



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 13, 2023

Report No: DS-055-23

Subject: Notice of Intention to Designate 337, Oak Street - Alexander Murray House

Recommendation: **THAT Staff Report DS-055-23 entitled: "Notice of Intention to Designate 337, Oak Street - Alexander Murray House be received and;**

THAT Council recognizes the historic house at 337 Oak 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

- The current owner of the property municipally known as 337, Oak Street, Milton has voluntarily responded to the heritage designation program and desire that their property be designated.
- Staff has evaluated that this historic home is a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (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 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

337 Oak Street, built by Alexander Murray in 1856, is a two-story Georgian-style stone cottage with an open porch. Alexander Murray was a merchant in the community. He chose this location for his new house as it was on higher ground above the surrounding land and not at risk from the flooding from Sixteen Mile Creek. This property was nominated in 2009 for a Heritage Award in the renovation category for an urban house.

Discussion

337 Oak Street is an excellent example of a three-bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys. The house has a medium gable roof with projecting eaves, plain fascia soffit and frieze. Window openings are rectangular with stone lintels and lug sills. The one-storey open porch has plain wood piers, open railings with plain trims and straight steps. It has a central single-leaf door with a single light transom and sidelights. Windows are two sash, one over one.

This house is unusual as it has a full second storey but includes very small front-facing windows. These small window openings include cut stone lintels and stone lug sills. The front of this house is constructed in dressed cut stone laid in courses. Less finely cut stone is used on the sides with rubble stones between. This house received a contemporary side addition with new front windows and an entrance door.

A new open veranda occupies both the original structure and the addition. The veranda features plain rectangular posts.

From a historical perspective, Alexander Murray, a merchant, purchased the land from Matthias Teetzel in 1856 when he built the cottage. He owned this house for 14 years. Murray also built a stone house on the corner of Charles Street and Main Street (now demolished), where Milton Council first met in 1857.

This property has contextual value as one of the earliest houses built in the Teetzel Survey, Plan 9 of 1854. This house was one of the first to be built in the early subdivisions that were created even before Milton was incorporated as a Town in 1857. The Teetzel Survey is bounded by Main Street East to the north, Ontario Street to the east, Oak Street to the south and Charles Street to the west. This historic house helps define, maintain and support the historic character of this neighbourhood. Key heritage attributes vital to the preservation of 337, Oak Street are the following character-defining elements/heritage attributes:



Attachments

- Appendix '1' Reasons for Designation for 337 Oak Street _ Alexander Murray House
- Appendix '2' CHVI Evaluation_337 Oak Street
- Appendix '3' Photographic Record Heritage Attributes _ 337 Oak 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.



Figure 1 Oak Street view

Legal Description

Lot 13, Block 10 Teetzel Survey Plan 9, Town of Milton, and Regional Municipality of Halton.

Description of Property

337 Oak Street, built by Alexander Murray in 1856, is a two-story Georgian-style stone cottage with an open porch. Alexander Murray was a merchant in the community. He chose this location for his new house as it was on higher ground above the surrounding land and not at risk from the flooding from Sixteen Mile Creek. This property was nominated in 2009 for a Heritage Award in the renovation category for an urban house.

Statement of Cultural Heritage Value and Interest

The subject property, 337 Oak, was built circa 1856. Its cultural heritage value lies in its architectural and design significance as a representative example of

Ontario Style Stone Cottage. It also has contextual significance as it contributes to the historic neighbourhood of the Teetzel Survey, Plan 9 of 1854

Design Value or Physical Value

337 Oak Street is an excellent example of a three-bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys. The house has a medium gable roof with projecting eaves, plain fascia soffit and frieze. Windows openings are rectangular with stone lintels and lug sills. The one-story open porch has plain wood piers, open railings with plain trims and straight steps. It has a central single-leaf door with a single light transom with sidelights. Windows are two slash, one over. The doors and windows are not original.

The balanced plain form of this house is characteristic of the popular Georgian architecture. Most houses of this style include either a half or full second storey. Half-storeys included accommodation within the roof space and were popular as they were taxed lower than two-storey houses. This house is unusual as it has a full second storey but includes very small front-facing windows. These small window openings include cut stone lintels and stone lug sills. The front of this house is constructed in dressed cut stone laid in courses. Less finely cut stone is used on the sides with rubble stones between. Using the most expensive materials on the prominent facades of a building was a common practice. This house received a contemporary side addition with new front windows and an entrance door.

The current and original structure features an open veranda. The veranda features plain rectangular posts. The new veranda occupies both the original structure and the addition.

