



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 14, 2025

Report No: DS-043-25

Subject: Recommendation Report - Notice of Intention to Designate 105 Main Street South_ Currie's Family House

Recommendation: **THAT** Staff Report DS-043-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 105 Main Street South_ Currie's Family House" be received;

THAT Council recognizes the historic house at 105 Main Street South 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 one-and-a-half-storey cedar shake clad house was assembled from two houses by Robert Currie between 1924 and 1928. It features some original hand-hewn timber girders, beams, post and bracing. This property's historical and contextual significance contributes to the history of Campbellville.
- 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')
- 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

EXECUTIVE SUMMARY

Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

This one-and-a-half-storey cedar shake clad house was assembled from two houses by Robert Currie between 1924 and 1928. This property's historical, physical and contextual significance contributes to the history of Campbellville.

Discussion

Alex McCann, the first magistrate of the township, owned this property before the Crown patented the Lot. He died in 1854, and the land was sold to Adam L. Argo, a registered owner, in 1857. Throughout the 1800s, it remained, for the most part, as the original 200 acres and changed hands several times in the years that followed. The owners are George Abrey (1864), Anna Maria Abrey (1872), David Wheelihan (1880), Murray Crawford (1909), Murray Crawford Ltd. (1919).

Roy Melville Currie purchased the land from Murray Crawford Ltd in 1924. The property was severed from the original Lot 5 in the same year. The land was divided and separately owned by two Currie brothers, Roy and Joseph. It remained this way for almost fifty years. The Currie family did not build a new house on the land; instead, with the help of their older sons and their great-uncle, William Coulson, they chose to move two separate dwellings from other locations and join them together at this property.

The front section of the house, constructed of post and beam, was moved from the Richardson's farm in Lowville. The back portion of this house was moved from the Harris homestead on McNiven Road. According to the verbal recollection of a family member, Murray Currie, the house was assembled on the property around 1922, even before the property was purchased from the Murray Crawford Company. Roy's portion of the property (the southern portion) remained in his name until 1958 when it was sold to Charles Harold Dennis and Margaret Mae Dennis. Joseph Harris Currie's portion (northern portion) was passed on to his wife, Helen Marguerite Currie, in 1971. In 1971, the two properties were removed from the Registry system of ownership and brought under the Land Titles system. The subdivision plan M-45 registered the two properties as Lots 17 (northern portion) and 18 (southern portion) on this plan.

In 1978, Charles Harold Dennis and Margaret Mae Dennis bought Lot 17 from Helen Currie. Charles and Margaret Dennis then sold the property to Robert Vincent Pecora in 1986, and

Discussion

Robert sold it to John David Taylor and Pamela Mary Maude Taylor in the same year. John and Pamela then sold it to Paul John Taylor and Catherine Baxter Taylor in 1988. In 1990, Peter John Bryant & Lescine Ann Maitland bought both lots from Paul Taylor.

Physically, the one-and-a-half-storey cottage-style house is clad with cedar shakes. It features a medium cross-gable roof, extended eaves, plain verges, and a fascia. Most of the original windows have been replaced. The single-leaf front door has an oval stained glass insert. The original hand-hewn timber posts, beams, girders, and cross-bracing are still intact.

Contextually, this unique cottage style house served as the home of the Currie Family. The house contributes to the understanding of the settlement history of Campbellville.

Character-Defining Elements / Heritage Attributes:

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

- The original massing of the one-and-a-half story house with cedar shake siding projecting eaves, plain fascia and cross gable roof
- Single leaf wooden door with oval stain glass inserts and plain trims
- Hand-hewn timber girder, beams, post and bracing
- The context of the historic home in preserving the history of Campbellville.

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



The Corporation of the Town of Milton

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

Attachments

Appendix '1'_Reasons for Designation _ 105 Main Street South

Appendix '2'_CHVI evaluation of _105 Main Street South

Appendix '3'_Photographic Record Heritage Attributes_105 Main Street South

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.

105 Main Street South_ Currie Family House



Legal Description

PLAN M45 LOTS 17,18

Description of Property

This one-and-a-half-storey cedar shake clad house was assembled from two houses by Robert Currie between 1924 and 1928. This property's historical and contextual significance contributes to the history of Campbellville.

