



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 23, 2025

Report No: DS-038-25

Subject: Recommendation Report - Notice of Intention to Designate_ 30 Court Street North_ John Lyon House

Recommendation: **THAT** Staff Report DS-038-25 entitled: "Recommendation Report - Recommendation Report - Notice of Intention to Designate_ 30 Court Street North_ John Lyon House" be received;

THAT Council recognizes the historic house at 30 Court Street North 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

- This two-storey Victorian style frame residence was built in 1881 for John Lyon who was the postmaster. This property's historical, architectural, and contextual significance is deeply rooted in its contribution to the heritage character of 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

This beautiful two-storey frame residence was built in 1881 for John Lyon, postmaster. It was one of the first homes to be built on Court St. North after Joseph Martin opened the road as an access to the Credit Valley Railway Station. The street was also sometimes referred to as Station Road.

Discussion

The original patent for Lot 14 was granted to Joseph Martin in 1826. In 1881, Joseph Martin's wife sold it to John Lyon who constructed this historic house. John's father, William Durie Lyon, was a merchant, Mayor of Milton (1862), Member of the legislature, Magistrate (1879), and postmaster of Milton. John Lyon succeeded his father as postmaster. He was listed in the Professional Directory of Ontario as a postmaster, a position he held until he died in 1892. During his father's busy career, John also operated the family store at the southeast corner of Charles and Main Street, which has since been demolished.

John's wife, Christina, sold it to Thruzie McCurdy in 1912, who later sold it to William Bradford Clements in 1938. Clements was a hardware merchant, bank manager, and municipal politician. The house was bought by Charles Stuart Lockie and his wife, Ruth Lockie, for \$2,500 in 1941. The Lockie family lived in this house for 50 years. Ruth sold the property to the present owners, Jeffrey Hugh Miller and his wife, Sarah Elizabeth Miller.

Physically, the house itself was constructed by skilled craftsmen using tongue-and-groove pine siding. The house design has been maintained as closely as possible to its original design. The two-storey Victorian-style house features a medium hip roof, a single flue brick chimney, projecting eaves, brackets, a plain fascia, frieze, and soffit. The simple lean-to-roof entrance has a timber post frame, a wooden three-panel front entrance door with a three-panel arch transom and pediment surrounds. Windows are double-hung, two-over-two, with decorative trims and wooden lug sills. A box bay window adorns the front elevation, featuring double hung windows, moulded fascia, brackets, panel base and pediment surrounds.

Discussion

Contextually, this house contributes to the neighbourhood character of Court Street North. It is one of the earliest houses built in this neighbourhood.

Character-Defining Elements / Heritage Attributes:

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

- The original massing of the two-storey Victorian-style house with a medium slope hip roof, projecting eaves, brackets, plain fascia, frieze and soffit.
- Horizontal tongue-and-groove pine siding
- Simple Lean-to entrance porch with timber post.
- Double-leaf three panel wooden door with three-panel arch transom and pediment surrounds
- Double hung, two over two windows with decorative mouldings and wooden lug sills
- Box bay windows with double hung windows, moulded fascia, brackets, panel base and pediment surrounds
- Single flue brick chimney
- Historical home of John Lyon, postmaster of Milton
- The context of the historic home in preserving the heritage character of 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,



The Corporation of the Town of Milton

Report #:
DS-038-25
Page 4 of 4

Jill Hogan
Commissioner, Development Services

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

Attachments

Appendix '1'_Reasons for Designation _ 30 Court Street North

Appendix '2'_CHVI evaluation of _30 Court Street North

Appendix '3'_Photographic Record Heritage Attributes_30 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.

30 Court Street North _ John Lyon House



Legal Description

CON 2 PT LOT 14 RP 20R10700 PART 8

Description of Property

This beautiful two-storey frame residence was built in 1881 for John Lyon, postmaster. It was one of the first homes to be built on Court St. North after Joseph Martin opened the road as an access to the Credit Valley Railway Station. The street was also sometimes referred to as Station Road. This property's historical, architectural, and contextual significance is deeply rooted in its contribution to the heritage character of Court Street North.

Statement of Cultural Value and Interest

Historical Value

The original patent for Lot 14 was granted to Joseph Martin in 1826. In 1881, Joseph Martin's wife sold it to John Lyon who constructed this historic house. John's father, William Durie Lyon, was a merchant, Mayor of Milton (1862), Member of the legislature, Magistrate (1879), and postmaster of Milton. John Lyon succeeded his father as postmaster. He was listed in the Professional Directory of Ontario as a postmaster, a position he held until he died in 1892. During his father's busy career, John also operated the family store at the southeast corner of Charles and Main Street, which has since been demolished.

