



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 27, 2025

Report No: DS-001-25

Subject: Recommendation Report - Notice of Intention to Designate\_74 Robert Street\_ William Tight House

**Recommendation:** **THAT** Staff Report DS-001-25 entitled: "Recommendation Report - Notice of Intention to Designate\_74 Robert Street\_ William Tight House" be received and;

**THAT** Council recognizes the historic house at 74 Robert Street 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 is brought forward for Council adoption.

## EXECUTIVE SUMMARY

- William Tight, a carpenter, built this one-and-a-half storey Edwardian-style residence in 1917. This property stands as a proud contributor to the rich heritage character of the Louisa M. Harrison 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**

William Tight, a carpenter, built this one-and-a-half storey Edwardian-style residence in 1917. Its physical attributes include a rare single-leaf, three-panel wooden Dutch front door. Historically, it was the residence of William Tight, one of the Barnardo Boys, who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing. The property's contextual value is further enhanced by its contribution to the heritage character of the Louisa M. Harrison survey neighbourhood Plan 153.

### **Discussion**

Historically, this property was registered as part of Plan 153, the Louisa M. Harrison survey, on January 13, 1913. On May 13, 1913, William R. Tight purchased this lot and built a frame house. William immigrated to Canada from England. He was one of the Barnardo Boys who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing. William worked at the planing mill on Mill Street and was an accomplished carpenter. He also issued driver's licenses. William and his wife, Sarah Cochrane, were married in Milton in 1903. They had four children. Alice, their daughter, married George E. Elliott, who became a county judge.

After William sold the property to Albert Barton in 1916, he built a small cottage opposite the fairgrounds at 145 Robert Street. Albert was a farmer, dairy operator and inspector of service installations for the Town. He was born in 1887 in England. He married Mary Dowling in 1912. He owned a rare penny-farthing bicycle and rode it on special occasions and in various town parades. The penny-farthing bike got its name from its large front wheel likened to a penny coin and the much smaller rear wheel representing a farthing (a quarter of a penny). Albert Barton sold the property in 1920 to Matilda M. Bowman, who then sold it to Mr. John C. Eagleson in 1923.

John sold the property to Herbert Elmer and Myrtle (nee Beaton) Zimmerman in the same year. Herbert, a stonemason and bricklayer, undertook significant renovations in the mid-

## Discussion

1950s, converting the frame house to brick and installing a proper foundation. These changes reflect the property's evolution over time.

Robert and Lori Ann Woods purchased the home in 1988. Three years later, they sold it to Jan Martinus Wegman. In 1995, James Southcott and Tamara Amabile bought this property. Tamara and James have two daughters, Tara and Rebecca. They sold it to Jodi (nee Zanatta) and Brent Cross in 2002. Jodi and Brent were raised in the Milton area, have family nearby, and still live in this house.

Physically, this one-and-a-half storey Edwardian Classism-style red brick house has a medium gable roof and a brick chimney at the rear. Windows are generally one-over-one double-hung with plain mouldings. The off-centre doorway has a rare single-leaf, three-panel wooden Dutch front door with a glass insert. The original front porch has been enclosed. The two smaller windows at the front gable are also a later addition. Elmer Zimmerman likely made these changes when he renovated the house in the 1950s.

Contextually, this property makes a significant to the rich heritage character of the Louisa M. Harrison survey neighbourhood Plan 153.

## Character Defining Elements/Heritage Attributes

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

- A one-and-a-half storey brick house with a medium gable roof with projecting eaves, plain fascia, verges and soffit.
- Single flue brick chimney.
- One-over-one windows with stone lug sills.
- Original four-panel wood Dutch front door with upper stain glass insert.
- Home of William Tight, one of the Barnardo Boys, who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing.
- Contributes to the heritage character of the Louisa M. Harrison survey neighbourhood Plan 153.

## 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 \_ 74 Robert Street

Appendix '2'\_CHVI evaluation of \_74 Robert Street

Appendix '3'\_Photographic Record Heritage Attributes\_ 74 Robert 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.

## 74 Robert Street \_ William Tight House



### Legal Description

PLAN 153 LOT 11

### Description of Property

William Tight, a carpenter, built this one-and-a-half-storey Edwardian-style residence in 1917. This property, a significant part of the Louisa M. Harrison survey neighbourhood Plan 153, stands as a proud contributor to the rich heritage character of this neighbourhood.