Historical Value

Alexander Murray, a merchant, purchased the land from Matthias Teetzel in 1856 when he built the cottage. He owned this house for 14 years. Murray also built a stone house on the corner of Charles & Main Street (now demolished), where Milton Council first met in 1857.

Contextual Value

This property has contextual value as one of the earliest houses built in the Teetzel Survey, Plan 9 of 1854. This house was one of the first to be built in this subdivision that was created even before Milton was incorporated as a Town in 1857. The Teetzel Survey is bounded by Main Street East to the North, Ontario Street to the east, Oak Street to the South and Charles Street to the West. This historic house helps define, maintain and support the historic character of this neighbourhood.

Character Defining Elements/Heritage Attributes

Key heritage attributes vital to the preservation of 337 Oak Street are the following character-defining elements/heritage attributes:

- Two storey three bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys
- The original form, rooflines and massing of the two-storey stone house exterior (except for the addition).
- Medium gable roof with projecting eaves, plain fascia soffit and frieze.
- Rectangular window openings with stone lintels and lug sills.
- One-story open veranda with wood piers, open railings with plain trims and straight steps.
- Define, maintain and support the historic character of Teetzel Survey, Plan 9 neighbourhood of 1854.

Appendix 2_ CHVI_337 Oak Street

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 337 Oak 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, the property is an excellent example of a three-bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys
ii	displays a high degree of craftsmanship or artistic merit	Yes, the property display a high degree of craftsmanship in the use of dressed cut stone laid in courses to the front of the building.
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.	No, the subject property does not have any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, Alexander Murray, a merchant, purchased the land from Matthias Teetzel in 1856 when he built the cottage. He owned this house for 14 years. Murray also built a stone house on the corner of Charles & Main Street (now demolished), where Milton Council first met in 1857
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 does not demonstrate or reflect that the subject property are associated with any known architect, builder or designer.

Appendix 2_ CHVI_337 Oak Street

The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Yes, the property help define, maintain and support the historic character of Teetzel Survey, Plan 9 neighbourhood of 1854
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, the property is a tangible link to the historic character of Teetzel Survey, Plan 9 neighbourhood of 1854
iii	is a landmark	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 _ 337 Oak Street Mill Street

