



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 8, 2025

Report No: DS-054-25

Subject: Recommendation Report - Notice of Intention to Designate - 8048 Twiss Road_ Dennis Hunter House

Recommendation: **THAT** Staff Report DS-054-25 entitled: "Notice of Intention to Designate - 8048 Twiss Road_Dennis Hunter House be received and;

THAT Milton Council recognizes the historic house at 8048 Twiss Road in the Town of Milton as being of heritage significance;

THAT Milton 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 will be brought forward for Council adoption.

EXECUTIVE SUMMARY

- The Dennis Hunter House is a two-and-a-half-storey, smooth red brick house that is a good example of late Victorian architecture transitioning into an Edwardian architectural style. The bricks used for this house are from the local brickworks. It also has historical value because of its connection to Frank McNiven.
- 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 Dennis Hunter House is a two-and-a-half-storey, smooth red brick house that is a good example of late Victorian architecture transitioning into an Edwardian architectural style. The bricks used for this house are from the local brickworks. Its cultural heritage value lies in its historical and architectural significance. Frank McNiven, who served as Councillor and Reeve, governor of the Halton County Jail, the area's Police Chief, and Town of Milton assessor, owned this house from 1920 to 1946.

Discussion

Historically, the house was built in 1900 by Dennis Hunter. He was the son of the pioneer James Hunter, who came to Canada from County Antrim, Northern Ireland. In 1837, he bought this 100-acre farm at Lot 1, Con 2 in the former Township of Nassagaweya. Dennis acquired the property from his father, James, in 1886 and passed it on to his son, Daniel. Daniel sold the property to Frank McNiven in 1920.

The house was constructed in 1900, shortly after the closure of the short-lived Terra Cotta Brick Company in Campbellville. As such, the red terra cotta bricks would have come from the other local brickworks in Milton Heights. These high-quality bricks are found on many buildings that were built in Milton during the late nineteenth/early twentieth century, and this building is a good representative example of their use.

This property is of historic value because of its direct association with Frank McNiven, who owned the property from 1920 to 1946. The McNiven's were a prominent family from the Kilbride area. McNiven Road is named in their honour. Frank served on numerous local boards and councils. He served on the Nassagaweya Township Council and was Reeve in 1928. While owning the property, Frank and his wife, Ruby, moved to Milton in 1936 and were appointed Governor and Matron of the Halton County Jail. Frank also served as Police Chief of Milton, Assessor for the Town, and the Chair of the Town's first Planning Board. More information on Frank can be found in the Milton Historical Society's "Milton Area Biographies".

Discussion

Physically, the farmhouse is a two-and-a-half-storey smooth red brick house with a field stone foundation that is covered by a cement render. The house has a box-like form, wide projecting eaves. The inclusion of two expansive ground-floor windows reflects the influence of the burgeoning Edwardian Classicism style that became popular in the early twentieth century. The asymmetrical form, front gable dormer and decorative detailing reflect the Romanesque Revival period, being a popular style in Ontario during the latter half of the Victorian era from 1880 to 1900.

Its principal facade includes a hipped roof projecting wing that faces southeast towards Conservation Road (formerly known as Steeles Avenue). This wing has a central gable dormer window with an arched "Romanesque" window and returned eaves. A wide ground-floor window breaks the symmetry of the projecting wing. Originally, the house included decorative gingerbread detailing around the gable window and wooden brackets below the eaves. The front entrance is recessed and includes a modern wood porch. The northeast facade facing Twiss Road is bisected by a tall exterior chimney that once was likely to have included a corbelled chimney cap. Symmetrical windows are placed at the second-floor level; however, at the ground floor level, a wide window exists on one side of the chimney with a small arched "Romanesque" window on the other. Four asymmetrical windows exist on the north-west facing facade with one cellar window below. The rear (or southwest-facing) facade includes one narrow window and a modern vinyl-sided single-storey addition. A second tall interior chimney with a corbelled chimney cap protrudes through the rear hipped roof slope.