### Statement of Cultural Value and Interest

#### Historical Value

This property was registered as part of Plan 153, the Louisa M. Harrison survey, on January 13, 1913. On May 13, 1913, William R. Tight purchased this lot and built a frame house. William immigrated to Canada from England. He was one of the Barnardo Boys who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing. William worked at the planing mill on Mill Street and was an accomplished carpenter. He also issued driver's licenses. William and his wife, Sarah Cochrane, were married in Milton in 1903. They had four children. Alice, their daughter, married George E. Elliott, who became a county judge.

After William sold the property to Albert Barton in 1916, he built a small cottage opposite the fairgrounds at 145 Robert Street. Albert was a farmer, dairy operator and inspector of service installations for the Town. He was born in 1887 in England. He married Mary Dowling in 1912. He owned a rare penny-farthing bicycle and rode it on special occasions and in various town parades. The penny-farthing bike got its name from its large front wheel likened to a penny coin and the much smaller rear wheel representing a farthing (a quarter of a penny). Albert Barton sold the property in 1920 to Matilda M. Bowman, who then sold it to Mr. John C. Eagleson in 1923. John sold the property to Herbert Elmer and Myrtle (nee Beaton) Zimmerman in the same year.

Herbert, a stonemason and bricklayer, undertook significant renovations in the mid-1950s, converting the frame house to brick and installing a proper foundation. These changes reflect the property's evolution over time.

Robert and Lori Ann Woods purchased the home in 1988. Three years later, they sold it to Jan Martinus Wegman. In 1995, James Southcott and Tamara Amabile bought this property. Tamara and James have two daughters, Tara and Rebecca. They sold it to Jodi (nee Zanatta) and Brent Cross in 2002. Jodi and Brent were raised in the Milton area, have family nearby, and still live in this house.

Physically, this two-storey Edwardian Classism-style red brick house has a medium gable roof and a brick chimney at the rear. Windows are generally one-over-one double-hung with plain mouldings. The off-centre doorway has a rare single-leaf, three-panel wooden Dutch front door with a glass insert. The original front porch has been enclosed. The two smaller windows at the front gable are also a later addition. Elmer Zimmerman likely made these changes when he renovated the house in the 1950s.

Contextually, this property, a significant part of the Louisa M. Harrison survey neighbourhood Plan 153, contributing to the rich heritage character of this neighbourhood.

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

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

- A single two-storey brick house with a medium gable roof with projecting eaves, plain fascia, verges and soffit.
- Single flue brick chimney.
- One-over-one windows with stone lug sills.
- Original four-panel wood Dutch front door with upper stain glass insert.
- Home of William Tight, one of the Barnardo Boys, who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing.
- Contributes to the heritage character of the Louisa M. Harrison survey neighbourhood Plan 153.

## 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 74 Robert Street \_William Tight House**

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	No, this house does is not a rare, unique, representative or early example of a style, type, expression, material or construction method
ii	displays a high degree of craftsmanship or artistic merit	Yes, this home has a unique four-panel wood Dutch front door with upper stain glass insert.
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	Yes, this house is a success story of William Tight who was one of the Barnardo Boys who arrived in Canada more than 100 years ago and was placed on a farm in Esquesing.
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 the Harrison Survey neighbourhood Plan 153 Neighbourhood
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No this property does not demonstrates or reflects the work or ideas of 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 continues to contribute to the heritage character of the Harrison Survey Neighbourhood of Plan 153
ii	is physically, functionally, visually or historically linked to its surroundings	No, this house is not physically, 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.

