



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-078-24

Subject: Recommendation Report - Notice of Intention to Designate 1217 Fourth Line_ Beaty House

Recommendation: **THAT** Staff Report DS-078-24 entitled: "Recommendation Report - Notice of Intention to Designate_1217 Fourth Line_ Beaty House" be received and;

THAT Council recognizes the historic house at 1217 Fourth 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 is brought forward for Council adoption

EXECUTIVE SUMMARY

- Council approved report DS-05-21 on June 21, 2021, to enter into a Heritage Easement Agreement with Mattamy (Brownridge) Limited for the conservation of this historical property.
- As per the conservation plan, the historic house was moved from its former location at 1211 Fourth Line to its new location at 1217 Fourth Line. The rehabilitation and addition to this historical house is now completed as per the Heritage Easement Agreement, executed on October 16, 2021.
- Staff concur with the heritage expert recommendation that the house at its new location will continue as a significant built heritage resource for the Town of Milton and should

EXECUTIVE SUMMARY

be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix '2')

- This significant heritage resource complies with the criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06. As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

The Beaty house was previously located at 1211 Fourth Line in the Town of Milton. On June 21, 2021, Council approved report DS05-21 to enter into a Heritage Easement Agreement with Mattamy (Brownridge) Limited to conserve this historical property.

Constructed circa 1860 by John Beaty, the rehabilitated historical one-storey Italianate-style structure exhibits a hip roof, dichromatic brick quoins, and a wide entrance with transom and sidelights. The property was previously located at 1211 Fourth Line and has been relocated to 1217 Fourth Line per the conservation plan.

Discussion

Historically, James Beaty received the land from the Crown and sold the property to his brother John Beaty in 1846. James was a successful shoemaker, politician, and businessman. John married Elizabeth Stewart in 1823 and founded the Church of Christ in Omagh together. He was also the first preacher at the Church of Christ. The congregation first met in the Beaty's residence, which also served as the local schoolhouse until the church opened in 1851. Initially, the house was a one-storey residence constructed of part log and part frame. By 1861, the census recorded that the Beaty household consisted of 6 members and were now living in a two-storey brick house. John Beaty died in 1870 at the age of 80, with Elizabeth passing away four years later at the age of 69. In 1879, the property was released to their son, William Crawford Beaty. William served as the first postmaster (1853-1859) for the village of Omagh and was elected to be the Secretary-Treasurer of the Trafalgar Agricultural Society, Secretary of the County Agricultural Society and member of the Trafalgar Council and Deputy Reeve. The property was acquired by Peter McCulloch in 1881. The property changed hands several times until it was purchased by Edward Tor in 1958. Edward sold the property to a numbered company in 1989, and Mattamy acquired the land in 2003.

Discussion

Physically, the Beaty house is a unique example of a 19th-century Italianate-style farmhouse that started as a country mansion and altered to a cottage style after the Second World War. Constructed circa 1860, it was formerly a two-storey Italianate-style farmhouse forming part of a large farm run by the Beaty family. The rehabilitated one-storey structure exhibits a low hip roof with a central gable, two chimneys and fireplaces, dichromatic string bricks and quoins, six over six windows with stone header and lug sills, decorative interior window casing, original pine wood floor as well as a wide entrance with transom and sidelights.

The Beaty house is significant contextually as it is one of the original houses in Trafalgar County and was depicted in the 1877 Country Atlas as an estate setting surrounded by large outbuildings, livestock, and orchards.