All the windows include voussoirs, and all but the window in the front gable dormer include rusticated limestone sills. The inclusion of an arched window on the ground floor level is an unusual feature in Milton, likely reflecting the influence of the Romanesque Revival. A brick water table runs around the exterior of the property. The original single-leaf four-panel wooden entrance door with plain transom remains. It retains its original "wavy" glass, decorative wood trim detailing around the glass panel and its original highly decorative hinges.

Internally, the house retains much of its original details, including its original staircases (two between the ground and second floor and a steep attic stair), panel doors, door hardware, high baseboards and ornate window and door casings. Whilst these reflect the highly decorative detailing that was popular in the Victoria era, they are beginning to include some simpler "geometric" forms that became increasingly popular in the Edwardian period. Of note in this regard are the "chunky" newel posts of the front staircase.

Character Defining Elements/Heritage Attributes:

Important to the preservation of the property are the following character-defining elements/heritage attributes:

Discussion

- The original massing of the two and a half storey smooth brick house with a projecting front bay and central gable dormer above.
- Low hip roof with wide projecting eaves
- Smooth red brick exterior cladding and brick water table
- Gable dormer with arched window and returned eaves
- Placement of windows and door openings
- Plain red brick voussoirs above window and door openings with rusticated limestone windowsills
- Single leaf four-panel wooden front entrance door with original "wavy" glass insert, decorative trims and rectangular transom
- Two single-flue red brick chimneys
- Historical home of Frank McNiven, who served as Councillor and Reeve, governor of the Halton County Jail, the area's Police Chief, and Town of Milton assessor.

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 for 8048 Twiss Road
- Appendix '2'_CHVI Evaluation_ 8048 Twiss Road
- Appendix '3'_Photographic Record Heritage Attributes_ 8048 Twiss Road

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.

8048 Twiss Road _ Dennis Hunter House



Legal Description:

Part Lot 1, Con. 2, former Nassagaweya Township, Town of Milton, Regional Municipality of Halton.

Description of Property

The Dennis Hunter House is a two-and-a-half-storey, smooth red brick house that is a good example of late Victorian architecture transitioning into an Edwardian architectural style. The bricks used for this house are from the local brickworks.

Statement of Cultural Heritage Value or Interest

Its cultural heritage value lies in its historical and architectural significance. Frank McNiven, who served as Councillor and Reeve, governor of the Halton County Jail, the area's Police Chief, and Town of Milton assessor, owned this house from 1920 to 1946..

Historical Value

Historically, the house was built in 1900 by Dennis Hunter. He was the son of the pioneer James Hunter, who came to Canada from County Antrim, Northern Ireland. In 1837, he bought this 100-acre farm at Lot 1, Con 2 in the former Township of Nassagaweya. Dennis acquired the property from his father, James, in 1886 and passed it on to his son, Daniel. Daniel sold the property to Frank McNiven in 1920.

The house was constructed in 1900, shortly after the closure of the short-lived Terra Cotta Brick Company in Campbellville. As such, the red terra cotta bricks would have come from the other local brickworks in Milton Heights. These high-quality bricks are found on many buildings that were built in Milton during the late nineteenth/early twentieth century, and this building is a good representative example of their use.

This property is of historic value because of its direct association with Frank McNiven, who owned the property from 1920 to 1946. The McNivens were a prominent family from the Kilbride area. McNiven Road is named in their honour. Frank served on numerous local boards and councils. He served on the Nassagaweya Township Council and was Reeve in 1928. While owning the property, Frank and his wife, Ruby, moved to Milton in 1936 and were appointed Governor and Matron of the Halton County Jail. Frank also served as Police Chief of Milton, Assessor for the

Town, and the Chair of the Town's first Planning Board. Frank is included in the Milton Historical Society's "Milton Area Biographies". More information on Frank can be found in the Milton Historical Society's "Milton Area Biographies".