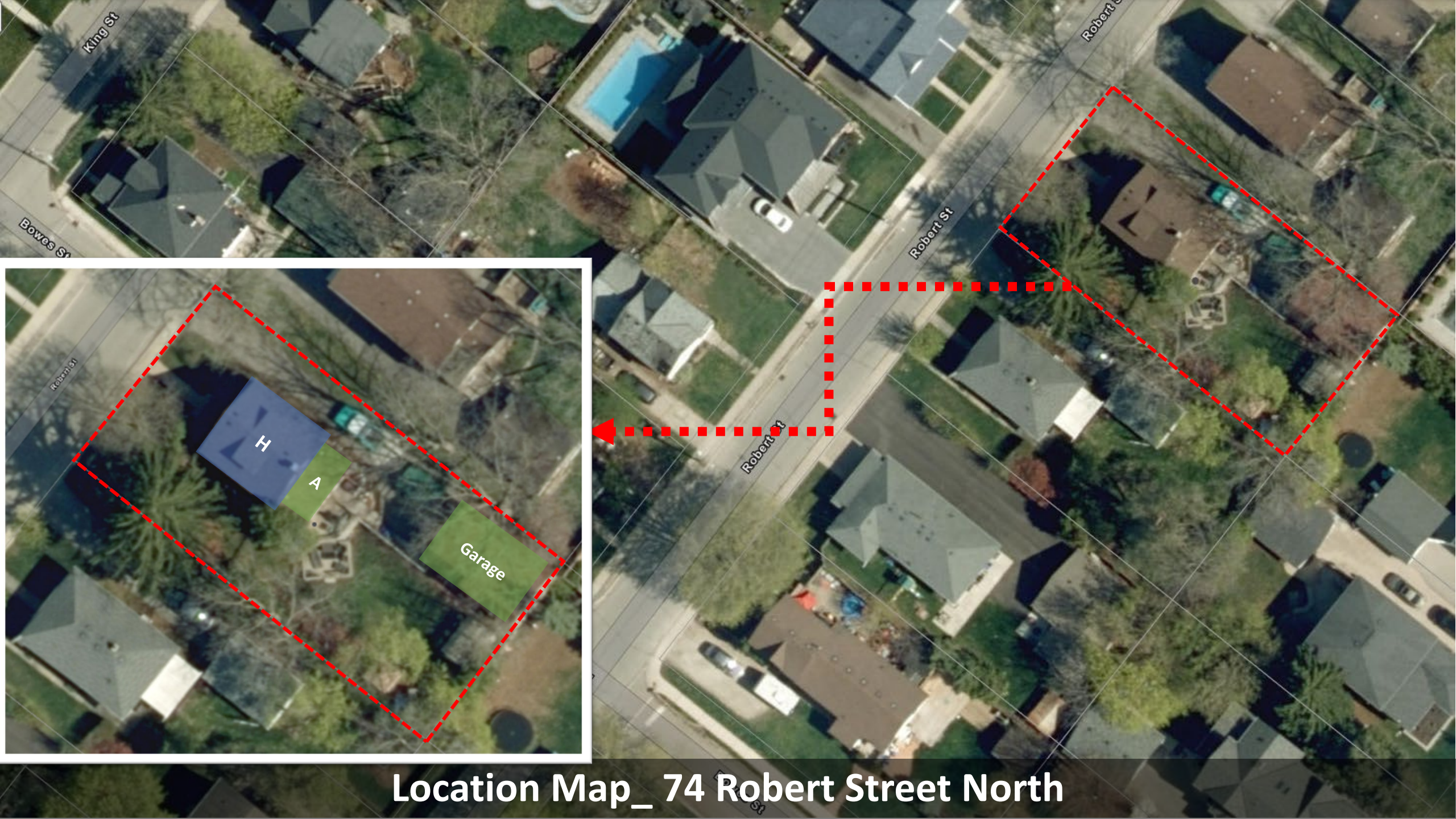




Appendix 3

Photographic Record \_ Heritage Attributes \_ 74 Robert Street North



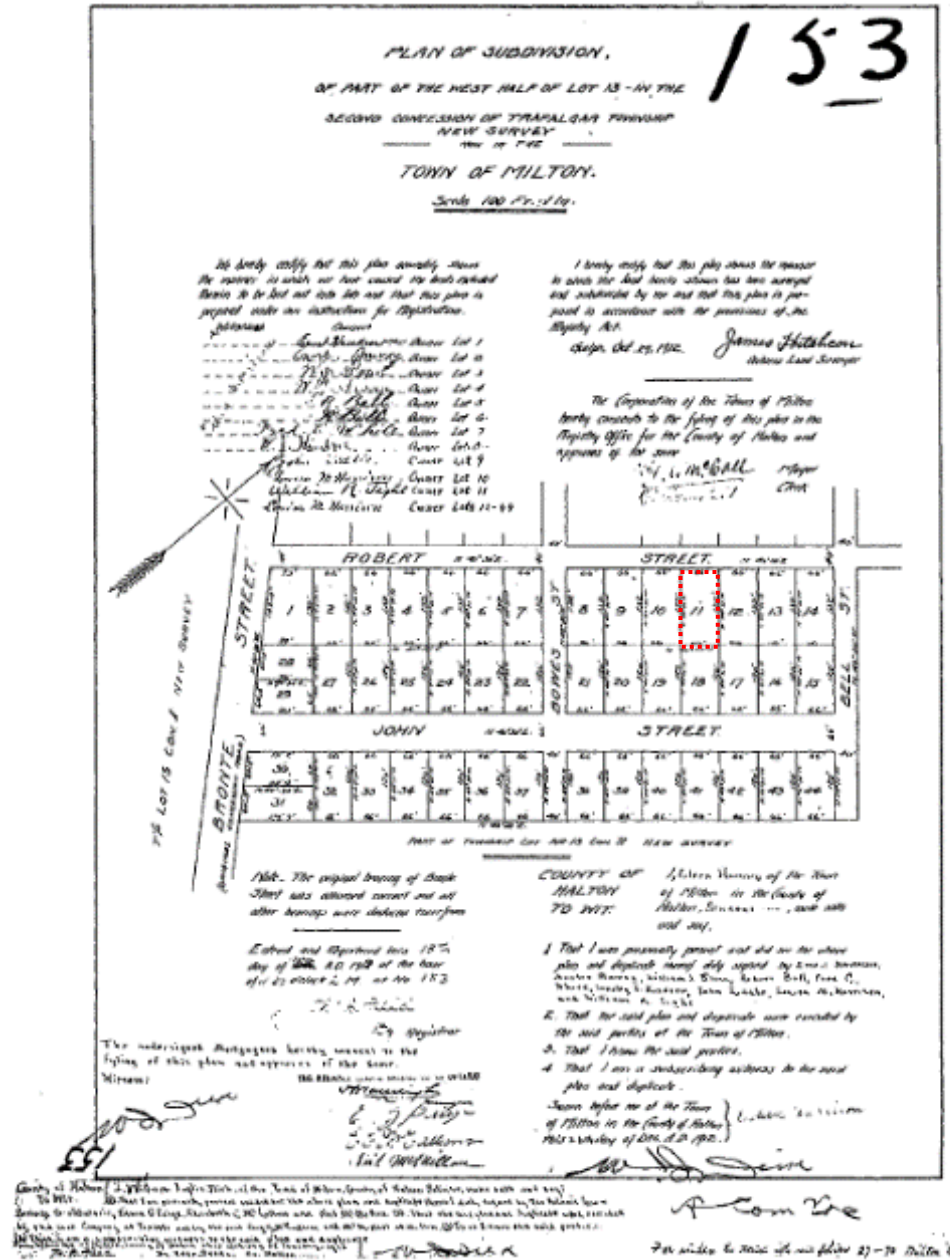