John's wife, Christina, sold it to Thruzie McCurdy in 1912, who later sold it to William Bradford Clements in 1938. Clements was a hardware merchant, bank manager, and municipal politician. The house was bought by Charles Stuart Lockie and his wife, Ruth Lockie, for \$2,500 in 1941. The Lockie family lived in this house for 50 years. Ruth sold the property to the present owners, Jeffrey Hugh Miller and his wife, Sarah Elizabeth Miller.

Physical or Design Value

Physically, the house itself was constructed by skilled craftsmen using tongue-and-groove pine siding. The house design has been maintained as closely as possible to its original design. The two-storey Victorian-style house features a medium hip roof, a single flue brick chimney, projecting eaves, brackets, a plain fascia, frieze, and soffit. The exterior is covered with horizontal tongue-and-groove pine siding. The simple lean-to-roof entrance has a timber post frame, a wooden three-panel front entrance door with a three-panel arch transom and pediment surrounds. Windows are double-hung, two-over-two, with decorative trims and wooden lug sills. A box bay window adorns the front elevation, featuring double hung windows, moulded fascia, brackets, panel base and pediment surrounds.

Contextual Value

Contextually, this house contributes to the neighbourhood character of Court Street North. It is one of the earliest houses built in this neighbourhood.

Character Defining Elements/Heritage Attributes

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

- The original massing of the two-storey Victorian-style house with a medium slope hip roof, projecting eaves, brackets, plain fascia, frieze and soffit.
- Horizontal tongue-and-groove pine siding
- Simple Lean-to entrance porch with timber post.
- Double-leaf three panel wooden door with three-panel arch transom and pediment surrounds
- Double hung, two over two windows with decorative mouldings and wooden lug sills
- Box bay windows with double hung windows,
- moulded fascia, brackets, panel base and pediment surrounds
- Single flue brick chimney
- Historical home of John Lyon, postmaster of Milton
- The context of the historic home in preserving the heritage character of 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 30 Court Street North

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 unique example of a tongue and groove horizontal pine siding Victorian style house.
ii	displays a high degree of craftsmanship or artistic merit	Yes, this house displays a high degree of craftsmanship in the details of the pediment surrounds of the windows, roof frieze and brackets
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 was the house of John Lyon, postmaster of Milton in 1892.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, this house yields or has the potential to yield, information that contributes to an understanding of formation 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	No, this house does not demonstrate 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 house is important in defining, maintaining or supporting the character of the Court Street North neighbourhood.
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this house is physically, functionally, visually or historically linked to Court 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 _ 30 Court Street North





Location Map_30 Court Street North

Lloyd's Insurance Survey of MILTON-ONT.

(MILTON WEST P.O.)

County Seat of Milton County

32 miles South West of Toronto on C.P.R.

21 Miles North of Hamilton on G.C.R.

POPULATION 2072 WATERWORKS - Gravitation System
 Reservoir Capacity about 100,000 gallons - Elevation about 215'
 about 1000 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station
 100 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station
 100 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station

FIRE DEPARTMENT - Volunteer Fire Company (Incorporated 1901) - 100 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station
 100 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station
 100 ft. - 100 ft. on W. - 100 ft. on E. of Town. Pumping Station

AUGUST 1916

THE MAP COMPANY, INCORPORATED
 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
 7 METAL O SLATE

WINDOWS
 MANSARDS
 3 FLOORS 2 1/2 STORIES 10' x 12'
 Reading from left to right looking at wall.

FIRE WALL
 WALL THICKNESS IN INCHES
 9" 12" 15" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 1068" 1074" 1080" 1086" 1092" 1098" 1104" 1110" 1116" 1122" 1128" 1134" 1140" 1146" 1152" 1158" 1164" 1170" 1176" 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Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2006.
- CON 2 PT LOT 14
- RP 20R10700 PART 8