Physical or Design Value

Physically, the farmhouse is a two-and-a-half-storey smooth red brick house with a field stone foundation that is covered by a cement render. The house has a box-like form, wide projecting eaves. The inclusion of two expansive ground-floor windows reflects the influence of the burgeoning Edwardian Classicism style that became popular in the early twentieth century. The asymmetrical form, front gable dormer and decorative detailing reflect the Romanesque Revival period, being a popular style in Ontario during the latter half of the Victorian era from 1880 to 1900.

Its principal facade includes a hipped roof projecting wing that faces southeast towards Conservation Road (formerly known as Steeles Avenue). This wing has a central gable dormer window with an arched "Romanesque" window and returned eaves. A wide ground-floor window breaks the symmetry of the projecting wing. Originally, the house included decorative gingerbread detailing around the gable window and wooden brackets below the eaves. The front entrance is recessed and includes a modern wood porch. The northeast facade facing Twiss Road is bisected by a tall exterior chimney that once was likely to have included a corbelled chimney cap. Symmetrical windows are placed at the second-floor level; however, at the ground floor level, a wide window exists on one side of the chimney with a small arched "Romanesque" window on the other. Four asymmetrical windows exist on the north-west facing facade with one cellar window below. The rear (or southwest-facing) facade includes one narrow window and a modern vinyl-sided single-storey addition. A second tall interior chimney with a corbelled chimney cap protrudes through the rear hipped roof slope.

All the windows include voussoirs, and all but the window in the front gable dormer include rusticated limestone sills. The inclusion of an arched window on the ground floor level is an unusual feature in Milton. It is likely to reflect the influence of the Romanesque Revival. A brick water table runs around the exterior of the property. The original single-leaf four-panel wooden entrance door with plain transom remains. It retains its original "wavy" glass, decorative wood trim detailing around the glass panel and its original highly decorative hinges.

Internally, the house retains much of its original details, including its original staircases (two between the ground and second floor and a steep attic stair), panel doors, door hardware, high baseboards and ornate window and door casings. Whilst these reflect the highly decorative detailing that was popular in the Victoria era, they are beginning to include some simpler "geometric" forms that became increasingly popular in the Edwardian period. Of note in this regard are the "chunky" newel posts of the front staircase,

Character Defining Elements/Heritage Attributes:

Important to the preservation of the property are the following character defining elements/heritage attributes:

- The original massing of the two and a half storey smooth brick house with a projecting front bay and central gable dormer above.
- Low hip roof with wide projecting eaves
- Smooth red brick exterior cladding and brick water table
- Gable dormer with arched window and returned eaves
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- Plain red brick voussoirs above window and door openings with rusticated limestone window sills

- Single leaf four-panel wooden front entrance door with original "wavy" glass insert, decorative trims and rectangular transom
- Two single-flue red brick chimneys
- Historical home of Frank McNiven, who served as Councillor and Reeve, governor of the Halton County Jail, the area's Police Chief, and Town of Milton assessor.

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 8048 Twiss Road

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 late Victorian architecture transitioning into an Edwardian architectural style.
ii	displays a high degree of craftsmanship or artistic merit	Yes, the smooth red bricks used for this house are from the local brickworks
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, It is a historical home of Frank McNiven, who served as Councillor and Reeve, governor of the Halton County Jail, the area's Police Chief, and Town of Milton assessor.
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 Nassageweya historic township.
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 demonstrates 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 an area
ii	is physically, functionally, visually or historically linked to its surroundings	No, this house is not physically, functionally, visually or historically linked to its surroundings
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
8048 Twiss Road





Location Map_ 8048 Twiss Road

Historical
Book
Record

PRE-PRODUCTION
MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 2

Concession: 2

LOT FROM: LOT TO:

