



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-080-24

Subject: Recommendation Report - Notice of Intention to Designate_47
Court Street North _ Samuel Henson House

Recommendation: **THAT** Staff Report DS-080-24 entitled: "Recommendation Report - Notice of Intention to Designate_47 Court Street North _ Samuel Henson House" be received and;

THAT Council recognizes the historic house at 47 Court Street North 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 prominent builder Samuel Henson built this one and a half storey Edwardian style red brick house in 1917. This house is one of the six homes built by him and contributes to the existing heritage character of the Court Street North 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

The prominent builder Samuel Henson built this one and a half storey Edwardian style red brick house in 1917. This house is one of the six homes built by him and contributes to the existing heritage character of the Court Street North neighbourhood. Its physical and historical uniqueness is evident in its representation of the Edwardian style, with a medium hip roof and red brick exterior. Historically, it was the residence of Norman Dingwall Winn, a World War I veteran, and subsequently Eva Jane, a station agent for the Canadian Pacific Railway. The property's contextual value is further enhanced by its contribution to the heritage character of the unique Court Street North neighbourhood.

Discussion

Historically, on July 28, 1913, C.J. James Lewis sold all the land from the Canadian Pacific Railway 300 feet North of Main Street East for \$1,400 to Samuel Henson. Samuel built many buildings in Milton during this period, such as 69 Martin Street 1912, the Milton Post Office in 1914, Milton High School in 1919, six homes 23, 27, 31, 35, 39, 43 and 51 at Court Street North in 1917 and 1923, 174 Commercial Street in 1924. Samuel sold this house to Norman Dingwall Winn for \$3,500 in 1922. Norman was a World War I veteran and member of the Knox Presbyterian Church. The same year, Norman sold it to Fred S. Cochrane and his wife, Eva Jane. Eva was a station agent for the Canadian Pacific Railway. In 1942, Elva Jane Cochrane sold it to Laura M. Lott and Ira (Tray)Lott. The present owners are Erika and Michael Byrne.

Physically, the one-and-a-half-storey house has a gable roof, brick chimney and a wide front porch. The plain, unembellished form reflects the influence of Edwardian styling that was popular in the early 20th Century. The three-bay house has smooth red running bond brick and a concrete foundation. It is in excellent condition. The medium-pitched gable roof has a box bay dormer, projecting eaves, plain soffit, and fascia. Some arches were added to the porch design in 2019 and are not original to the historic house: the prominent front porch features decorative wood columns, open railing, and straight wood steps. A box bay with three six-over-one windows and moulded trims forms a prominent feature of the house and extends from the ground floor to the second floor as a dormer along the front (west) elevation.

Discussion

The north and south windows are predominantly six over-one with moulded trims, stone lug sills and brick lintel. A one-storey vertical clad extension with a gable roof was added to the house at the rear, which is not original to the historic house.

Contextually, this property has value as it is one of the many original houses built by Samuel Henson and contributes to the heritage character of this unique neighbourhood in Court Street North, 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:

- A three-bay single, one-and-a-half-storey brick house with red running bond brick on a concrete foundation.
- A medium gable roof with a brick chimney, projecting eaves and plain soffit
- Open verandah with decorated wood columns, open railings, and straight steps.
- Box bay with six over-one windows with moulded trims that extend from the ground into the second floor as a dormer.
- Six over one-windows with plain trim and lug sills on North and South elevations
- Off-center doorway with flat brick voussoirs, moulded trims and straight steps
- It was one of the first houses built by the prominent builder Samuel Henson and contributed to the heritage character of the Court Street North neighbourhood.

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 _ 47 Court Street North

Appendix '2'_CHVI evaluation of _47 Court Street North

Appendix '3'_Photographic Record Heritage Attributes_ 47 Court Street North

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.

47 Court Street North _ Samuel Henson House



Legal Description

Pt Lot 14 Con 2 Trafalgar

Description of Property

Samuel Henson built this one-and-a-half-storey Edwardian-style residence in 1917. This house is one of the six homes built by him and contributes to the existing heritage character of the Court Street North neighbourhood. It is an essential contributor to the heritage character of this neighbourhood.