Location Map\_ 74 Robert Street North



# Plan 153

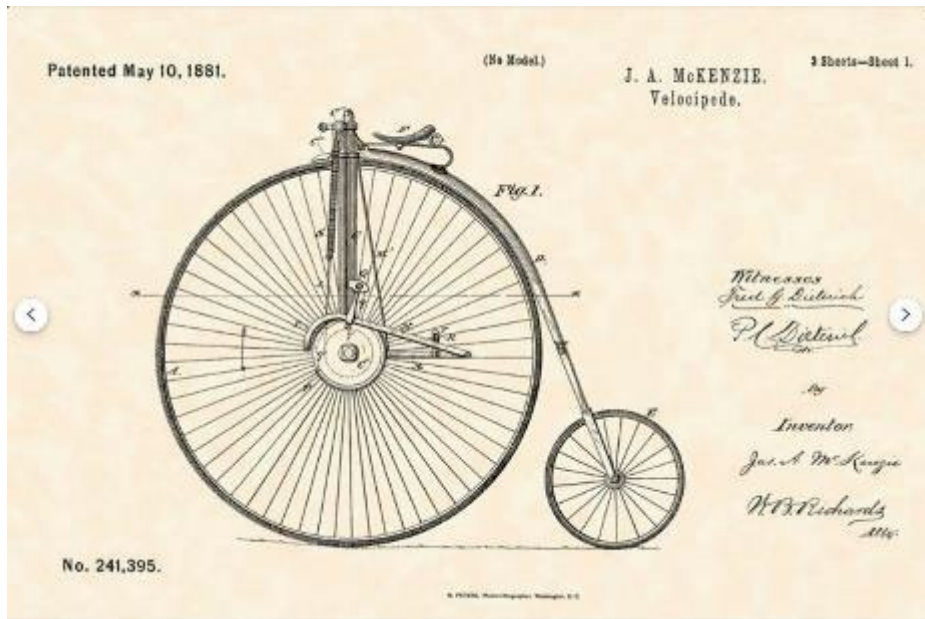
- LOT 11
- REG 8712.00SF
- 66.00FR 1
- 32.00D



# Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2006.