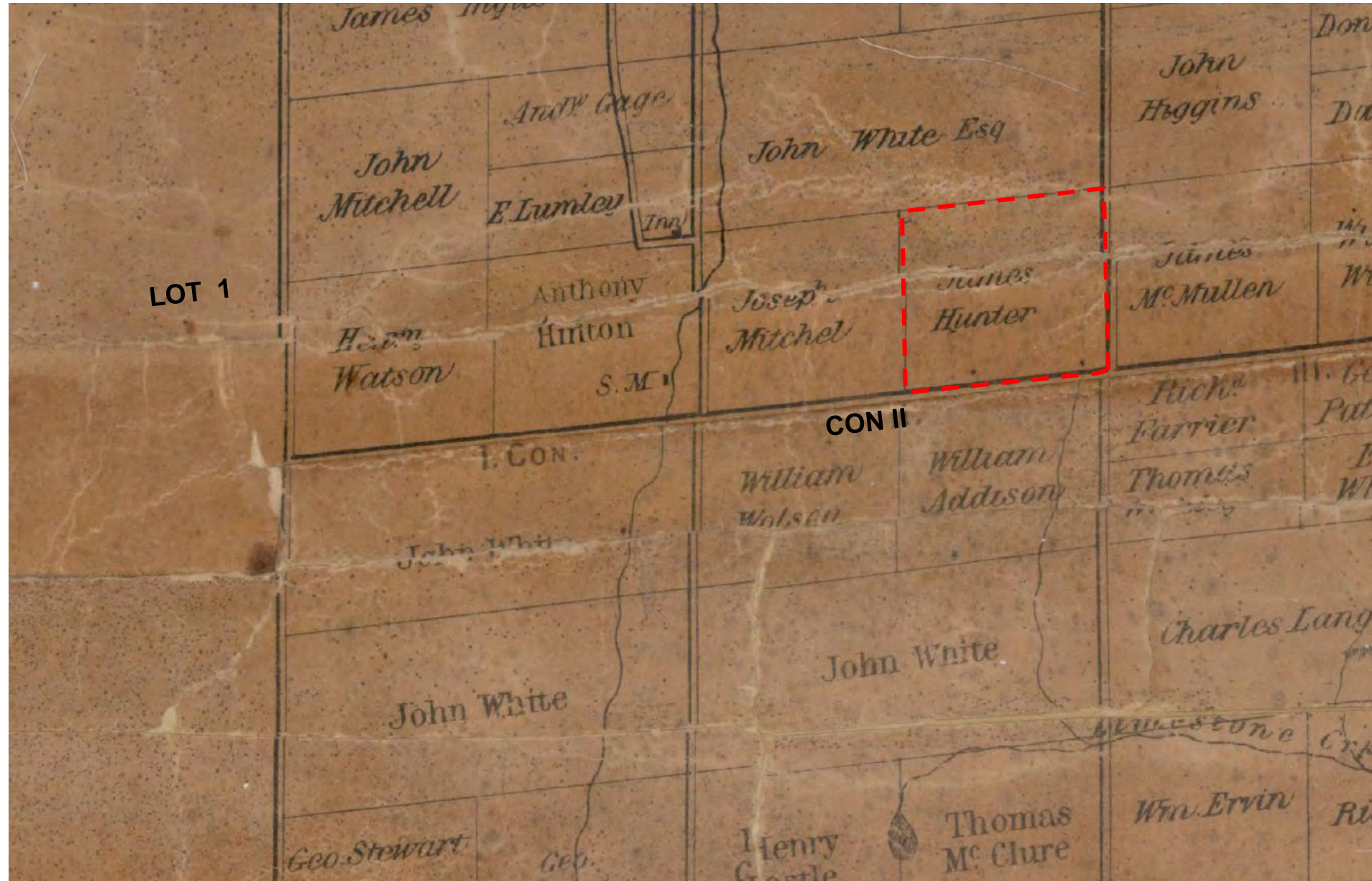
Filed: JUNE 1999

Extract from Halton County (LRO 20) , Con 2. Lot 1, Nassageweya Pages 14-16								
No	Instrument	Dated	Registered	From	To	Considerations	Description	Acres
	Patent	26 Oct 1846		Crown	Canada Company		All	200 acres
434 C	B & Sale	24 March 1868	28 April 1868	Canada Company	James Hunter	\$ 150.00	E 1/2	100 acres
2515 I	Quit Claim Deed	12 April 1886	1 May 1883	Daniel Hunter and Wife, Alexander Hunter & wife, Martin Hunter and Wife, Charles Hunter and wife, John Hunter & wife, James Hunter, Annie Hunter, Jane Ellen Hunter & John Hunter (the last 3 being infants) being heirs at law of Neil Hunter, deceased.	Dennis Hunter	\$ 2,000.00	All and Each of their undivided estate, right, title, interest & C of in, to E 1/2	100 ac
4932 N	B & Sale	8-Jun-1906	9-Jun-1906	Dennis Hunter	His wife Magaret Jane Hunter	n. l. & a. & \$1E	1/2 and OL	100 ac
6470 P	Probate	13-Oct-1911	1-Feb-1917	Magaret Jane Hunter, widow	Her son, James Frances Hunter		E 1/2 a& OL Subj. to certain charges	100 ac