Statement of Cultural Value and Interest

Historical Value

Historically, on July 28, 1913, C.J. James Lewis sold all the land from the Canadian Pacific Railway 300 feet North of Main Street East for \$1,400 to Samuel Henson. Samuel built many buildings in Milton during this period, such as 69 Martin Street 1912, the Milton Post Office in 1914, Milton High School in 1919, six homes 23, 27, 31, 35, 39, 43 and 51 at Court Street North in 1917 and 1923, 174 Commercial Street in 1924. Samuel sold this house to Norman Dingwall Winn for \$3,500 in 1922. Norman was a World War I veteran and member of the Knox Presbyterian Church. The same year, Norman sold it to Fred S. Cochrane and his wife, Eva Jane. Eva was a station agent for the Canadian Pacific Railway. In 1942, Elva Jane Cochrane sold it to Laura M. Lott and his wife, Ira (Tray)Lott 1942. The present owners are Erika and Michael Byrne.

Physical or Design Value

The one-and-a-half-storey house has a gable roof, brick chimney and a wide front porch. The plain, unembellished form reflects the influence of Edwardian styling that was popular in the early 20th Century. The three-bay house has smooth red running bond brick and a concrete foundation. It is in excellent condition. The medium-pitched gable roof has a box bay dormer, projecting eaves, plain soffit, and fascia. Some arches were added to the porch design in 2019 and are not original

to the historic house: the prominent front porch features decorative wood columns, open railing, and straight wood steps. A box bay with three six-over-one windows and moulded trims forms a prominent feature of the house and extends from the ground floor to the second floor as a dormer along the front (west) elevation. The north and south windows are predominantly six over-one with moulded trims, stone lug sills and brick lintel. A one-storey vertical clad extension with a gable roof was added to the house at the rear, which is not original to the historic house.

Contextual Value

This property has contextual value as it is one of the many original houses built by Samuel Henson and contributes to the heritage character of this unique neighbourhood in Court Street North, 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:

- A three-bay single, one-and-a-half-storey brick house with red running bond brick on a concrete foundation.
- A medium gable roof with a brick chimney, projecting eaves and plain soffit
- Open verandah with decorated wood columns, open railings, and straight steps.
- Box bay with six over-one windows with moulded trims that extend from the ground into the second floor as a dormer.
- Six over one-windows with plain trim and lug sills on North and South elevations
- Off-center doorway with flat brick voussoirs, moulded trims and straight steps
- It was one of the first houses built by the prominent builder Samuel Henson and contributed to the heritage character of the Court Street North neighbourhood.

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 1217 Fourth Line _Beaty 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	Yes, this house is a good example of one-and-a-half-storey Edwardian Style brick house with red running bond brick on a concrete foundation
ii	displays a high degree of craftsmanship or artistic merit	Yes, this home has unique central box bay windows that extend from the ground into the second floor as a dormer.
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, it does not have a 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, it provides historical information on the settlement history of the Court Street North Neighbourhood
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, the house is one of the many buildings built by prominent builder Samuel Henson.
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

Appendix 2 _ CHVI Evaluation_ 1217 Fourth Line

		of the Court Street North Neighbourhood
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property continues to provide a visual and historical link and reminds the viewer of the Main Street North 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 _ 47 Court Street North



Location Map_ 47 Court Street North

Lloyd's Insurance Survey of
MILTON-ONT.

(MILTON WEST P.O.)

County Seat of Halton County
22 miles South West of Toronto on C.P.R.
21 Miles North of Hamilton on G.T.R.

POPULATION 2072 WATERWORKS - Gravitation System
Reservoir capacity about 150,000 gallons elevation about 216'
above Town Hall - distance of 1 1/2 miles S.W. of Town. Reservoir fed by
Spring of 2 1/2 million gallons, 2 1/4 miles long, into 20 inch pipe,
pressure 45 to 55 lbs.

FIRE DEPARTMENT - 140 Main Street (2nd story) 100' x 60' (1st story)
to be fitted up as fire house - 50' x 100' (1st story) of base
Main and Under Truck (car bays) fire above that is base of
MAIN STREET ROAD WITH CONCRETE - IMPROVING ROAD 116' x 116'
FIRE LIMITS NOT SHOWN ON CITY PLAN

AUGUST 1916

THE MAP COMPANY INSURANCE PLAN DIV.
14 LEADER LANE TORONTO ONT.