Albert Barton owned a rare penny-farthing bicycle and rode it on special occasions and in various town parades



MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 74 Robert St.	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED:
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
This lot was first registered to William Tight in 1912.	
ARCHITECTURAL COMMENTS	
<b>WALLS:</b> A single two storey brick house with brick foundation.	
<b>ROOF:</b> A medium gable roof with projecting eaves, verges, plain fascia, scffit and frieze.	
<b>WINDOWS:</b> Windows are flat with lug sills, double-hung with wooden sashes.	
<b>DOORWAYS:</b> Off-centre doorway with flat head, single leaf with three panels and glass.	
<b>PORCHES:</b> Front enclosed porch was a later addition, with multiple windows, straight steps and a metal railing.	
<b>OTHERS:</b>	



# Historical Homes of Milton

Volume III

Pg 56

## 74 Robert Street

Lot 11 Plan 153 • Harrison Survey

Built approx. 1913

This property was registered as part of the Louisa M. Harrison survey January 13, 1913. On May 13, 1913, William R. Tight purchased this lot and built a frame house. William and Sarah (Cochrane) raised four children, Alice, William Jr., Percy and Clarence. Alice married George E. Elliott, who became a county judge.

William Tight emigrated to Canada from England. He was one of the Bernardo Boys and was placed on a farm in Esquesing. William worked at the planing mill on Mill Street and was an excellent carpenter. He also sold driver licences. William and Sarah were married in Milton in 1903.

William sold the property to Albert Barton in 1916 and built a small cottage opposite the fairgrounds (145 Robert Street), where he and Sarah resided for the rest of their lives.

Mr. Barton was a former inspector of service installations for the Town. He was born in 1887 in England and married Mary Dowling in 1912. He owned a rare penny-farthing bicycle and rode it on special occasions and in various town parades.

Albert Barton owned the property until 1920, when he sold it to Matilda Bowman. She sold it in 1923 to Mr. John C. Eagleson, who turned around and sold it in March of that same year.

The new owners, Elmer and Myrtle (nee Beaton) Zimmerman, used the house

as rental property and eventually moved into the home in 1931. The couple were married in 1922 and raised four children, Edward, Max, Madeline and Harvey. Elmer was raised in the Mt. Nemo area, while Myrtle came from Puslinch Township.

Elmer was a stone mason and bricklayer. He converted the frame house to brick in the mid-1950s. He had to raise the home to install a proper foundation.

Mr. Zimmerman also owned the lot next door (80 Robert Street) on the east side, which remained vacant until 1962. He moved a house from Main Street to this lot. This was to allow construction of the Education Centre at St. Paul's United Church.

Mrs. Zimmerman eventually moved into this home from 74 Robert Street.

The Zimmermans sold in 1980 to Sidney and Pasky Chenier. Four years later, Phillip and Jill (nee Cartmill) Winney purchased the home. They had one son, Stewart, and lived here for the next four years.

Robert and Lori Ann Woods purchased the home in 1988. They sold three years later to Jan Martinu Wegman.

James Southcott and Tamara Amabile bought this property in 1995. Tamara and James have two daughters, Tara and Rebecca.

They sold to Jodi (nee Zanatta) and Brent Cross in 2002. Jodi and Brent were both raised in the Milton area and have family nearby.



### About the House

This house has been extensively altered, but retains its original front gable form. The brick cladding is not original. Most brick buildings from the early 20th Century used the smooth red brick from the local brickyards and included brick voussoirs above the windows.

The inclusion of the small windows in the front gable is also a later addition. These changes were likely made by Elmer Zimmerman when he renovated the house in the 1950s. This house may have originally included a front porch of the same size and form as the existing. However, the windows, roof entrance door and stone cladding are all modern.