Character Defining Elements/Heritage Attributes

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

- Massing of the one-storey brick Italianate-style house with stone veneer on a new concrete foundation
- Low-hipped roof with protruding eaves and central gable
- Two brick chimneys and fireplaces
- Exterior Flemish bond masonry with buff brick quoins and dichromatic string course
- Six over six flat windows with plain trim, stone headers and lug sills
- Wide entrance with a six-panel front door, transom and side lights
- Decorative interior window casings with medallions
- Original pine wood floor
- Home of John and Elizabeth Beaty, founders of the Christ Church in Omagh.
- Historical and contextual significance as a farm featured in the 1877 Country Atlas with an estate-like setting surrounded by large outbuildings, livestock and orchards

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 Phone: Ext. Ext.
 Planner 2565

Attachments

Appendix '1'_Reasons for Designation _ 1217 Fourth Line

Appendix '2'_CHVI evaluation of _1217 Fourth Line

Appendix '3'_Photographic Record Heritage Attributes_ 1217 Fourth Line

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

1217 Fourth Line (formerly 1211 Fourth Line), Milton



Legal Description

PLAN 20M1246 BLK 181

Formerly Registered Plan 20R8701, Part I; Part of the southeast half of Lot 7, Concession 5, New Survey, former Township of Trafalgar (North), Halton County.

Description of Property

Constructed circa 1860 by John Beaty, the rehabilitated historical one-storey Italianate-style structure exhibits a hip roof, dichromatic brick quoins, and a wide entrance with transom and sidelights. The property was previously located at 1211 Fourth Line and has been relocated to 1217 Fourth Line per the conservation plan.

Historical Value

Historically, James Beaty received the land from the Crown and sold the property to his brother John Beaty in 1846. James was a successful shoemaker, politician, and businessman. John married Elizabeth Stewart in 1823 and founded the Church of Christ in Omagh together. He was also the first preacher at the Church of Christ. The congregation first met in the Beaty's residence, which also served as the local schoolhouse until the church opened in 1851. Initially, the house was a one-storey residence constructed of part log and part frame. By 1861, the census recorded that the Beaty household consisted of 6 members and were now living in a two-storey brick

house. John Beaty died in 1870 at the age of 80, with Elizabeth passing away four years later at the age of 69. In 1879, the property was released to their son, William Crawford Beaty. William served as the first postmaster (1853-1859) for the village of Omagh and was elected to be the Secretary-Treasurer of the Trafalgar Agricultural Society, Secretary of the County Agricultural Society and member of the Trafalgar Council and Deputy Reeve. The property was acquired by Peter McCulloch in 1881. The property changed hands several times until it was purchased by Edward Tor in 1958. Edward sold the property to a numbered company in 1989, and Mattamy acquired the land in 2003.

Physical or Design Value

Physically, the Beaty house is a unique example of a 19th-century Italianate-style farmhouse that started as a country mansion and altered to a cottage style after the Second World War. Constructed circa 1860, it was formerly a two-storey Italianate-style farmhouse forming part of a large farm run by the Beaty family. The rehabilitated one-storey structure exhibits a low hip roof with a central gable, two chimneys and fireplaces, dichromatic string bricks and quoins, six over six windows with stone header and lug sills, decorative interior window casing, original pine wood floor as well as a wide entrance with transom and sidelights.

Contextual Value

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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 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 a one-storey brick Italianate-style house with a low-hipped roof, protruding eaves, and a central gable |
| ii | displays a high degree of craftsmanship or artistic merit | Yes, this home has unique Flemish bond masonry with buff brick quoins and dichromatic string courses |
| 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 John and Elizabeth Beaty, founders of the Christ Church in Omagh and pioneers in Trafalgar County |
| 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 | Yes, the subject property William Crawford Beaty, who served as the first postmaster (1853-1859) for the village of Omagh and was elected to be the Secretary-Treasurer of the Trafalgar Agricultural Society, Secretary of the County Agricultural Society |

| | | |
|---|--|---|
| | | and member of the Trafalgar Council and Deputy Reeve. He is a significant contributor to the 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 farmhouses in Trafalgar. |
| 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 Trafalgar County's agricultural context. |
| 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 _ 1217 Fourth Line