6994 Q	Grant	1-Feb-1917	17-Apr-1920	James Frances Hunter, executor last will of Magaret Jane Hunter, widow, deceased, the said James Francis Hunter, Myrtle Mary Memory, wife of John A. Memory & Janella Inglis, wife of Walter Inglis)	Daniel Claude Hunter	\$ 5,000.00	E 1/2 and OL	100 ac
6992 Q	Grant	17-Apr-1920	17-Apr-1920	Daniel Claude Hunter & Wife	Frank McNiven	\$ 6,500.00	E1/2 & OL subj. to Mort.	100 ac
9413 S	Grant	7-Feb-1946	2-Apr-1946	Frank McNiven & Wife	The Director, The Veteran Land Act	\$ 4,200.00	E1/2 with excepton & OL	100 ac
6437	Grant	27-May-1957	3-Jun-1957	The Director, The Veteran Land Act	Thomas Hay Watson & Peggy Watson, JT	\$ 4,500.00		E 1/2 lot (100 acs) with exception & OL
19453B	Grant	28-Sep-1965	2-Dec-1965	Thomas Hay Watson & Peggy Watson	Fenrock Limited	\$1 & CPt	Lot	14 acres
196765	Grant	10-Jan-1966	21-Jan-1966	Fenrock Limited	James Conway Andrews & Barbara G. Andrews, JT	\$1 & CPt	Lot	14 acres
341562	Grant	11-Jul-1972	20-Jul-1972	James Conway Andrews & Barbara G. Andrews	Joseph Hoskins & Isabella Hoskins, JT	\$2 & C Pt.	Lot beg int of W'ly bdry bet Con. 2 &3 thence SW 750.9' NW 961' NE 423.9' SE 342' NE 327' SE 619' to p. of b.	14 acres
832088	Transfer		1-Dec-1994	Hoskins, Isabella	Berger, Pamela Ann	\$ 282,000.00	Part (14 acres) (341562)	14 acres