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 30 Court St. N	
BUILDING NAME: John Lyon House	
ORIGINAL USE: Housing	CONSTRUCTED: 1881
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
This house was built by John Lyon in 1881 and was one of the first on Court St. N.	
ARCHITECTURAL COMMENTS	
<p>WALLS: A single two storey Victorian style home with aluminum siding, stone foundation and two cellars.</p> <p>ROOF: A medium hip roof with projecting eaves, brackets, plain fascia, frieze and soffit.</p> <p>WINDOWS: Windows are shaped with wood mouldings and plain side trim, slip sills, some original glass, baywindow with wood panels</p> <p>DOORWAYS: Off-centre doorway with multiple light shaped transom plain wood trim, two doors with three panels and shaped glass.</p> <p>PORCHES: Porch has been altered, wood supports and some carvings, one storey with concrete base and metal railing.</p> <p>OTHERS:</p>	
	

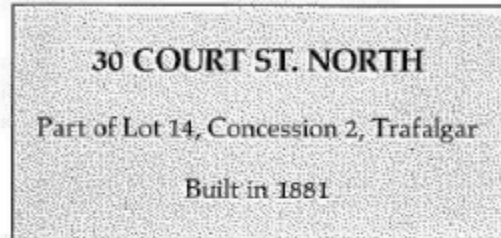
Historical Attributes

Source:

Historical Homes of Milton

Volume 1

Page 7



This beautiful two storey frame residence was built in 1881 for John Lyon, postmaster.

It was one of the first homes to be built on Court St. North after Joseph Martin had opened the road as an access to the Credit Valley Railway station. The street was also sometimes referred to as Station Road.

The house itself was constructed by expert craftsmen using the superb pine materials prevalent in that period. The exterior was covered with tongue and groove siding and the windows trimmed with attractive carvings. The interior of the house features high ceilings, is well trimmed in heavy pine baseboards and finished with panel doors. The carved stairway bannister is exceptional.

John Lyon, son of William Durie Lyon, merchant, mayor, member of the legislature, magistrate and postmaster, was born in Milton in 1855. During the busy career of his father, John operated the family store at the southeast corner of Charles and Main St., since demolished.

By 1882 John was listed in the Professional Directory of Ontario as postmaster, a responsibility he held until his death in 1892.

On March 26, 1912 Christine Lyon sold the property to Thurzie McCurdy, spinster, who lived here until 1938.

The Stewart Lockie family has had possession for 50 years, since 1941, and has maintained it as closely as possible to its original design.



Historical Book Record

Extract from Halton County (LRO 20) , Plan 6, Concession 2, Part Lot 22 Pages 149-151

No	Instrument	Dated	Registered	From	To	Acres	Description
	Patent		24 May 1826	Crown	John Whitfield	100	NE 1/2
	Patent		24 May 1826	Crown	Joseph Martin	100	SW 1/2
1449 E	B of Sale	24 Jan 1881	23 March 1881	Joseph Martin Wife	John Lyon	Part of Lot 14	\$250
4306H	B of Sale	March 26, 1912	March 26, 1912	Christina Lyon, Widow	Thurzie McCurdy, Spinster	Part of Lot 14	\$2,250
6676K	Grant	June 12, 1938	June 18, 1938	Thurzie McCurdy, Spinster	William Bradford Clements	Part of Lot 14	\$800
6925L	Grant	May 22, 1941	May 31, 1941	William Bradford Clements and wife Clements	Charles Stuart lockie & Ruth Aline Lockie his wife as joint tenantWife	Part of Lot 14	\$2,500
				Ruth Lockie	Miller, Jeffrey Hugh and Miller, Sarah elixabeth Anne	Part of Lot 14	

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: TRAFALGAR

Book #: 38 NEW SURVEY

Concession: 2

LOT FROM: LOT TO:

Filmed: JUNE 1999

Historical Attributes

John Lyon, Postmaster

John's father, William Durie Lyon, was a merchant, Mayor of Milton (1862), member of the legislature, Magistrate (1879), and postmaster of Milton.

John Lyon succeeded his father as postmaster. He was listed in the Professional Directory of Ontario as a postmaster, a position he held until he died in 1892.

During his father's busy career, John also operated the family store at the southeast corner of Charles and Main Street, which has since been demolished.