Additions

Historical



Side Elevation _ 1217 Fourth Line

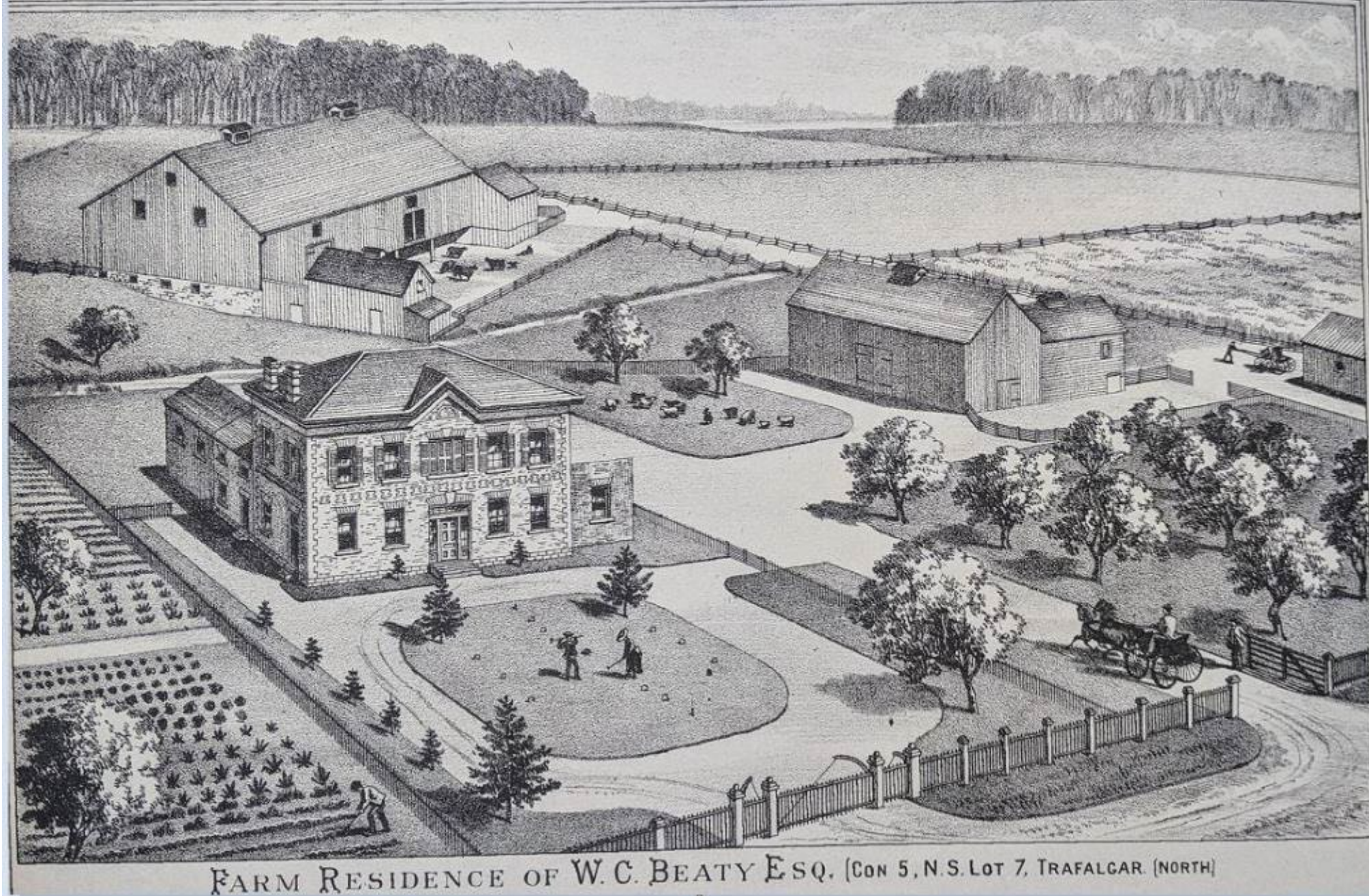


Location Map_ 1217 Fourth Line

Contextual Heritage Attributes