Current Neighbourhood Context

Source: Town of Milton GIS , Heritage Properties Map, 2023

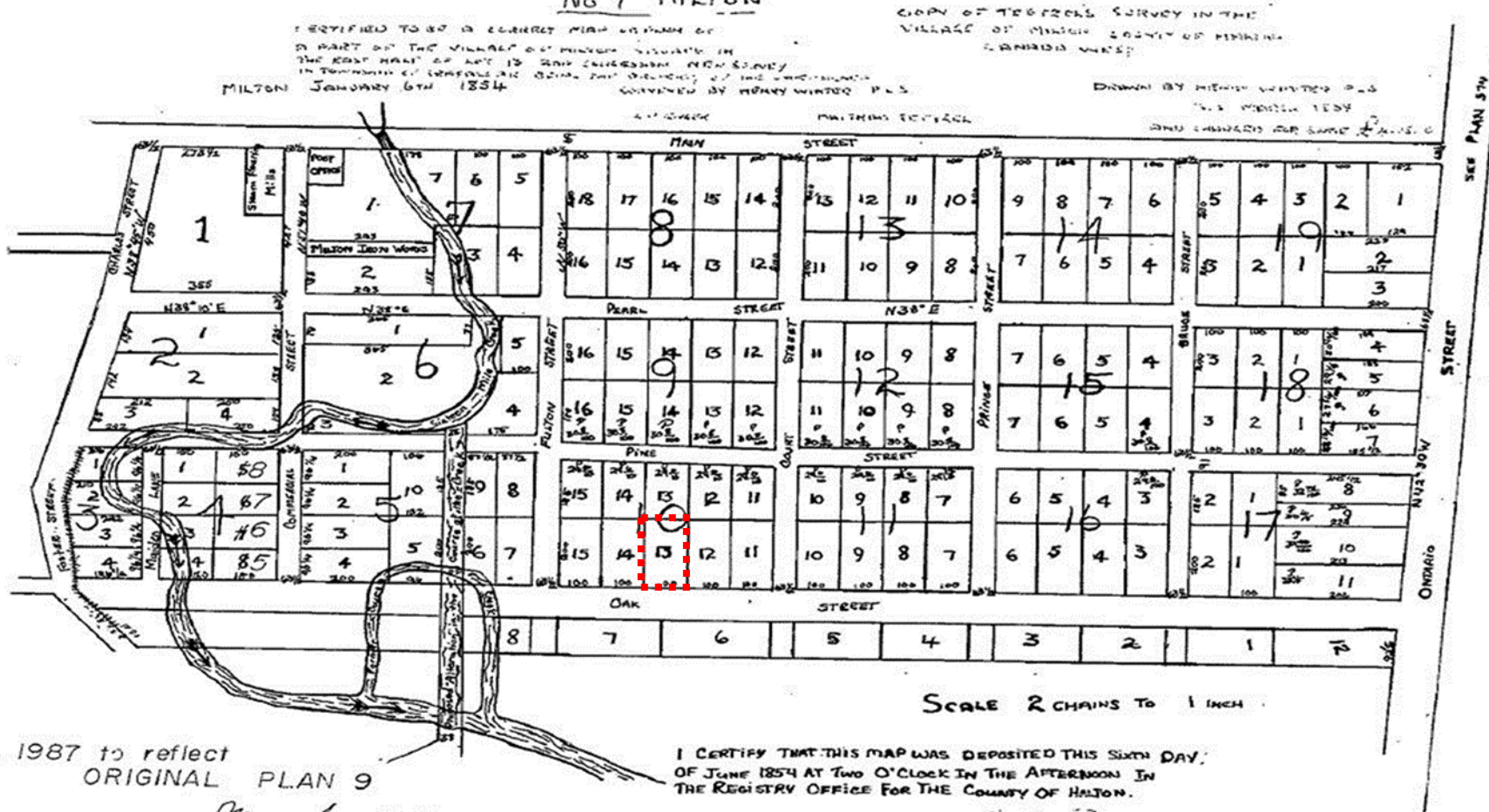


Contextual Attributes:

Context location of the original house contributing to the heritage character of the Tetzels Survey, Plan 9, 1854

No. 9

No 9 MILTON



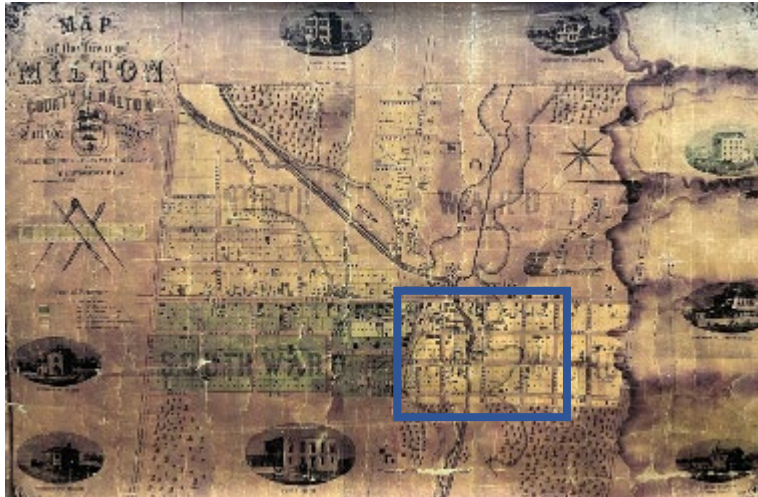
Amended Dec. 1, 1987 to reflect ORIGINAL PLAN 9

J. M. L.R.

Tetzels Survey, Plan 9, 1854

Contextual Attributes

- Context of the location of the original house contributing to the heritage character of the Tetzels Survey, Plan 9, 1854



Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map

Historical Attributes

- Builder: Alex Murray
- Profession: Merchant
- Year built: 1856

337 OAK ST.
Lot 13, Block 10, Teetzel Survey Plan 9
Built in 1856



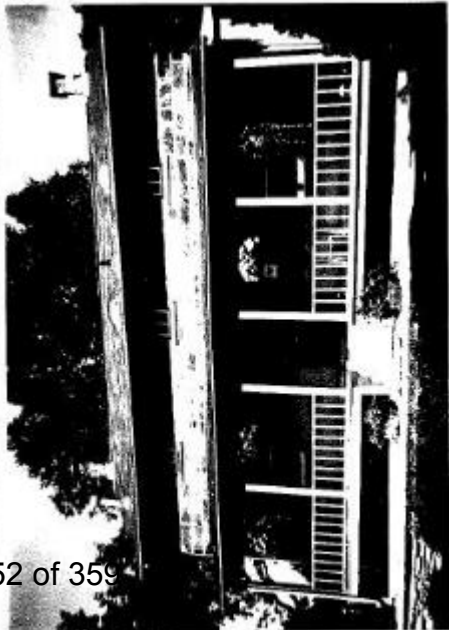
It may be assumed that Alexander Murray built the stone residence on this lot in 1856.

Cheryl and Edmund Sellors have lived in this house for nine years.