# Historical Books Record

**HALTON COUNTY (LRO 20)**

**Plan 153**

**Pg 20-21**

No	Instrument	Dated	Registered	From	To	Acres	Description
153	Plan	October 29, 1912	January 13, 1913	William R. Ticht Owner		Lot 11	
48439	Grant	May 9, 1916	May 13, 1916	William R. Ticht and Wife	Albert Barton		
5312 K	Grant	September 21, 1920	September 29, 1920	Albert Barton and Wife	Maltida M Bowman	Lot 11 and another Lot	\$ 24,600.00
5558 K	Grant	March 14, 1923	March 15, 1923	Maltida M Bowman Widow	John Eagleson	Lot 11 and another Lot	\$ 25,000.00
5667	Grant	September 29, 1923	September 29, 1923	John Eagleson and Wife	Hebert Elmer Zimmerman		\$ 1.00
52708	Executor's Deed	August 21, 1980	August 29, 1980	Madeline T. Falkenstein and Albert M. Zimmerman, Executors of Estate of Hebert Elmer Zimmerman	Sidney and Pasky Chenier JT	Lot see recitals	Power Vested \$2 and C
600177	Grant		May 29, 1984	Chenier, Sydney and Chenier Pasky	Winney, Phillip and Winney Jill JT		All
693106	Grant		June 1, 1988	Winney, Phillip and Winney Jill JT	Woods, Robert Jeffrey and Woods, Lori Ann JT		\$ 163,500.00
761323	Transfer		April 15, 1991	Woods, Robert Jeffrey and Woods, Lori Ann	Woods, Robert Jeffrey		\$ 5,500.00
772547	Transfer		September 30, 1991	Woods, Robert Jeffrey	Wegman Jan Martinus		\$ 188,000.00
834554	Transfer		February 3, 1995	Wegman Jan Martinus	Southcott, James Thomas and Amabile, Tamara Lee JT		\$ 154,000.00
834555	Charge		February 3, 1995	Southcott, James Thomas and Amabile, Tamara Lee	London Life Insurance Company		\$ 143,500.00



# Comparative Pictures



Front Elevation \_2009



Front Elevation \_2012



Front Elevation \_2014



Front Elevation \_2018



Front Elevation \_2020



Front Elevation \_2022

## 2006 Pictures





# 2024 Pictures



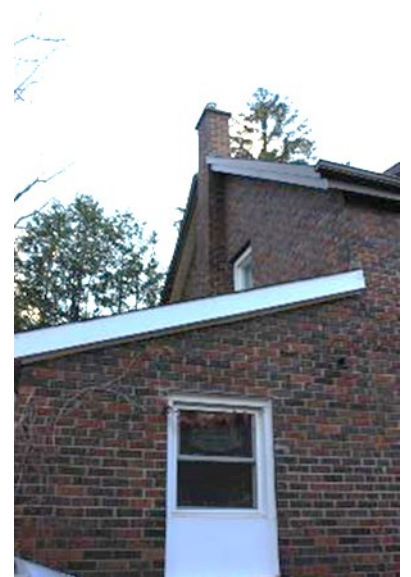


# 2004 Pictures





## 2024 Pictures





# Rear Yard Pictures





## Physical Attributes

A single two storey brick house with a medium gable roof with projecting eaves, plain fascia and soffit





# Physical Attributes

Single Flue Brick Chimney



# Physical Attributes

One over one windows with stone lug sills at front elevation





# Physical Attributes

One over one windows with stone lug sills at side elevation





## Physical Attributes

One over one windows with stone lug sills at side elevation.





# Physical Attributes

One over one windows with stone lug sills at rear elevation.