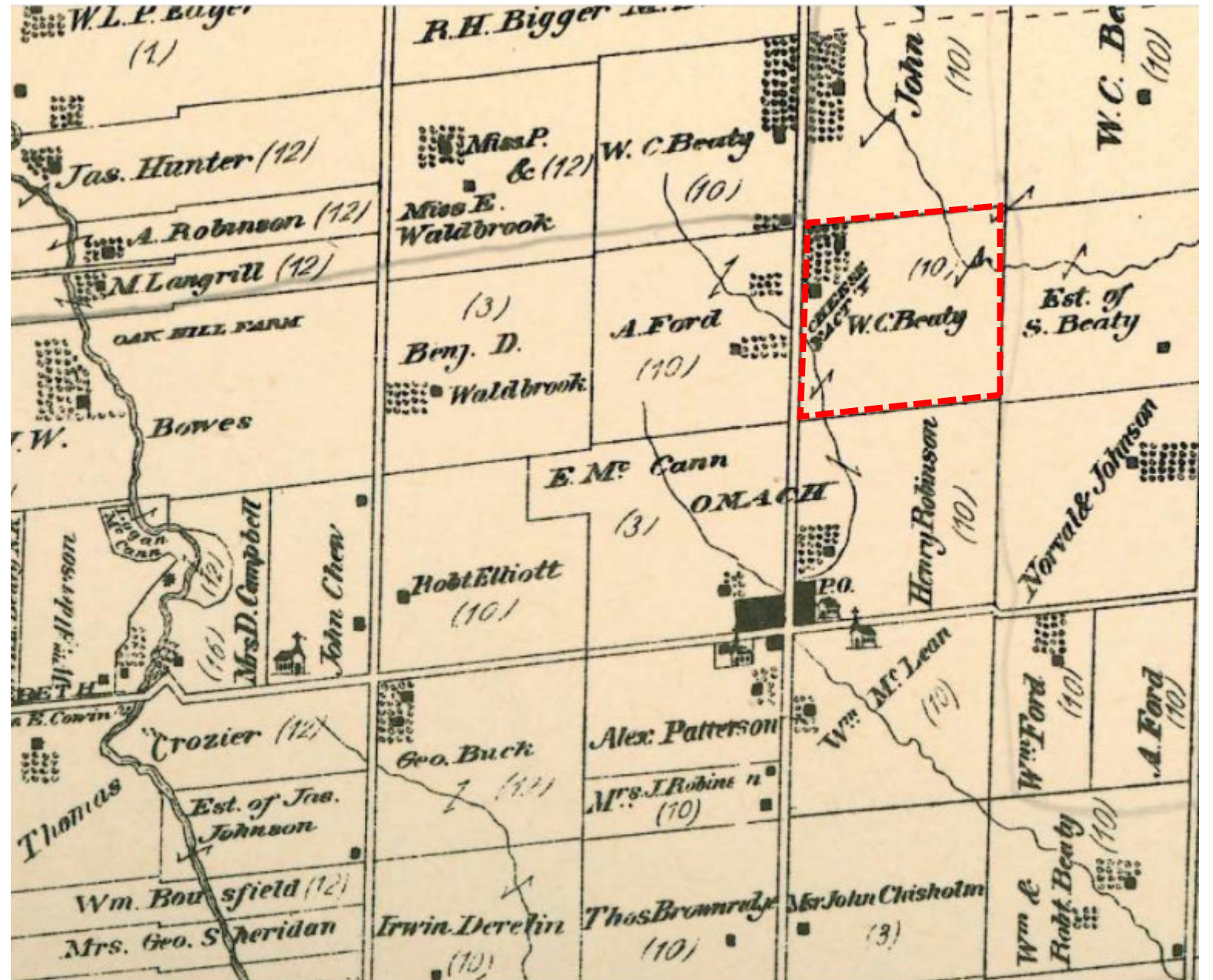
Illustration of the
then Two Storey W.C.
Beaty Esq. House in
the 1877 Historical
Atlas of Halton
Walker and Miles
Toronto

Con 5, N.S. Lot 7.
Trafalgar (North)