Historical Attributes

Extract from 1858
Tremaine Map

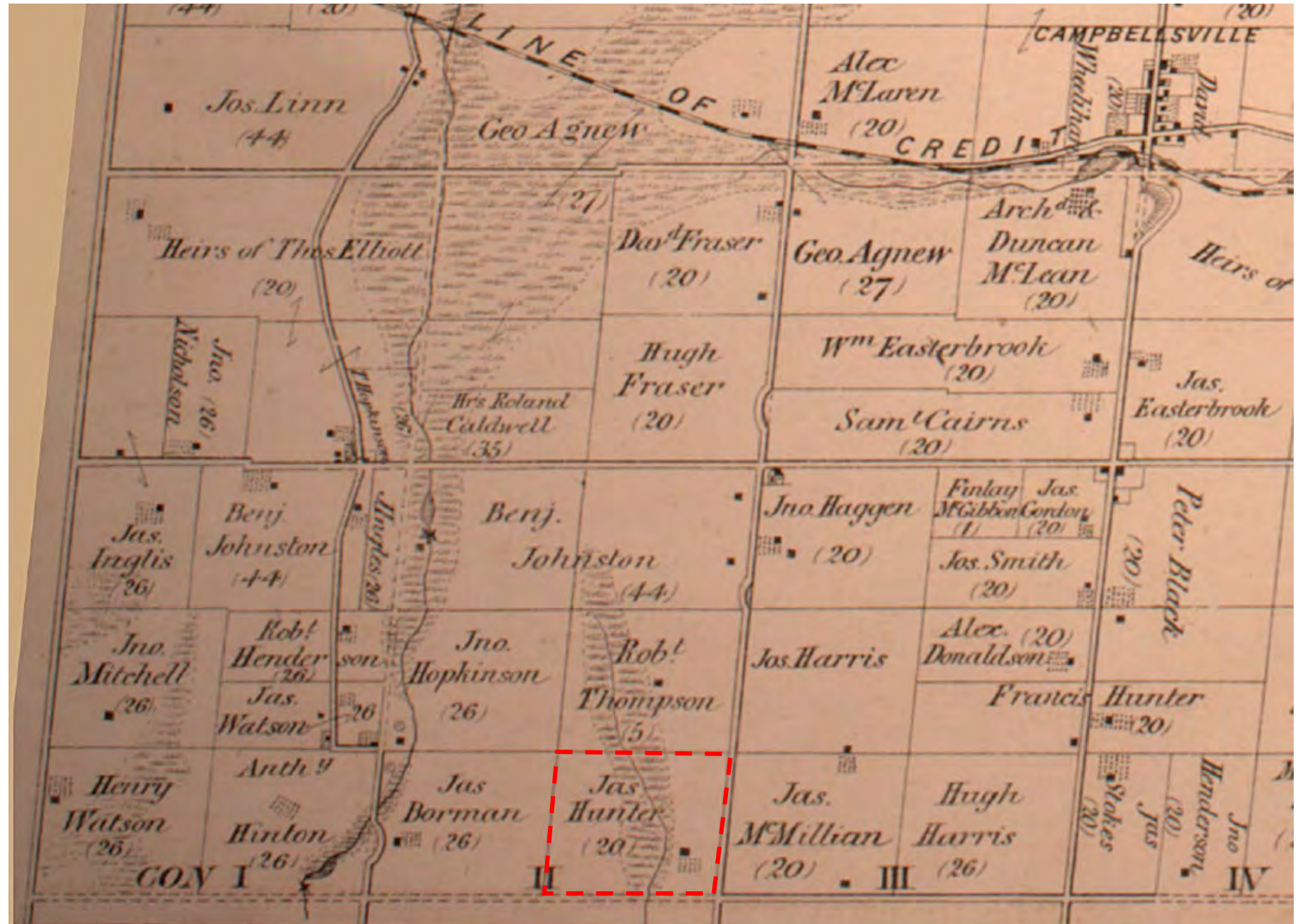
James Hunter was the
owner for the east half of
Con II, Lot 1