KEY

BUILDINGS OF FIRE PROOF CONSTRUCTION
ARE COLORED LIGHT BROWN WITH NOTE
DESCRIBING CONSTRUCTION.

BUILDINGS
COLORED RED - ORDINARY BRICK
" BLUE - STONE OR CONCRETE
" YELLOW - WOOD
" YELLOW WITH RED MARGIN
ARE BRICK VENEERED
" YELLOW WITH GREY MARGIN
ARE METAL CLAD

CORRUGATED IRON CLAD
Construction described in other cases
ROOFS - X SHINGLES P TAR & GRAVEL OR
COMPOSITION
M METAL O SLATE

WINDOWS
MANSARDS
Reading from left to right looking at wall.

FIRE WALL
WALL THICKNESS IN INCHES
PARAPET IN FRONT OF BUILDING

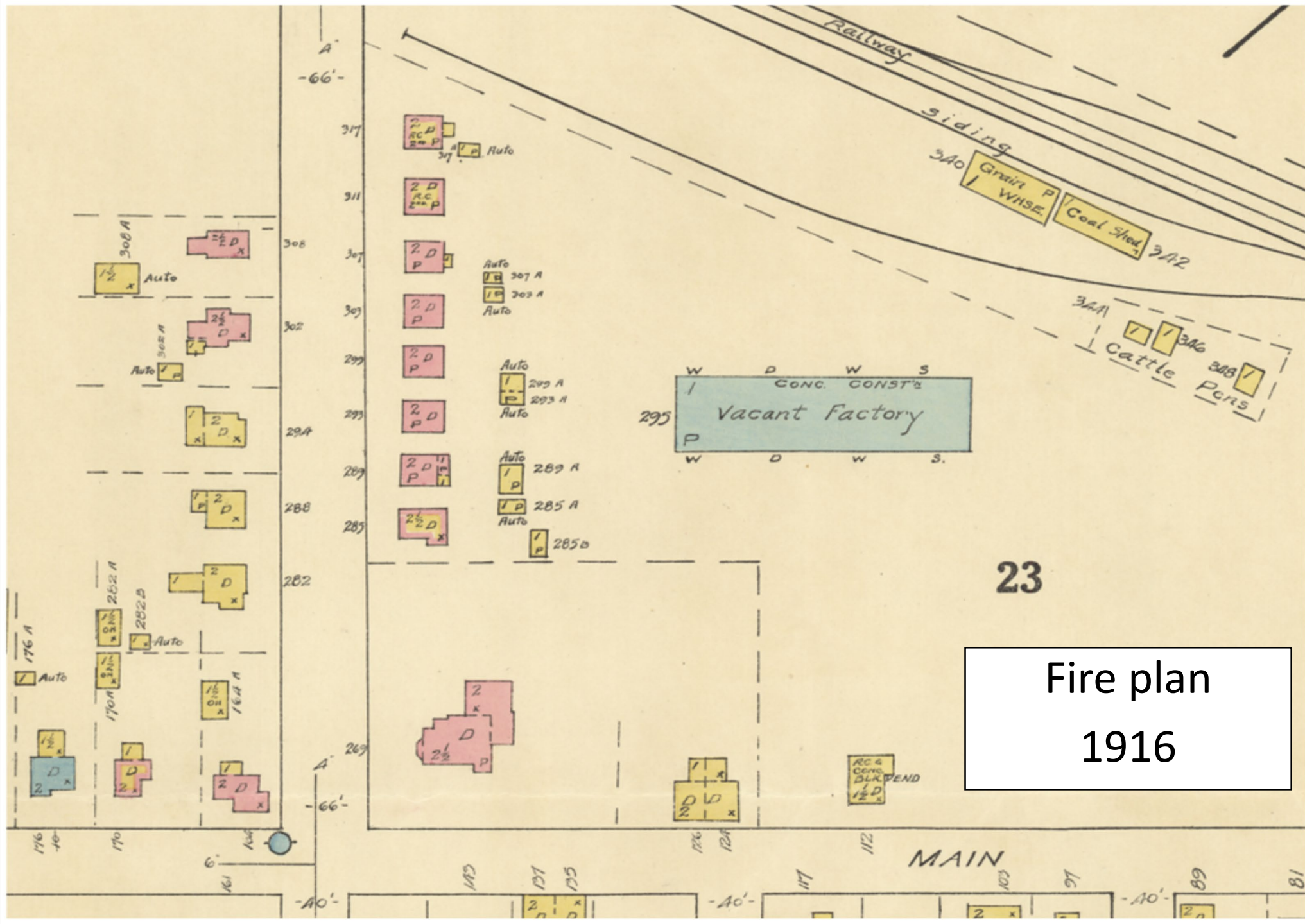
SINGLE DOUBLE
STANDARD
FIRE DOORS
ORDINARY IRON DOOR
IRON SHUTTERS

BOILERS
SET IN BRICK OR STONE
PORTABLE

D. DWG
S. STORE
STABLE

STAND PIPE
HYD. WATER MAIN
HYD. KEY PLAN


OTHER FEATURES CLEARLY DESCRIBED
ON PLAN



23
Fire plan
1916

Milton Heritage Inventory Record

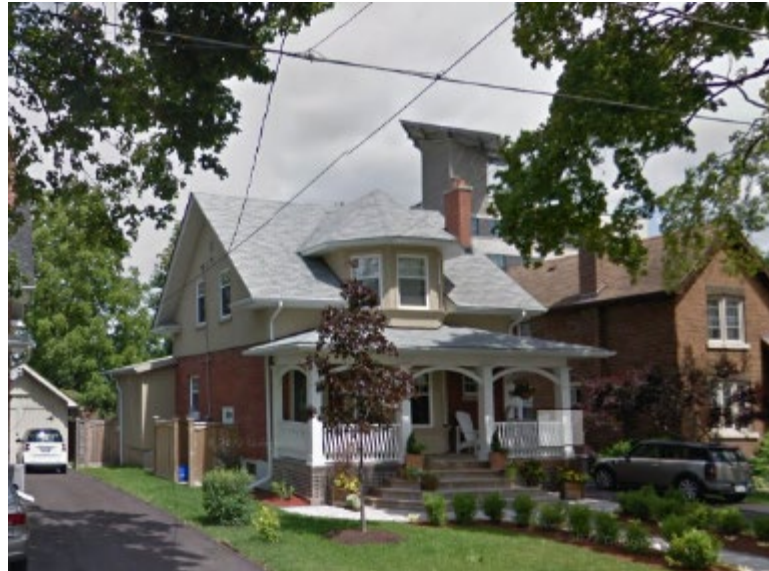
- This property was a Listed heritage resource since 2006.

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 47 Court St. N	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED: 1
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
This house may have been built by Samuel Henson in 1917.	
ARCHITECTURAL COMMENTS	
WALLS: A single one and a half storey brick home with three bays patterned brick trim at eaves and a full basement and an extension.	
ROOF: A medium gable roof with projecting, returned metal eaves, verges, plain fascia, soffit and frieze.	
WINDOWS: Typical window is double-hung, flat with plain trim and slip sills, others with lug sills, two storey front bay window	
DOORWAYS: Doorway is off-centre with flat brick voussoir, panels and glass.	
PORCHES: An open one story verandah of wood and angel stone, piers, some moulded trim, closed railing and straight steps.	
OTHERS:	

Comparative Pictures



Front Elevation _2009



Front Elevation _2014



Front Elevation _2020



Front Elevation _2009



Front Elevation _2014



Front Elevation _2020

Comparative Pictures



2009



2020



2022



2009



2020



2022

2006 Pictures



2023 Photos



Front (West) Elevation



Front (West) Elevation



Box Bay Dormer



North West Elevation



Front (West) Elevation



South West Elevation

Rear Yard Pictures



Accessory Building_ Garage

Non Historical Rear Addition



Rear Addition



North Side Elevation

Physical Attributes

- A three-bay single, one-and-a-half-storey brick house with red running bond brick on a concrete foundation.
 - A medium gable roof with a brick chimney, projecting eaves and plain soffit