- **Contextual Heritage Attributes**

Context of the location of the original house as depicted in the 1877 Historical Atlas of Halton
 Walker and Miles
 Toronto
 Northern Part of Trafalgar




Lot 7

Lot 6

Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2006.

| MILTON L.A.C.A.C. HERITAGE INVENTORY | |
|---|--|
| BUILDING TYPE: Rural Residential | INVENTORY#: |
| ADDRESS: 1211 Fourth Line | |
| BUILDING NAME: | |
| ORIGINAL USE: Farmhouse | CONSTRUCTED: |
| PRESENT USE: Farmhouse | |
| DESIGNATION: | DATE: |
| HISTORY | |
| This house is estimated to have been constructed in the early 1900s. | |
| ARCHITECTURAL COMMENTS | |
| <p>WALLS: A single storey red stretcher brick house with quoins brick design, five bays and brick side chimney.</p> <p>ROOF: Medium hipped roof with asphalt shingle, projecting wood eaves, plain soffit and fascia, centre gable with moulded verges.</p> <p>WINDOWS: Plain, flat double hung wood trimmed windows with stone lug sills and stone voussoirs.</p> <p>DOORWAYS: A centre doorway with moulded wood trim, side lights, multi-light transom, single leaf, five panels and stone voussoir.</p> <p>PORCHES: A cement platform porch with single, straight front step.</p> <p>OTHERS:</p> |  |

John Charles Beaty

BIRTH 1790
County Cavan, Ireland

DEATH 23 Apr 1870 (aged 79–80)
Halton, Halton Regional Municipality, Ontario, Canada

BURIAL [Omagh Church of Christ Cemetery](#)
Milton, Halton Regional Municipality, Ontario, Canada

John Beaty was born in Killashandra, County, Cavan, Ireland

Inscription

Born in Ireland and for 50 years residents of Trafalgar Township. Settlers of Crown Land Lot 7, Con 5 New Survey. John and Elizabeth Beaty and family were founding members of the Church of Christ, Omagh Ont. First the congregation met in the Beaty home, then in the local School house, and finally in the "Meeting House" as the church was called when it opened Oct 12 1851

Family Members

Spouse



Children



William Crawford Beaty

BIRTH 6 Jan 1828

DEATH 22 Aug 1905 (aged 77)
Toronto, Toronto Municipality, Ontario, Canada

BURIAL [Park Lawn Cemetery](#)
Toronto, Toronto Municipality, Ontario, Canada

William is remembered on his parents gravestone in Milton Ont. Cenotaph here

Inscription

interred in Park Lawn Cemetery, Toronto Ont.
William C. Beaty, teacher and farmer was the first preacher at Church of Christ, formerly Disciples of Christ, Omagh Ont. where he served in this capacity for many years

Family Members

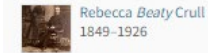
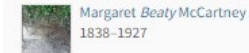
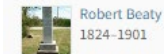
Parents