Statement of Cultural Value and Interest

Historical Value

Alex McCann, the first magistrate of the township, owned this property before the Crown patented the Lot. He died in 1854, and the land was sold to Adam L. Argo, a registered owner, in 1857. Throughout the 1800s, it remained, for the most part, as the original 200 acres and changed hands several times in the years that followed. The owners are George Abrey (1864), Anna Maria Abrey (1872), David Wheelihan (1880), Murray Crawford (1909), Murray Crawford Ltd. (1919).

Roy Melville Currie purchased the land from Murray Crawford Ltd in 1924. The property was severed from the original Lot 5 in the same year. The land was divided and separately owned by two Currie brothers, Roy and Joseph. It remained this way for almost fifty years. The Currie family did not build a new house on the land; instead, with the help of their older sons and their great-uncle, William Coulson, they chose to move two separate dwellings from other locations and join them together at this property.

The front section of the house, constructed of post and beam, was moved from the Richardson's farm in Lowville. The back portion of this house was moved from the Harris homestead on McNiven Road. According to the verbal recollection of a family member, Murray Currie, the house

Appendix 1_ Reasons for Designation_105 Main Street South

was assembled on the property around 1922, even before the property was purchased from the Murray Crawford Company. Roy's portion of the property (the southern portion) remained in his name until 1958 when it was sold to Charles Harold Dennis and Margaret Mae Dennis. Joseph Harris Currie's portion (northern portion) was passed on to his wife, Helen Marguerite Currie, in 1971. In 1971, the two properties were removed from the Registry system of ownership and brought under the Land Titles system. The subdivision plan M-45 registered the two properties as Lots 17 (northern portion) and 18 (southern portion) on this plan.

In 1978, Charles Harold Dennis and Margaret Mae Dennis bought Lot 17 from Helen Currie. Charles and Margaret Dennis then sold the property to Robert Vincent Pecora in 1986, and Robert sold it to John David Taylor and Pamela Mary Maude Taylor in the same year. John and Pamela then sold it to Paul John Taylor and Catherine Baxter Taylor in 1988. In 1990, Peter John Bryant & Lescine Ann Maitland bought both lots from Paul Taylor.

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Physical or Design Value

Physically, the one-and-a-half-storey cottage-style house is clad with cedar shakes. It features a medium cross-gable roof, extended eaves, plain verges, and a fascia. Most of the original windows have been replaced. The single-leaf front door has an oval stained glass insert. The original hand-hewn timber posts, beams, girders, and cross-bracing are still intact.

Contextual Value

Contextually, this unique cottage style house served as the home of the Currie Family. The house contributes to the understanding of the settlement history of Campbellville.

Character Defining Elements/Heritage Attributes

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

- The original massing of the one-and-a-half story house with cedar shake siding projecting eaves, plain fascia and cross gable roof
- Single leaf wooden door with oval stain glass inserts and plain trims
- Hand-hewn timber girder, beams, post and bracing
- The context of the historic home in preserving the history of Campbellville.

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 105 Main Street South

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 unique cedar shake siding house that was assembled from two houses.
ii	displays a high degree of craftsmanship or artistic merit	Yes, this house has some well-preserved hand-hewn timber girders, beams, post and bracing
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, this house does not have a direct association 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	No, this house does not yields or has the potential to yield, information that contributes to an understanding of a community or culture
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	No, this house is not important in defining, maintaining or supporting

		the character of the Mill Street neighbourhood.
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this house provides some historically linked to the settlement history of Campbellville.
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_ 105 Main Street South



Location Map_ 105 Main Street South

Contextual Heritage Attributes

Context of the location of the property as depicted in the

Map of Nassagaweya,
Illustrated Historical Atlas,
The County of Halton, Ontario,
Walker & Miles,
Toronto, 1877
West half of Concession IV
Lot 5
Township of Nassagaweya
County of Halton

