage \$850
6313	Mortgage	January 19, 1931	January 20, 1931	Andrew Foster Neilson and wife	Elizabeth Storey Widow		\$900
7437	Grant	March 1, 1946	August 7, 1946	John Storey personally and as Exe of Elizabeth Storey widow deceased	John H. McKay and Violet McKay his wife as joint tenants		\$2,200
311216	Grant	April 6, 1971	April 20, 1971	Violet McKay Widow	Peter Fortunato Roncato and Joan of Arc Lucy Roncato his wife as joint tenants		Lot 22 see recitals
672769	Grant		July 31, 1987	Roncato, Peter Fortunato and Roncato, Joan of Arc Lucy	McLaughlin, Coleen Ann		\$142,000
723056	Transfer			McLaughlin, Coleen Ann	Brechin, John David		\$198,000
803715			April 29, 1996		Brechin, John David and Brechin, Loni Susan JT		

- Ownership

72 MILL ST.

LOT 22 BLOCK 4 MARTIN SURVEY

Oct. 4, 1855	Reg. to John Martin	A-46
Dec. 3, 1855	Martin to Thos. Lavery	
Jan. 10, 1856	Lavery to G.W. Hurlbut	
Nov. 4, 1856	Hurlbut to <u>Thos. Lavery</u> poss <u>bldr.</u>	
Dec. 10, 1887	Lavery est. to Charlotte Lavery, widow	
Mfar. 21, 1891	Charlotte to Geo. & Marg Lavery	
July 2, 1900	Lavery to Geo. Wooding	
Oct. 14, 1910	Wooding to Jas. & Mary Corner	✓
Apr. 15, 1915	Corner to John H. Shields	
Feb. 3, 1916	Shields to Andrew & Barb. Neilson	
	to 188 F	

NOTES:

This house was built without a basement. It was jacked up in the mid 20's by Andy Neilson who worked at the planning mills. It appears to have been built about 1856 for Lavery.

Historical Homes of Milton

- This property was a Listed heritage resource since 2006.

72 MILL STREET

Lot 22, Block 4
Martin Survey

Built in 1856

Thomas Lavery, an Irish immigrant and a stonemason, built this house. At the time an item in the *Halton Journal* described the building "suitable for a store or tavern." Perhaps it was. But it also worked out well as a family home – all six of the Lavery children, three boys and three girls, were raised in the house, which remained in the family until 1900.

In 1892 *The Canadian Champion* reported the second son, Thomas H. Lavery, had built a bridge on Martin Street. The same son also had real estate interests; in the mid-1890s he was advertising two lots as well as "a good brick house" at 47 Main Street.

About the same time another Lavery son, Irwin, purchased a frame house on Main Street near the northeast corner of Main and James Streets and moved it to 49 Mill Street.

In 1912 Andrew and Barbara Neilson purchased this home; it remained in the Neilson name for about 40 years. After Barbara's death Andrew married May Telfer; neither couple had children.

Andrew worked at the lumber and planing



This Victorian Style home was built in two stages. The original building, right, has a side hall entrance with a one-storey window. Note the decorative brackets at the entrance canopy and the bay window – also the decorative scrollwork on the front gables. The addition, or ell, at left was built more recently.

mill on the north side of Mill Street below the hill (now a vacant lot.) It would have taken just a couple of minutes for Andrew to walk to work.

The Neilsons made several changes in the house over the years, digging a basement under the front section of the building and installing a front bay window.

Frank and Rose (Collins) Lemmon lived here for about six years in the 1930s with their four children, Harold, Marie, Frances and Barbara. Later the McKay family also resided here.

The present owners, John and Loni Brechin, took possession on their marriage ten years ago. They commute to Toronto International Airport – John is a pilot with Canada 3000; Loni is a ticket agent with the same airline.

Loni, formerly of Burlington, and John, from Orillia, have four children at home, son David, daughter Jennifer, and Drew and Benjamin, sons of Loni's late sister.


They have plenty of room since completing a major addition last year.



Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2006.



MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 72 Mill St.	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED: 1856
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
This house was built in 1856 for Thomas Lavery. In the mid-1920's Andy Neilson, owner, raised the house and dug a basement.	
ARCHITECTURAL COMMENTS	
<p>WALLS: A single two storey metal siding house with concrete foundation, cornerboards and two bays.</p> <p>ROOF: A medium gable roof with projecting eaves, decorative bargeboard, plain soffit.</p> <p>WINDOWS: Windows are flat with plain trim, single slip sills, double-hung with shutters.</p> <p>DOORWAYS: An off-centre door with moulded trim, single leaf with three shaped panels and glass.</p> <p>PORCHES: Hood over doorway without supports.</p> <p>OTHERS:</p>	

2023 Pictures



Front Elevation



Rear Elevation



Garage



Second Floor Addition

Physical Attributes

- Massing of the two storey Pre Confederation Victorian-style house with horizontal cladding and a concrete foundation
- Medium gable roof with protruding eaves and decorative bargeboard and plain soffit



Front Elevation



Rear Elevation

Physical Attributes

Six over six flat Windows with plain trim, single slip sills and shutters



Windows at Front Elevation

Physical Attributes

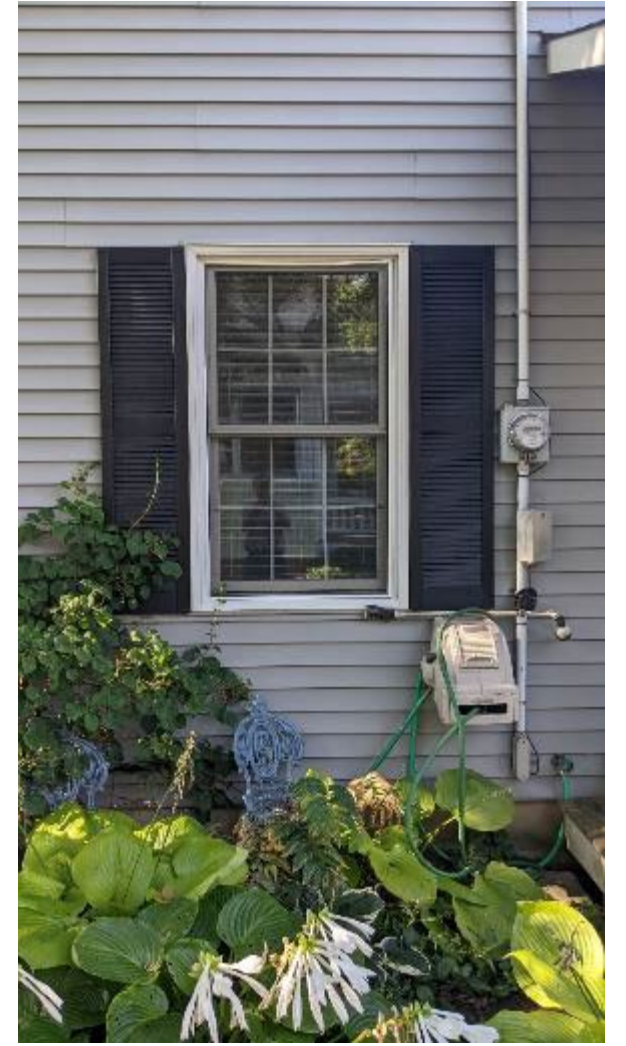
Six over six flat Windows with plain trim, single slip sills and shutters



Windows at Rear Elevation

Physical Attributes

Six over six flat Windows with plain trim, single slip sills and shutters



Windows at Side Elevation

Physical Attributes

Six over six flat Windows with plain trim, single slip sills and shutters



Windows at Side Elevation

Physical Attributes

Off Centre single leaf five panels door with middle panel glass inert and moulded trim



Physical Attributes

Hood over doorway with decorative bracket supports



Physical Attributes
Bay Window with decorative brackets



Physical Attributes

Open porch with decorative wood columns and gingerbread trim



Physical Attributes

Open porch with decorative wood columns and gingerbread trim



Physical Attributes
Single Flue Brick Chimney