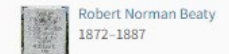
Spouse



Siblings



Children



Extract from the Historical Book

| No | Instrument | Dated | Registered | From | To | Acres | Description |
|-------------|----------------------------------|---------------|---------------|---|---|-------------------|--|
| 3842 | Patent | | 11 April 1825 | Crown | John Beaty | 100 | SW 1/2 |
| (illegible) | B & Sale | 8 Nov 1826 | 17 Nov 1846 | James Beaty | John Beaty | 100 | NE 1/2 |
| 2775M | B & Sale | 11 Jan 1859 | 13 Jan 1859 | John Beaty Wife | Stewart Beaty | 100 | E 1/2 |
| | Release | 21 April 1879 | 20 June 1879 | Robert Beaty, Catharine Earl, wife of James C. Earl. James Beaty, the younger, Mary [illegible]. widow, Elizabeth Robinson, wife of Henry Robinson, Margaret McCarluey, wife of William McCarluey, Martha [illegible], Rebecca Beaty, spinster, all the surviving sons and daughters of the late John Beaty except Sarah Paton, wife of John Paton the party hereafter named of the part of the first[illegible].he third said James C. Earl, Henry Robinson and William McCartney of the Second Part | William C. Beaty of the Third Part | 100 | W 1/2 of Lot 7. also the interest of [illegible] said party of (illegible) 20 acres of wood land of the east 1/2 of(illegible) lot as described in and reserved in deed made by the said John Beaty in his lifetime to Stewart Beaty another son since deceased. |
| 2776 | Release | 25 April 1879 | 20 June 1879 | Sarah Paton, wife of John Paton one of the daughters of the late John Beaty deceased (Illegible) hereinafter named of the third part of the first part. The said John Paxton of the second part. | William C. Beaty of the Third Part | 100 | W 1/2 of l of 7 |
| 3165 | Proof of Will | 25 Dec 1865 | 5 July 1881 | John Beaty | (Illegible) | (Illegible) | (Illegible) |
| 3169N | Mortgage | 22 Feb 1881 | 5 Feb 1881 | William C. Beaty & Wife | Peter McCulloch | 50 | N 1/2 of W 1/2 |
| 6482U | Mortgage | 22 Nov 1899 | 5 Feb 1881 | William C. Beaty & Wife | Robert Beaty | \$ 4,230.00 | 100 acres W 1/2 (Illegible) |
| 7863 | Proof of Will | 12-Mar-00 | 22-Feb-02 | Peter McCulloch | Agnes McCulloch | | N 1/2 of W 1/2 |
| 8690 | Not. Of [illegible] & sale | 1896-01-26 | 27 Sept 1905 | Peter McCulloch | William C. Beaty, | | |
| 8691 | Conveyance e under Power of Sale | 26 Sept 1905 | 27 Sept 1905 | Agnes McCulloch | John Albert Slacer | \$3000 +interest | 50 acres N 1/2 |
| 9355 | B & Sale | 16 April 1908 | 16 April 1908 | John Albert Slacer | William C. Beaty, Elizabeth Beaty, Robert Beaty & Mathew Clements | \$ 3,500.00 | 50 acres of N 1/2 |
| 10135 | Release | 23Nov 1910 | 25 Nov 1910 | John Slacer+ Maria Slacer+ John A. Slacer | William Hadley Slacer | [illegible] \$975 | 50 acres N 1/2 |
| 12583 | Grant | 30 March 1918 | 02-Apr-18 | William Hadley Slacer + wife | Clifford Cartridge | \$ 6,000.00 | 50 acres of W1/2 of SW1/2 |
| 13698 | Grant | 8 March 1921 | 09-Mar-21 | Clifford Clarridge + wife | James Irvine Devlin | \$ 9,520.00 | 50 acres of NW 1/2 of SW 1/2 and 50 acres of SE 1/2 of SW 1/2 |