Physical Attributes

Single Flue Brick Chimney



Physical Attributes

Chimney Base Details



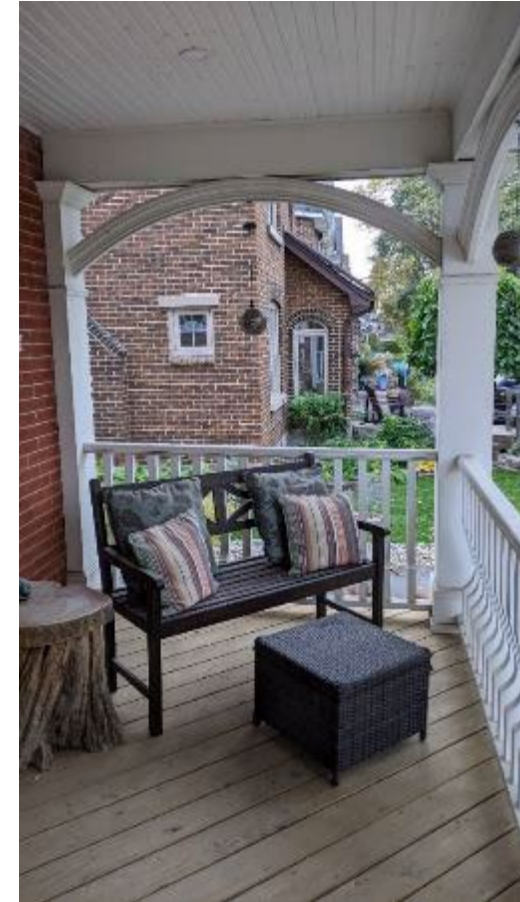
Physical Attributes

Box bay with six over-one windows and moulded trims that extend from the ground into the second floor as a dormer



Physical Attributes

- Open verandah with decorated wood columns, open railings, and straight steps
 - * *The arches are not original to the historical house and were added in 2009*



Physical Attributes

- Six over one-windows with plain trim and lug sills on North and South elevations



Window details at Front Porch



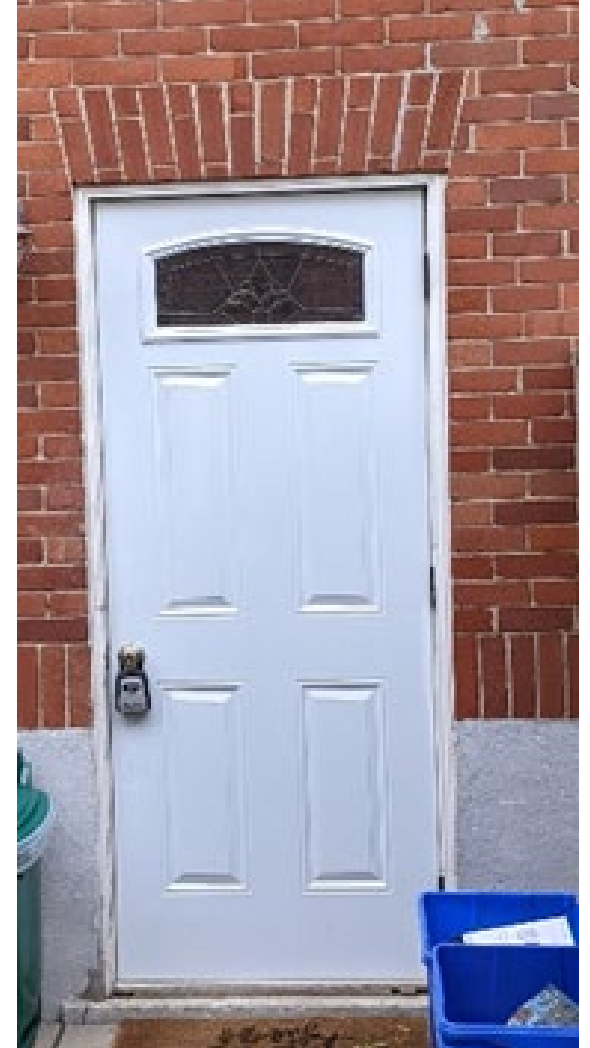
Physical Attributes

Off center doorway with flat brick voussoirs, moulded trims and straight steps

**Front door and side door are not historical*



Front Door is not original



Side Door

Buildings built by Samuel Henson in Milton The Old Post Office 243 Main Street East, 1914