Rear Elevation



Rear Windows Upper Floor

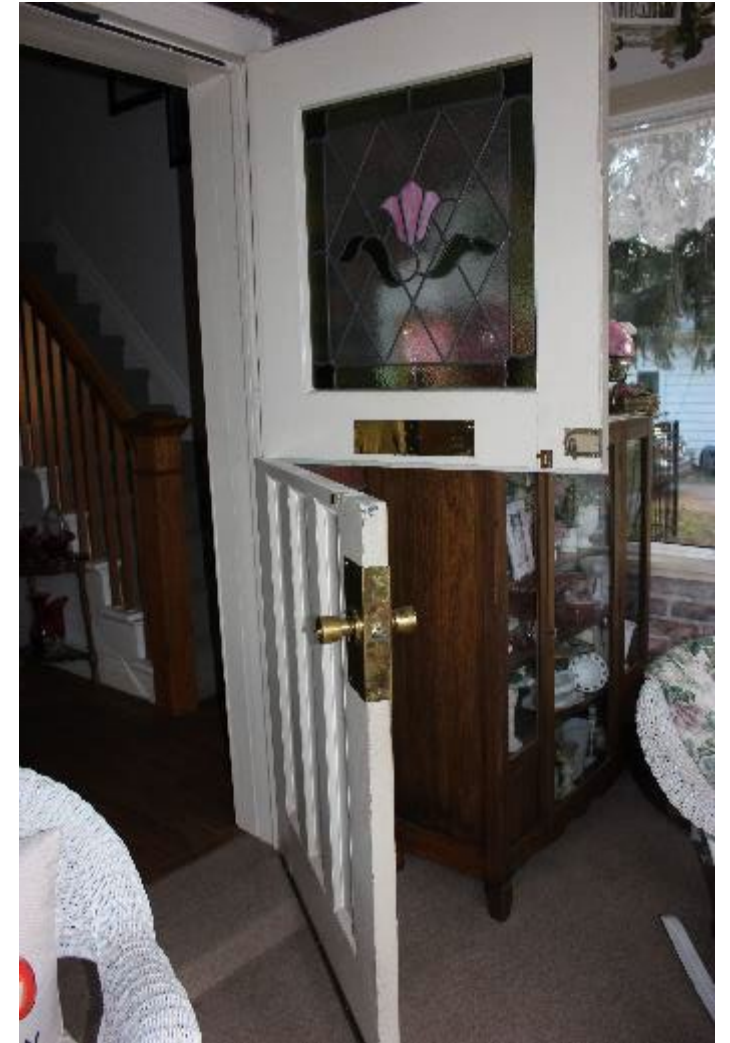
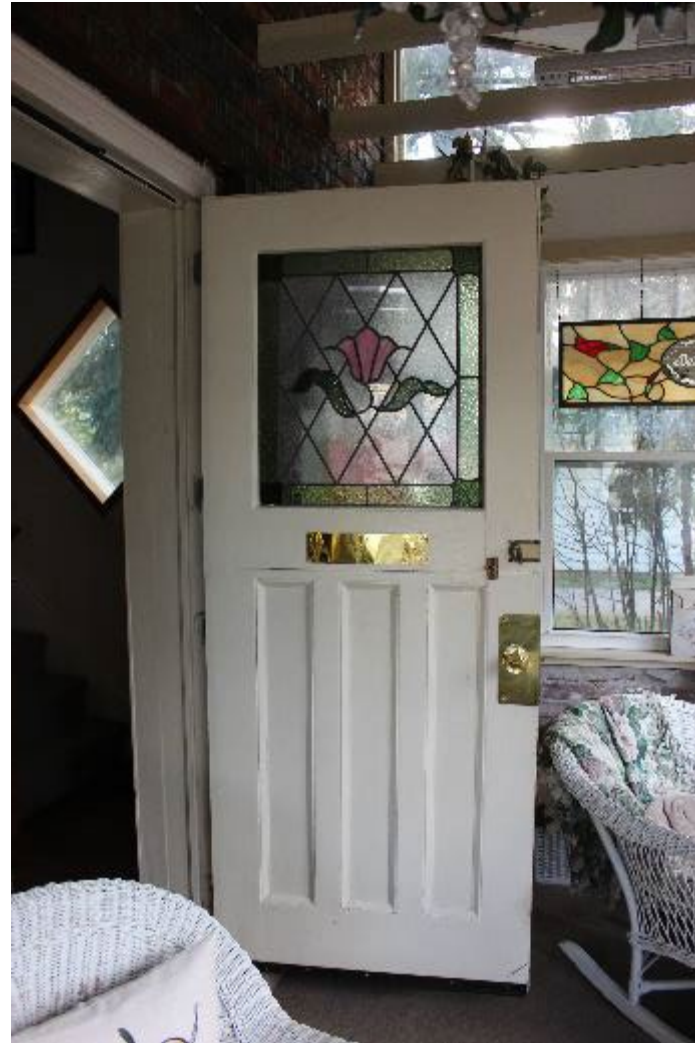


Rear Window Ground Floor



## Physical Attributes

Unique four panel wood Dutch door with upper stain glass insert





## Non Physical Attributes

Original Porch has been closed in with ashlar stone veneer and is no longer a heritage attribute. Windows are new.



Side Elevation



Front Elevation



## Non Physical Attributes

Gamble roof garage and shed is not a heritage attribute