Extract from the Historical Book

| No | Instrument | Dated | Registered | From | To | Acres | Description |
|----------|----------------|---------------|---------------|--|--|----------------|---|
| 14552 | Grant | 26 March 1923 | 26-Mar-23 | James Irvine Devlin + wife | James Devlin | \$ 9,500.00 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 15029 | Grant | 28 May 1924 | 28-Jun-24 | William H. Devlin + Samuel Thomas Devlin, exors. Of will of James Devlin and Ellen Devlin | Said Samuel Thomas Devlin | [illegible] | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 16184 | Grant | 6-Oct-27 | 12-Oct-27 | Samuel Thomas Devlin + wife | James O'Connor | \$ 8,500.00 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 21850 | Grant | 2-Jan-1947 | | James O'Connor + wife | William H. Devlin | \$ 6,200.00 | 100 acres SW ½ |
| 221850 | Grant | 19 Jan 1947 | 27 Aug 1947 | William H. Devlin + wife | The Director, Veterans Land Act | \$ 4,800.00 | SW½ |
| 451 | By-law | 31 May 1950 | 1-May-50 | Re: Planning Act | | | |
| 244620 | Grant | 10 March 1954 | 2 March 1954 | The Director, Veterans Land Act | John Donald Devlin | \$ 4,800.00 | 100 SW ½ |
| 294630 | Grant | 10 March 1954 | 10 March 1951 | John Donald Devlin | William H. Devlin | [illegible] | 100 SW ½ |
| 294630 | Grant | 10 March 1954 | 10-Mar-54 | William H. Devlin + wife | [illegible] Peterson + Ebba Peterson | 16000 | 100 acres SW½ |
| 77239 | Grant | 25 March 1958 | 10-Apr-58 | '[illegible] Peterson + Ebba Peterson | Edward Tor + Joseph [illegible] | \$2+ C | 100 acres of SW½ |
| 84551 | Grant | 14Aug 1958 | 20-Aug-58 | Joseph [illegible] | Edward Tor | 1 | 100 acres SW½ |
| 101116 | Grant | 17 July 1959 | 13-Aug-59 | Edward Torr + wife | The Corporation of the Township of Trafalgar | 5 | Pt. Lot 7 [illegible] |
| 311235 | Grant | 13 July 1970 | 21 April 1971 | Edward Tor + wife | Edward Tor + Lucy Tor, his wife, joint tenants | \$2 NLA | SW½ lot 7 (100 acres) |
| 20R-5728 | Reference Plan | | 27 April 1982 | | | | See plan re: 311235 and 101115 |
| 564802 | Agreement | | 15 Oct 1982 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | Covenants | See plan re: 311235 and 101116. Pt. SW 1/2, des. Pts 1 and 2 on 20R-5728. |
| 601224 | Release | | 13 June 1984 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | | Agreement #564802 |
| 601225 | Grant | | 13 June 1984 | Edward Torr and Lucy Torr | Alfred J. Tor and Susan M. J.T. | | Part SW ½ des. As Part 1 on 20R-5728 |
| 20R-8701 | Reference Plan | | 25May 1988 | | | | Part 1 re: 311235 |
| 695686 | Grant | | 30 June | 781240 Ontario Ltd. Intrust | Edward and Lucy Torr | \$1,110,659 | Part SW½ des as part 1 on 20R-8701 |
| 727622 | Transfer | | 6-Sep-89 | 781240 Ontario Ltd. | 849669 Ontario Ltd. | \$4,442,636 | Part SW½ des as Pt 1 20R-8701 |

Physical Attributes

- Massing of the one storey brick Italianate-style house with stone veneer on new concrete foundation



West **Before** Rehabilitation



West Façade **After** Rehabilitation

Physical Attributes

Low hipped roof with protruding eaves and central gable



West and South Façade **Before** Rehabilitation



West and South Façade **After** Rehabilitation

Physical Attributes

The North and South chimneys of the house were rebuilt to their original style



Physical Attributes

Exterior Flemish bond masonry with buff brick quoins and dichromatic string course



North Façade **Before** Rehabilitation



North Façade **After** Rehabilitation

Physical Attributes

Exterior Flemish bond masonry with buff brick quoins and dichromatic string course



North East Façade **Before** Rehabilitation



North East Façade **After** Rehabilitation

Physical Attributes

Six over six flat windows with plain trim, stone headers and lug sills



Windows at North Facade

Physical Attributes

Six over six flat windows with plain trim, stone headers and lug sills



Windows at West Facade

Physical Attributes

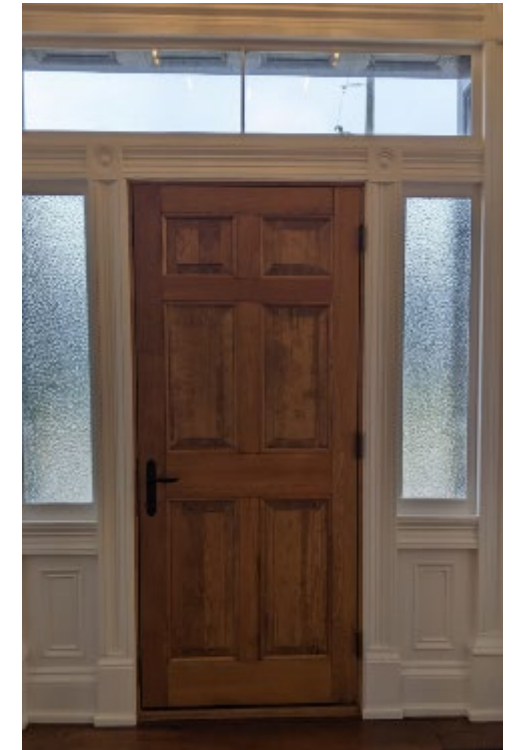
- Wide entrance with a six panel front door, transom and side lights