- Construction began on the Milton Post Office in 1914 and was completed in 1915. The building contractor was Sam Henson, who built many buildings in Milton, most notably in Court Street North and in Pine Street. Henson was paid \$21,000 to build the post office in Milton. It was designed by David Eward. Robert Stewart was the first postmaster. An addition was added in 1961 but later removed.
- The population of Milton at the time was 2,053. Robert Stewart was the first postmaster in the building. Emile Marchand, local jeweler, started the post office clock on August 15, 1915. The post office was an important gathering point until letter carrier service was introduced in 1967. A new post office was constructed around 1980



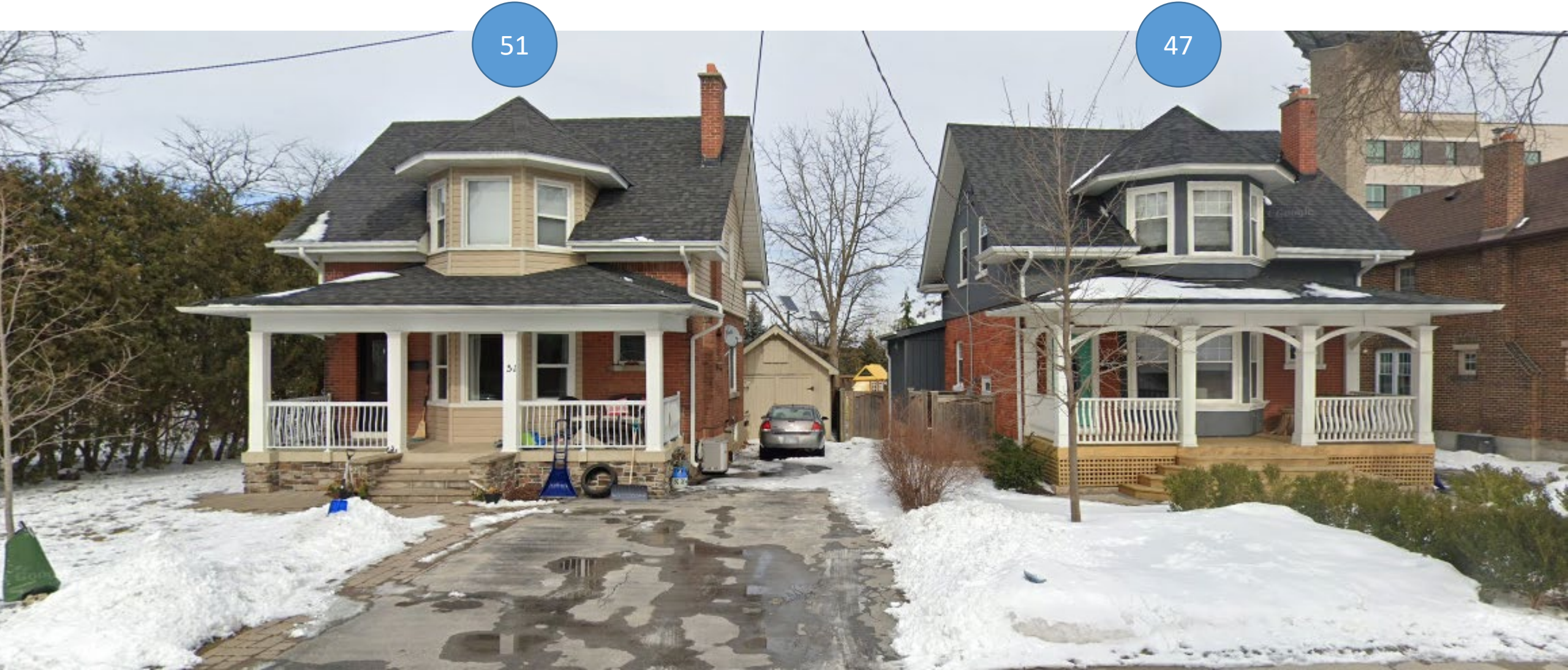
Buildings built by Samuel Henson

Milton Street Public School (1919)