Historical Attributes


Extract from 1877 Halton
Atlas

James Hunter was the
owner



Historical Attributes

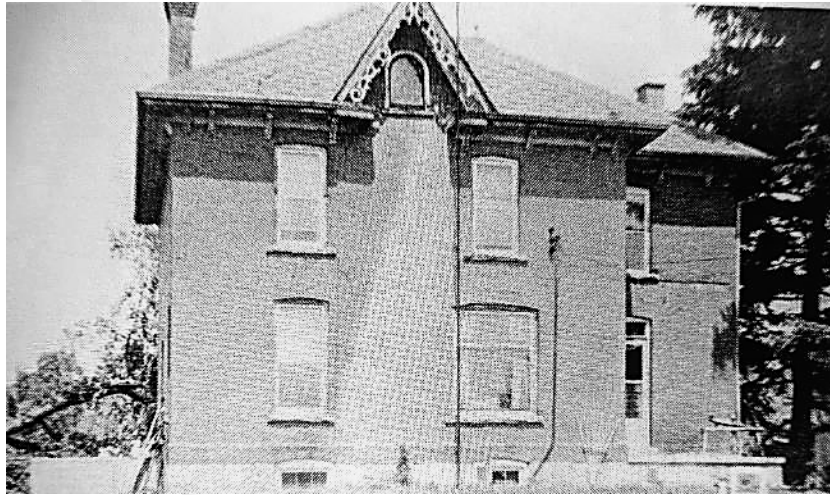
- This property was listed but not designated in the Heritage Register since 2009

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE:	Rural residential
ADDRESS:	8048 Second Line, NASSAGAWEYA (CON 2-LOT 1 E $\frac{1}{2}$)
BUILDING NAME:	
ORIGINAL USE:	Farmhouse
PRESENT USE:	House
DESIGNATION:	
INVENTORY #:	
CONSTRUCTION DATE: 1900	
SOURCE: Nassagaweya, A History of...	
By: Campbellville Historical Society (1982)	
HISTORY	
<p>This red brick house was built in 1900 by Dennis Hunter. This house was in the Hunter family from 1868 until 1920. Dennis Hunter was the son of James Hunter, who emigrated from Antrim, Ireland and settled in Nassagaweya in 1837. Dennis was a farmer.</p>	
ARCHITECTURAL COMMENTS	
<p>WALLS: A two storey red brick house with concrete over stone foundation and bevelling five courses up from foundation</p> <p>ROOF: A hip roof with brown asphalt shingles, centre gable and 2 brick interior chimneys at front and rear</p> <p>WINDOWS: Attic has semi-circular window and one large fixed window on facade & 3 double-hung windows with granite sills,</p> <p>DOORWAYS: decorative brick voussoirs and shutters</p> <p>Main entrance has laminated wood door with 3 panels, glass insert and transom</p> <p>PORCHES: Small closed porch addition on west side with beige siding</p> <p>OTHERS:</p>	
	

The McNiven and Hunter Family

Source:

Nassagaweya: A History of Campbellville &
Surrounding Area; Its Land and People_ Pg 46-48



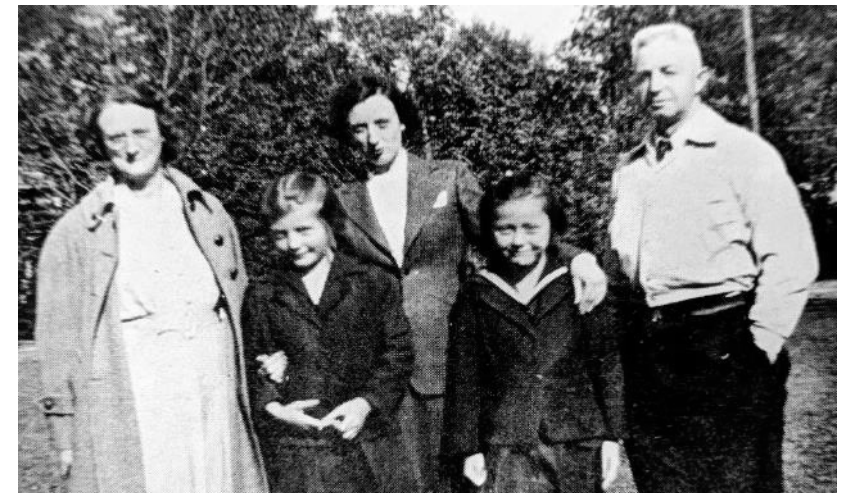
Dan C. Hunter Home



Laura and Alex McNiven,
Anne and Marion -1941



Mr. and Mrs. Daniel Hunter



Ruby McNiven, daughter Marion, Frank McNiven with grand
daughters Anne and Marion McNiven -1943.