Prior to restoration



Restored Front Door Exterior



Restored Front Door Interior

Physical Attributes

Decorative interior window casings with medallions in the original living room

* The windows of the original house were replaced with Heritage Series Kolbe wood windows



Prior to restoration



Replaced Window



Replaced Window

Physical Attributes

Interior window casings with medallions in the original living room



Prior to restoration



Restored Window Casing



Restored Window Casing

Physical Attributes

Original Pine Wood Flooring



Restored Flooring



Restored Flooring



Restored Flooring

Physical Attributes

Two Brick Fireplaces



Prior to restoration Fireplace 1



Restored Fireplace 1



Restored Fireplace 2

Physical Attributes

Restored exterior brick wall and rehabilitated stone veneer on concrete foundation



Physical Attributes

Restored exterior brick wall and rehabilitated stone veneer on concrete foundation



Before

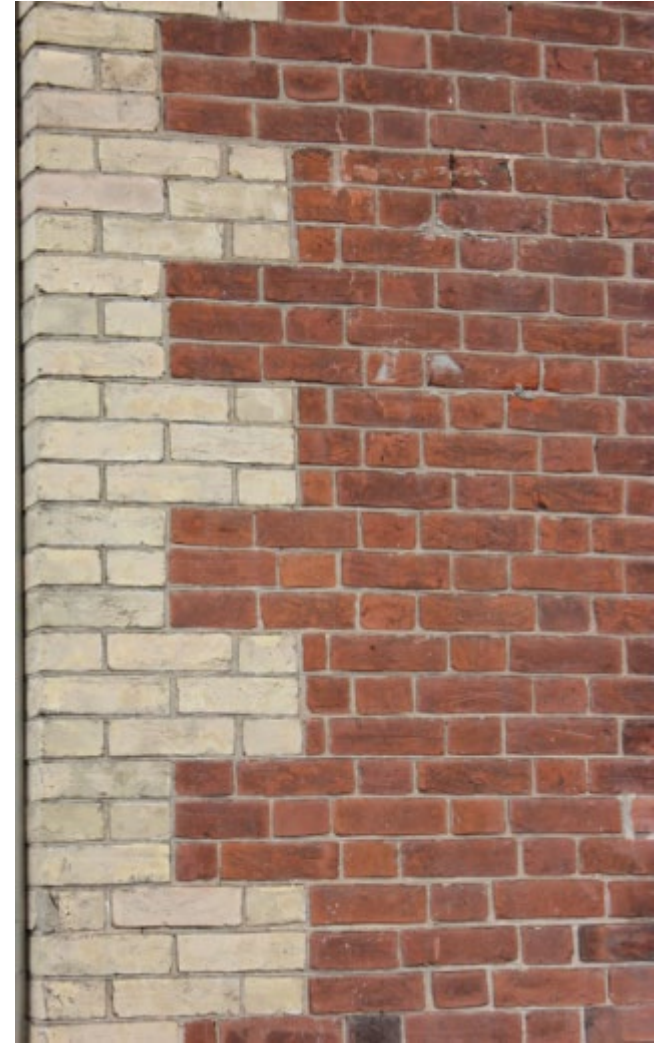


After



After

Physical Attributes
Restored brick wall and windows



Physical Attributes

Rehabilitated Attic



Condition of Attic prior to rehabilitation



Rehabilitated Attic



Rehabilitated Attic