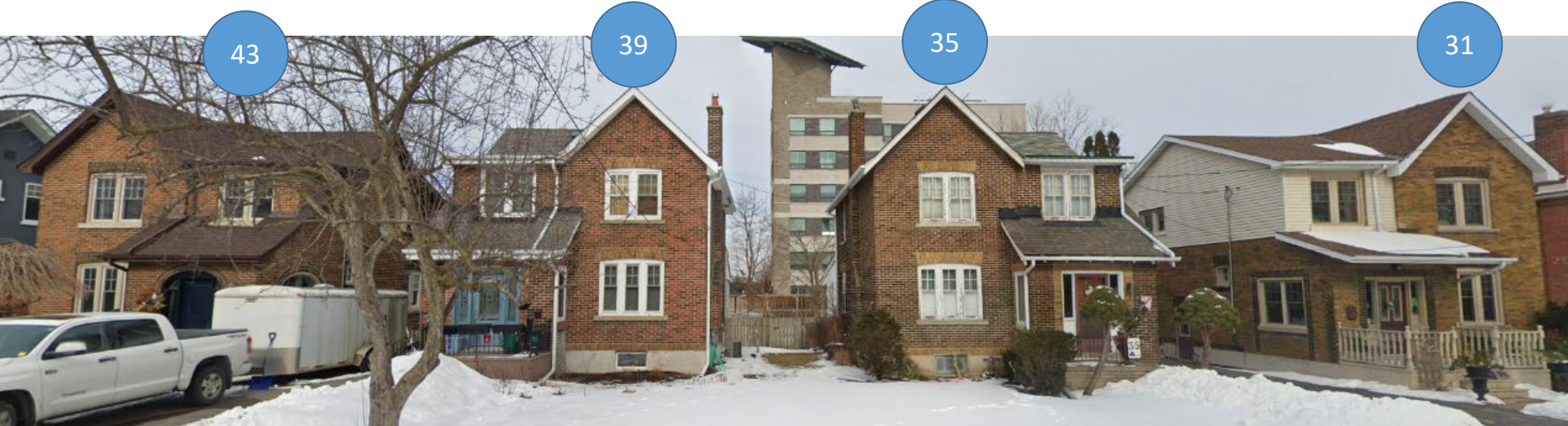
- In the early 1900's, it was clear that a new high school was necessary for the Town of Milton. The First World War took the focus away from the construction planning for a number of years, and it was 1919 before construction began for the school on Martin Street (now Martin Street PS). The contractor for the project **was Mr. Sam Henson**.
- The building was opened as Milton's first High School in 1920 with Mr. J.A. Hamilton as Principal. The first students started class on January 24, 1921 and the opening ceremony was held on April 4, 1921 with approximately 90 Grade 9 students, five classrooms, a small Library, office and an auditorium.
- For students living in Milton, the new school meant no more commuting by train to Georgetown or Streetsville, or boarding away from home in order to earn a high school diploma. Nassagaweya Township students attending the new high school did, however, continue to board a train each day to travel to school.



House built by Samuel Henson in the Court street North Neighbourhood
1917



House built by Samuel Henson in the Court street North Neighbourhood (1923)



House built by Samuel Henson

69 Martin Street 1912

Dr. Anderson hired Samuel Henson to build this house in 1912. He had been practicing in Milton from latter part of 19th Century. By 1920 he was the federal member of Halton as a conservative. He retained his seat until 1935 when he retired, undefeated.

“In 1910 Sam Henson left the employment of John Bradley to set up in business for himself. One of his first jobs was the building of the home of Dr. Anderson at 69 Martin Street.”