Photo added by [Patricia Jackson](#)

John Lyon


BIRTH	Dec 1854 Ontario, Canada
DEATH	24 Mar 1892 (aged 37) Milton, Halton Regional Municipality, Ontario, Canada
BURIAL	Evergreen Cemetery Milton, Halton Regional Municipality, Ontario, Canada
PLOT	Blk-005 Lot-10 2 1
MEMORIAL ID	111438335 · View Source

Family Members

Parents




[Judge William Durie Lyon](#)
1825–1893




[Mary MacEachern Lyon](#)
1822–1908

Spouse




[Christina MacArthur Lyon](#)
1865–1916


Siblings



[Margaret "Maggie" Lyon Hemstreet](#)
1856–1885



[Mary Lyon Wallace](#)
1859–1925



[Ann Elizabeth "Annie" Lyon MacArthur](#)
1871–1942

Historical Attributes

William Bradford Clements

1868 - 1946

Hardware merchant,
Bank manager, and
Municipal politician

MILTON AREA BIOGRAPHIES

C

Clements, William Bradford
Hardware merchant, bank manager,
municipal politician
1868 - 1946



Born on Mar. 31, 1868, in Trafalgar Township, William Bradford Clements was the son of William Clements (Nov. 22, 1841 - Mar. 24, 1915) of Trafalgar Township and Drusilla Bowbeer (Mar. 19 1846 - Dec. 10, 1924) who were married on May 23, 1867.

William B. Clements married first on Nov. 3, 1892, Mary Ann (Butcher) Harrison, the adopted daughter of Johnson Harrison of Trafalgar Township who was born June 11, 1871, and died April 1, 1893. There was no family.

His second marriage was on June 22, 1899, to Bertha F. Deacon (Oct. 5, 1873 - June 2, 1933). They had three children, one son and two daughters.

His third marriage on Jan. 6, 1940, was to Mrs. Daisy Seccombe Nesbitt. There was no family.

Mr. Clements was the owner of a hardware business in Milton for a number of years. He was town assessor 1898-1902. When a branch of the Metropolitan Bank was established in Milton he was appointed Manager in January 1903 continuing with the successor Bank of Nova Scotia until his retirement in June 1934.

He was appointed to the Milton Library Board, was a member of the Milton Board of Trade, a Light Commissioner, a School Trustee, Director of Milton Cemetery Board, and was treasurer of St. Clair Masonic Lodge from 1903 to 1946.

William B. Clements died on Nov. 27, 1946, and was survived by his wife, son Edgar Bradford Clements and two daughters, Mrs. F. W. Thompson and Mrs. Allan Crawford. Interment was in Evergreen Cemetery, Milton.

Research: Alex S. Cooke
Sources: *The Canadian Champion*.
Cemetery Recordings, published by Halton/Peel Branch O.G.S.
Jim Dills' Book of Lists, unpublished.

Published by Milton Historical Society 1997




Photo added by Patricia Jackson

William Bradford Clements

BIRTH	31 Mar 1868 Halton Regional Municipality, Ontario, Canada
DEATH	27 Nov 1946 (aged 78) Ontario, Canada
BURIAL	Evergreen Cemetery Milton, Halton Regional Municipality, Ontario, Canada
MEMORIAL ID	119422751 · View Source

Family Members

Parents



[William Clements](#)
1841–1915



[Drusilla Bowbeer Clements](#)
1846–1924

Siblings



[Mary Clements Hawthorne](#)
1870–1955



[James Henry Clements](#)
1873–1963



[John Barr Clements](#)
1877–1906



[Milton White Clements](#)
1878–1949



[Annie Drusilla Clements Sexton](#)
1880–1979



[Russell Matthew Clements](#)
1884–1975

Spouses



[Bertha Frances Jane Deacon Clements](#)
1872–1933 (m, 1899)



[Mary Ann Butcher Clements](#)
1871–1893

Children



[Frances Joy Clements Thompson](#)
1906–1999



[Edgar Bradford Clements](#)
1911–1979



[Bertha Marion Clements Crawford](#)
1912–1991

2024 Pictures



Front Elevation



Side Elevation (North)



2024 Pictures



Side Elevation (South)



Rear elevation

Physical Attributes

- The original massing of the two-storey Victorian-style house with a medium slope hip roof, projecting eaves, brackets, plain fascia, frieze and soffit
 - The exterior is covered with horizontal tongue-and-groove pine siding



Physical Attributes

- Roof Frieze and brackets



Physical Attributes

- Single flue brick chimney



Physical Attributes

Double-leaf three panel wooden door with three-panel arch transom and pediment surrounds



Physical Attributes

- Simple Lean-to entrance porch with timber post.



Physical Attributes

- Double hung, two over two windows with decorative mouldings and wooden lug sills



Physical Attributes

Box Bay Windows at front elevation with double hung windows, moulded fascia, brackets, panel base and pediment surrounds



Non-Physical Attributes

- Windows and French doors at rear elevation are new



Non-Heritage Attribute

Existing Garage
Rear Bay window and French Door