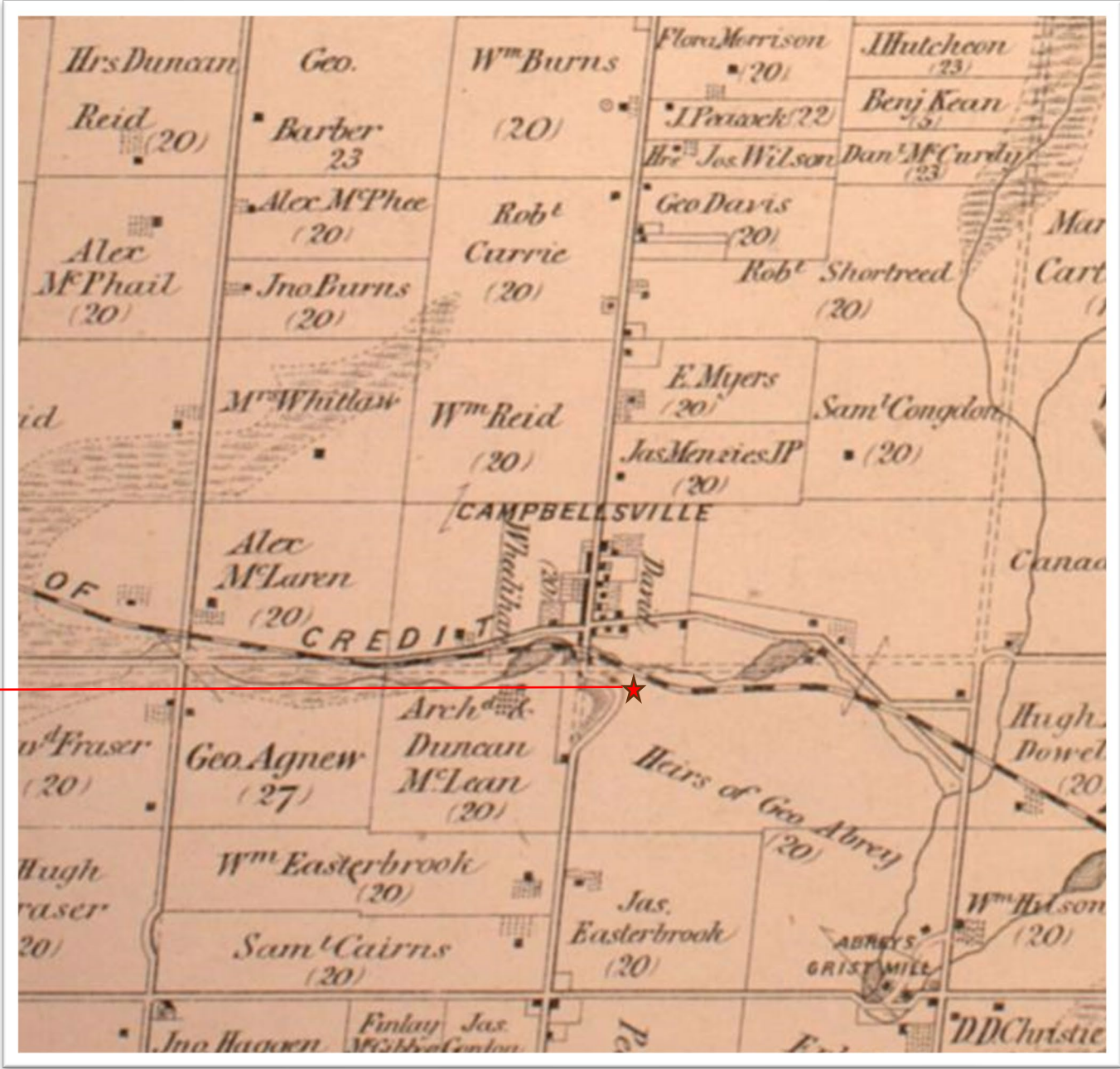
Location of property
Con IV Lot 5

LOT 7

LOT 6

LOT 5

LOT 4



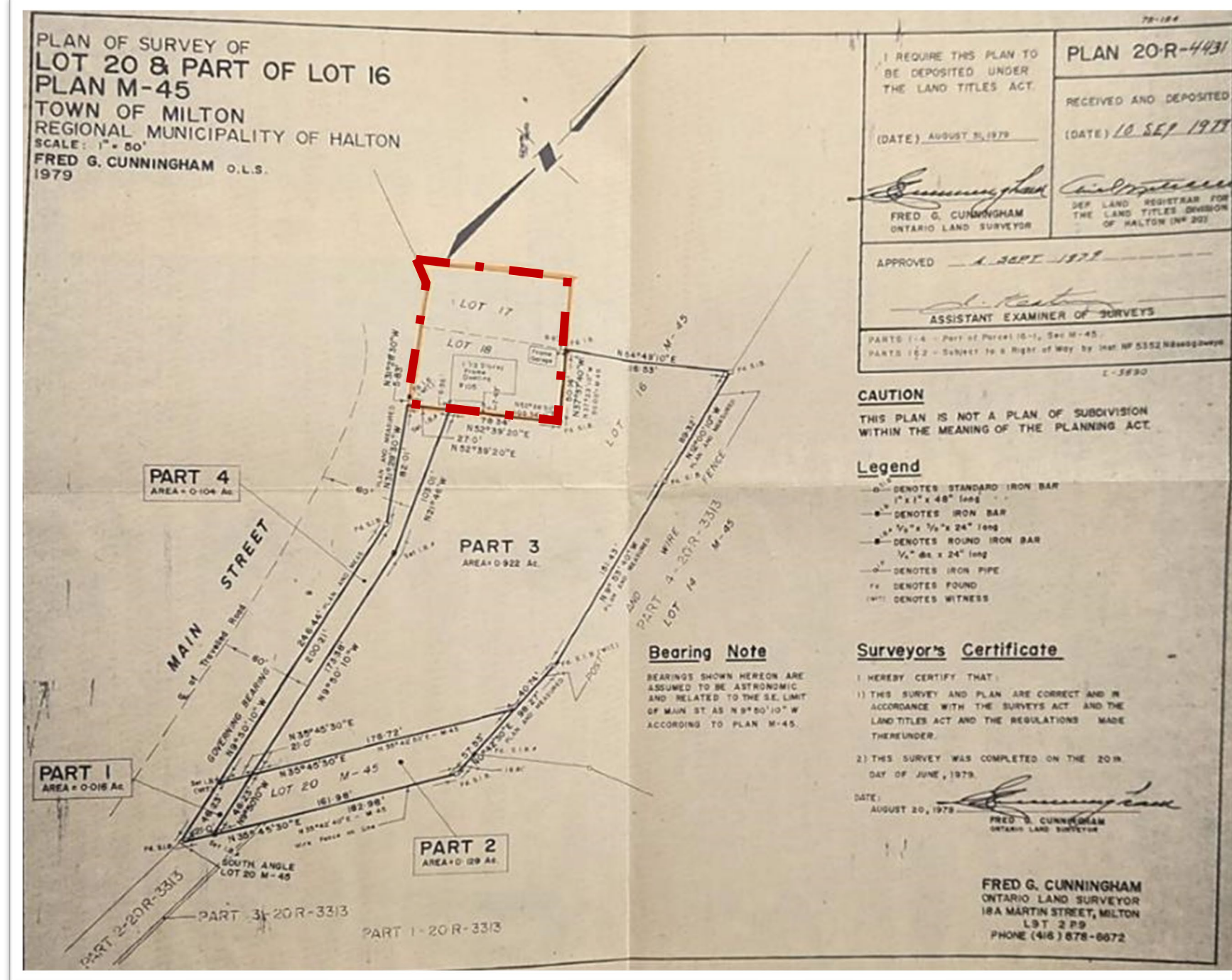
CON III

CON IV

Plan of Survey

Lot 17 and 18

Plan M-45



PLAN BA-242

I CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY
OFFICE FOR THE REGISTRY DIVISION OF MALTON DISTRICT AT
O'CLOCK ON THE 13 DAY OF Dec 19
AS NUMBER 527319