27 Court Street North

Lot 14 Concession 2 • Trafalgar Township

Built in 1923

John Whitfield received his Crown Patent for 100 acres in May 1826 and initially owned this property and others in the area. Mr. Whitfield made his initial land petition in York (Toronto) in 1819. John was the brother-in-law of Jasper Martin, who had petitioned for land in April 1819. Jasper also received 100 acres of Crown land in May 1826. Both were on the north side of Main Street.

John was a labourer from England and had come to Canada the previous summer with his wife and four children. By 1827, John and his family had returned home to Northumberland in England due to family illness. His brother-in-law, Jasper Martin, eventually purchased John's tract of land.

In 1916, Samuel Henson (contractor-builder) had purchased all land on the east side of Court Street, from the Canadian Pacific Railway south, almost to Main Street. By 1917, he had bricks on the ground for the building of two houses near the station.

This particular home, along with others, were built about 1923 by Mr. Henson. Some of these homes were rental units and others were sold.

Twins sisters Margaret C. and Isabella T. Peddie were born in Nassagaweya Township, County of Halton. They are listed as the owners in 1923. Upon Isabella's death, the home passed to Margaret in 1937.

Their names also appear as owning 23 Court Street, along with a brother. The Peddie Family were descendants of a pioneer farm family in the County of Halton and were raised, along with other siblings, by their parents Hannah (nee Coulson) and Peter Peddie. They remained on the family farm until their parents died and then moved into Milton.

When Margaret died, her estate sold the property to Wm. George "Geordie" Hord and Carolyne (nee Coles), who raised their daughter Pamela Anne here. Mr. Hord worked for Bell Canada as a Morse code operator. He may have worked at the rail station, which was located beside the tracks at the north end of Court Street. He was also a Milton councillor in 1947 and 1948. The family were members of the United Church. At one time, Carolyne served on the local home and school association.

In 1948, this home was purchased by Marion Elizabeth "Betty" (nee Traill) and Lloyd George Carruthers. They raised their two children, John and Susan, here. Both Betty and George worked at the P. L. Robertson plant on Bronte Street for number of years.

The home was sold in 2003 to Heather and Brian J. Hickey. They sold the home to Izabella B. Stadnik and Peter A. Cieslak in 2017.



About the House

This is one of a number of matching brick houses that were built in Court Street North in the early 1920s by builder Samuel Henson. These houses use bricks from the local brickworks and have a simple vernacular design that shows the influence of Craftsman/Arts and Crafts styling in its shape, with the steeply pitched roof extending over the front porch.



2023 Picture

23 COURT STREET N.

*Part Lot 14, Concession 2
Trafalgar Township*

Built in 1917



This is a post World War I, Eclectic Style, two-storey brick home with a cross gable plan and a gable facing the street. Segmental brick arches and stone sills are features of the construction. The side hall entrance has a pedimented wrap-around porch.



Local contractor Samuel Henson built the Main Street post office in 1914 and two years later purchased two acres on the east side of Court Street extending from just north of Main Street to the CPR tracks.

This house, one of several Henson-designed properties on that side of the street, was built for James, Margaret and Isabella Peddie. They moved here in January 1918 to spend their retirement years. James and Margaret were descendants of pioneer farm families in Nassagaweya and Esquesing Townships.

The house remained in the Peddie family until 1942. Since then more than half a dozen families have lived here, some owners, others tenants.

In the early 1940s Helen and Ken Foster lived here with their children Jeanette, Robert and

Ralph. Mrs. Foster was a music teacher and taught piano. Later families included the Chisholms and the McCallums.

In 1971 Allen and Margo Welke bought the house from Daniel McCallum. The Welkes raised four children here - Paula, Lisa, Sharon and Philip. Allen was a customs officer and served many years as a volunteer Milton firefighter.

The Welkes sold the home in 1984 to Emma "Lou" and John Bradley. A native of St. Stephen, New Brunswick, Lou was a teacher at SS No. 7

and Percy Merry School. John farmed near Trafalgar Road and the CPR tracks, a property owned by the family since 1900; previous owner was Member of Parliament John White.

The interior was of plaster on wood lath. All doors and window sash were of pine trimmed by excellent old country craftsmen. The ceilings are quite high on both levels.

By the time Lou and John came here their three daughters, Arne, Karen and Cheryl, had established homes of their own.