Alexander Murray was a merchant in the community at the time and his choice of a lot on elevated land indicated how conscious people were at that time of the potential flooding from the strong-flowing Sixteen Mile Creek, which this house overlooked.

Alexander Murray also built a stone store at the corner of Charles and Main St., now demolished, in which Milton Council met during its first year of operation from July 1857 to the end of the year. The Council Chambers were located above the store; banquets were also held upstairs.

Physical Attributes _ LACCA Heritage Inventory

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 337 Oak St.	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED: 1856
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
Alexander Murray built this house.	
ARCHITECTURAL COMMENTS	
<p>WALLS: A single two storey stone house with stone foundation, a basement, three bays and two chimneys.</p> <p>ROOF: A medium gable roof with projecting eaves, plain fascia, soffit and moulded frieze.</p> <p>WINDOWS: Windows are new, flat with stone lintels, lug sills.</p> <p>DOORWAYS: Central door with single light transom, sidelights and single leaf.</p> <p>PORCHES: A one storey open porch with wood piers, open railing, moulded trim and straight steps.</p> <p>OTHERS:</p>	
	

Physical Heritage Attributes

- Two storey 3 bay Ontario Georgian style stone cottage with stone foundation and two Chimneys
- The original form, rooflines and massing of the two storey house exterior (except for the addition).
- Medium gable roof with projecting eaves, plain fascia soffit and frieze.



Historical House 2006



View along Oak Street, 2023



View along Oak Street, 2023



Elevation along Mill Street, 2023



View of the Historical House and Additions



Rear Historical Elevation

Physical Heritage Attributes

Rectangular window openings with stone lintels and stone lug sills



Windows on West Elevation



Windows at East Elevation



Upper Windows along Oak Street

Physical Attributes

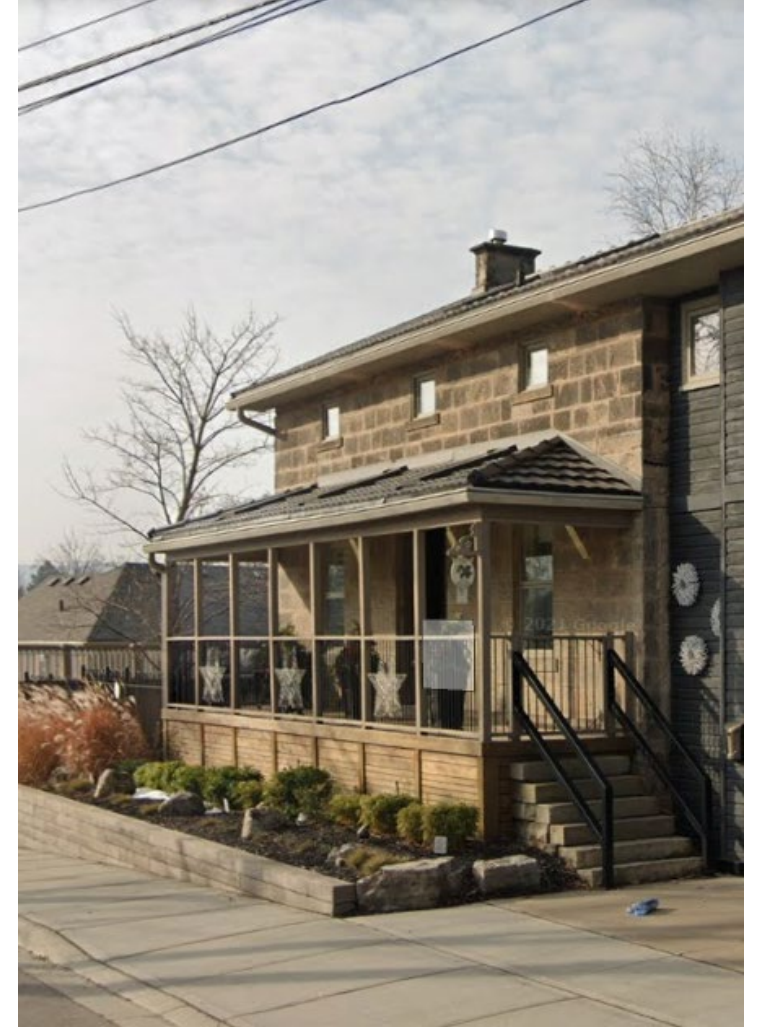
- One story open veranda with wood piers, open railings with plain trims and straight steps



Open Verandah



Plain Trims



Straight Steps

337 Oak Street_ Backyard



Pool



South Elevation



Window



Patio Garden



West Elevation



Addition entrance



1.5 storey addition



Additions



Pool



Pool



Deck and Patio

337 Oak _Interior