DATE 13/16/21 REGISTER 15811666

12

16

17

18

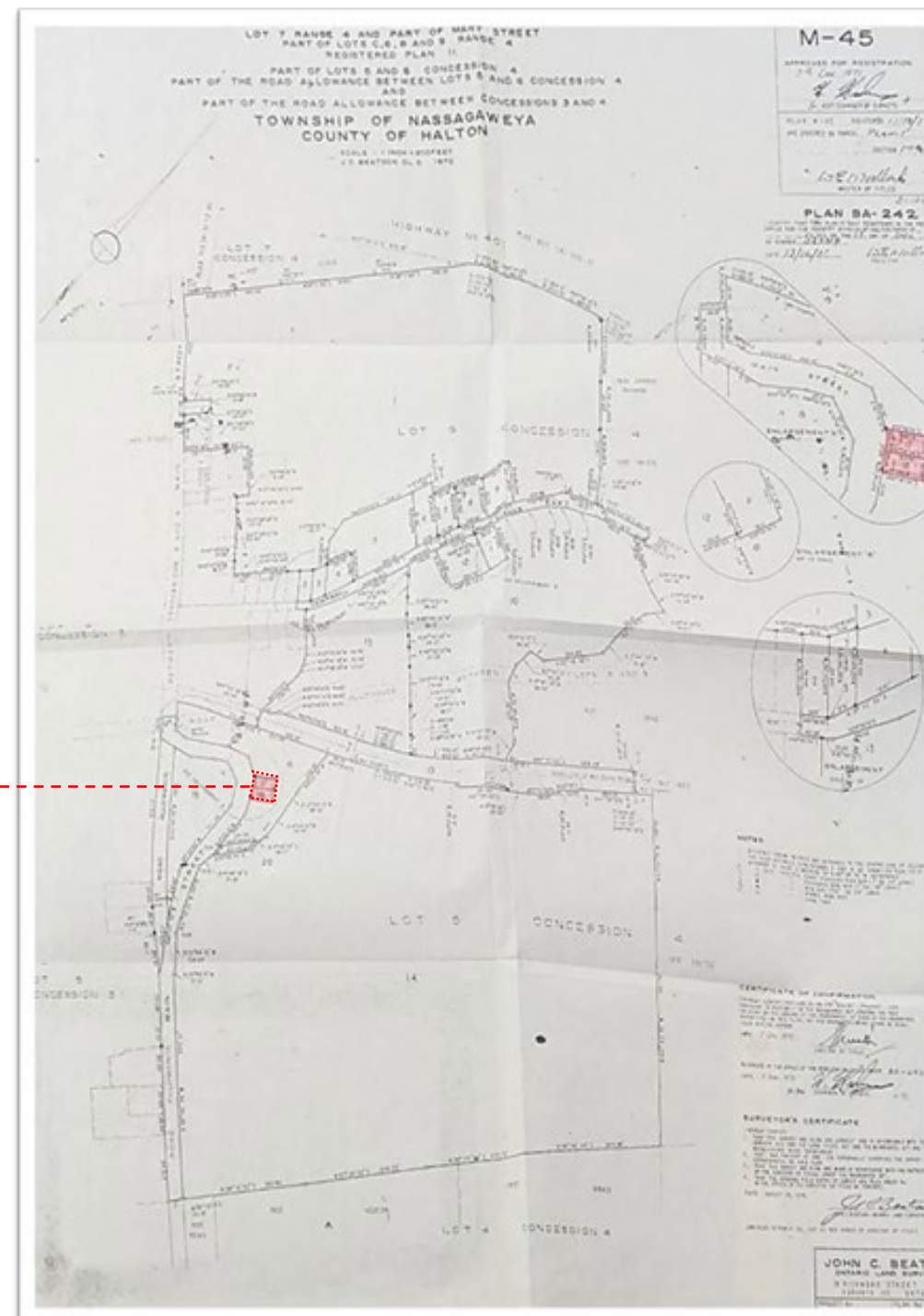
19

MAIN STREET

ENLARGEMENT A

1' WIDE

REGISTRY



Historical Books
Ontario Land Registry
Access

Concession IV
Lot 5

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 4

Concession: 4

LOT FROM: LOT TO:

Filed: JUNE 1999

Ref	Registration Number	Instrument	Date of Instrument	Registration Date	Grantor	Grantee	Consideration Etc	Land and Remarks
46		Patent	25 Jun 1857		Crown	Adam L. Argo		All (200 acs)
45	383 A	Probate	9 Sep 1854	12 Mar 1855	Alexander McCann	to be sold		
44	83 B	B & Sale	13 Sep 1855	21 Aug 1856	Estate of Alex Mccann and Jane McCann	Adam L. Argo		All
43	86 B	B & Sale	01 Aug 1856	21 Aug 1856	Estate of Alex Mccann and Jane McCann	Adam L. Argo		All (200 acs)
39	884 B	B & Sale	04 Mar 1864	12 Mar 1864	Adam L. Argo and wife	George Abrey		All with exceptions
36	502 D	B & Sale	01 Jun 1872	19 Sep 1872	Louisa Abrey & George Brockitt Abrey, Execs and Devises in trust under this will of George Abrey and Louisa Abrey	Anna Maria Abrey		Part and other lands (272 acs)
35	768 E	Conveyance of Timber	04 Aug 1874	15 Aug 1874	Anna Maria Abrey	Henry Cargill and David Wheelihan		Part
34	854E	Bond	17 Sep 1872	05 Mar 1875	Anna Maria Abery	William Henry Abrey and Charles Walter Abrey	\$ 5,000	Part and other lands
33	985 E	B & Sale	02 Dec 1875	07 Dec 1875	Anna Maria Abery	John Lawson	\$ 12,060	Part and OL with exception (301 78/100 acs)
32	986 E	B & Sale	02 Dec 1875	07 Dec 1875	John Lawson	Anna Maria Abrey, William Henry Abrey and Charles Walter Abrey	\$ 12,060	Part and OL with exception (301 78/100 acs)
31	1463F	Agreement of sale of land for Railway	16 Apr 1879	21 Apr 1879	Charles Walter Abrey, William H. Abrey and Anna Maria Abrey	The Credit Valley Railway Co.		Part
30	1658G	B & Sale	11 Oct 1880	15 Oct 1880	Anna Maria Abrey, William Henry Abrey and Charles Walter Abrey	David Wheelihan	\$ 3,100	Part and OL with exception (301 78/100 acs)
26	1807 G	B & Sale	02 Apr 1881	06 Oct 1881	Adam L. Argo & wife and Daniel Vickerman and wife	The Credit Valfev Railwav Co.	\$ 12	22/100acs
25	1820 G		19 Oct 1881	03 Nov 1881	George Stephen and wife and Edmund Boyd Osler & wife	The Creart Vally Railway Co.		Part and other lands /13 88/100 acs}
23	2672 I	B & Sale	30 Aug 1887	01 Sep 1887	James Kievell & wife	Murrav Crawford	\$ 550	Part and other lands (136 36/100 acs) with exception
21	3162K	Lease	05 Nov 1890	20 Jan 1891	David Wheelihan	The Ontario Terra Cotta Brick & Sewers Pipe Coy.		Part (1 7/100 ac)
20	5352 N	B & Sale	October 16, 1908	August 2, 1909	Estate of David Wheelihan	Murrav Crawford	\$ 4,850	Part of W 1/2 and other lands with exception See Plan attached to deed
17	5484 O	Fishing Rights	November 11, 1908	May 17, 1910	John D. Wheelihan	Murray Crawford	\$1 & C	Perpetual exclusive fishing right of the stream passing through lot 5 with certain reservation and agreements
16	6173 P	B & Sale	September 1, 1914	October 8, 1914	Murray Crawford and wife	Ontario & Quebec Railwav Co.	\$ 100	Part (0.08 acs) subject to certain reservations
15	6970 Q	Grant	December 8, 1919	March 03, 1920	Murrav Crawford & wife	Murray Crawford Ltd	\$1 C.	Murray Crawford Ltd
14	8192 Q	Grant	June 12, 1924	July 10, 1931	Murray Crawford Ltd.	Roy Melville Currie	\$ 100	Part of W 1/2 (.338 acs)
13	8195 Q	Grant	July 11, 1931	July 17, 1931	Roy Melville Currie	Joseph Harris Currie	\$ 50	PartofW112
12	76270	Grant	March 6, 1958	March 19, 1958	Roy Melville Currie and Wife	Charles Harold Dennis & Magaret Mae Dennis, his wife as JT.	\$ 4,000	Part W 1/2 0.169 acs
11	290809	Certificate	March 26, 1970	April 2, 1970	John White Minister of Revenue	Estate of Joseph Harris Currie		Part W 1/2 as in 8195
10	327319	Plan under the boundaries Act, Plan BA-242 registered 13-12-1971 as Plan M-45 confirms the true location on the ground of all boundaries of this parcel pursuant to an Order of the Director of Titles under the Boundaries Act dated 7-12-1971						
9	13927	Transfer		April 29 1971	Estate of Joseph Harris Currie	Helen Marquerite Currie	nil	Lot 17 Plan M--45
8	110372	Transfer		AM 706 1978	Helen Marguerite Currie	Charles Harold Dennis & Magaret Mae Dennis	\$ 2,500	Lot 17 Plan M--45
7	277209	Transfer		July 07 1986	Charles Harold Dennis & Magaret Mae Dennis	Robert Vincent Pecora	\$ 85,000	with PCL 18-1 (Lot 1,8 Plan M--45)
5	209529	Transfer		October 28 1986	Robert Vincent Pecora	John David Taylor & Pamela Mary Maude Taylor as J.T.	\$ 96	with PCL 18-1 (Lot 1,8 Plan M--45)
3	353221	Transfer		March 29 1988	John David Taylor & Pamela Mary Maude Baxter Taylor	Paul John Taylor & Catherine Taylor	\$117,000	with PCL 18-1 (Lot 1,8 Plan M--45)
1	464338	Transfer		December 10	Paul John Taylor	Peter John Bryant & Lescine Ann	\$143,000	Whole of Parcel together



Robert George Currie

BIRTH 28 May 1877

DEATH 1949 (aged 71–72)

BURIAL [Saint Davids Church Cemetery](#)
Campbellville, Halton Regional Municipality, Ontario, Canada

Family Members

Spouse

 [Margaret Isabelle "Belle" Harris Currie](#)
1878–1942

Children

 [Gunner Joseph Harris Currie](#)
1907–1969

 [John Elliott Currie](#)
1913–1998

Roy Melvin Currie


BIRTH 2 Feb 1905

DEATH 7 May 1980 (aged 75)
Milton, Halton Regional Municipality, Ontario, Canada

BURIAL [Evergreen Cemetery](#)
Milton, Halton Regional Municipality, Ontario, Canada

PLOT Blk-079 Lot-13 5 1

MEMORIAL ID 153305118 · [View Source](#)

 Photo added by [SD Cowan](#)

Family Members

Spouse

 [Myrtle May Blacklock Currie](#)
1905–1966

Children

 [Finlay Harris Currie](#)
1934–1964


Gunner Joseph Harris Currie

BIRTH 14 Dec 1907
Halton, Halton Regional Municipality, Ontario, Canada

DEATH 24 Dec 1969 (aged 62)

BURIAL [Saint John's Anglican Cemetery](#)
Campbellville, Halton Regional Municipality, Ontario, Canada

MEMORIAL ID 147406250 · [View Source](#)



Inscription

Joseph Currie
Gunner
R.C.A.
24 Dec 1969
Age 62

Family Members

Parents

 [Robert George Currie](#)
1877–1949

 [Margaret Isabelle "Belle" Harris Currie](#)
1878–1942

Spouse

 [H. Marguerite Lytle Currie](#)
1916–2006 (m. 1948)

Siblings

 [John Elliott Currie](#)
1913–1998

105 Main Street South



2009



2015



2016



2019



2020



2023

105 Main Street South_ 2024



Southeast Elevation



Southwest Elevation

105 Main Street South



West Elevation



Northwest Elevation

105 Main Street South



North Elevation

105 Main Street South _ 2024



East Elevation

Physical Attributes

The original massing of the one and a half storey cedar shake siding house with projecting eaves, plain fascia and cross gable roof.



Physical Attributes

The original massing of the cedar shake siding house with projecting eaves, plain fascia and gable roof.

Harris homestead portion, McNiven road

Richardson's farm portion, Lowville



Physical Attributes

Cedar Shake Sidings



Physical Attributes

Single leaf wooden door with oval stain glass insert and plain trims



Physical Attributes

Long span hand-hewn
timber girder and
beams



Physical Attributes

Long span hand-hewn
timber girder and
beams



Physical Attributes

Long span hand-hewn
timber girder and
beams



Physical Attributes

Long span hand-hewn
timber girder and
beams



Physical Attributes

Hand-hewn timber post and bracing



Physical Attributes

Hand-hewn timber girders



Non-Physical Attributes

Windows are not originals and non heritage attributes