Historical Attributes _ Mc Niven Family History

- In April 1920, Frank McNiven bought this property from Daniel Hunter for \$6,500. He lived here until he sold the place in 1957 to Thomas and Peggy Watson
- Frank McNiven & wife, Ruby (Tweedle) had 2 children, who attended SS No. 1 and then took the train from Guelph Junction to Milton High School.
- Frank McNiven was Town Assessor for Nelson Township
- While in Nassagaweya he served on Township Council and was Reeve in 1928
- 1936 – Frank & Ruby moved to Milton & became Governor & Matron of the Halton County Jail
- 1943 – Frank became Police Chief of Milton
- 1943-1962 – Frank was Assessor for Town of Milton
- Frank was the Chair of the Town's first Planning Board
- His son, Alex McNiven married Laura Milson and built a second house on the lot. Alex served in the army in WWII and became a Captain. During this time Laura and their daughters, Marion & Anne, moved to Milton and rented their house. Alex – Joined the OPP in 1976 and was named Senior Volunteer in Service by the Ontario Ministry of Community and Social Services.
- In 1957 – Alex McNiven sold farm (apart from smaller house) to Thomas & Peggy Watson who lived here with their 2 children until they moved to Campbellville in 1965.
- Both Frank & Alex are included in the Milton Historical Society's "Milton Area

OBITUARY

The Canadian Champion, Wedne

Frank McNiven

Frank McNiven, a well known and highly respected citizen of the community for the past 30 years and a resident of the district most of his life, died at Milton District Hospital late Tuesday evening, May 10, in his 78th year.

He has been ill for nearly four years and was hospitalized two months ago. Born and raised on a farm, Mr. McNiven farmed until 1936, when he moved to Milton and took up municipal work. He was active in many organizations and Lodge work.

Funeral service was held Saturday from the MacNab & Son Chapel, Milton, with interment at Evergreen cemetery. Rev. J. L. Graham of St. Paul's United Church conducted the service. A Masonic service was held in the chapel the previous evening.

Honorary pallbearers were friends T. H. Snyder of Fergus, Dr. H. R. McDonald of Kilbride and Frank Thompson, Charles N. Kerr, William Randall, T. A. Hutchinson, Dewar Thompson and Wilfred Gazely, all of Milton.

Pallbearers were friends and Lodge associates, Frank Chisholm, Edgar Foster, Henry Guter, Archie Cairns, Fred Auckland and Jack Charlton, all of Milton and district.

Born in Wentworth County on January 20, 1889, Mr. McNiven was one of nine children of the late J. A. McNiven and Minerva Mount. He married Ruby Marion Tweedle at the Tweedle Farm now Cedar Springs Community Club resort on Cedar Springs Rd., Nelson, in 1908, and they celebrated their 57th anniversary last June.

Following their marriage they lived in Hamilton five years, then returned to Nelson for another six years, when he served as township assessor. They moved to a Nassagaweya farm for the next 16 years, and during this time he served several years on the township council and was Reeve in 1928. Last fall

when the township opened its new municipal administration building, Mr. McNiven was among several former reeves in attendance.

In 1936 they moved to Milton, where he and his wife assumed the positions of Governor and Matron of Halton County Jail. After seven years at the jail, he became police chief of Milton, a task that in the 1940's entailed nine other titles including weed inspector, dog catcher, assessor, truncheon officer and building inspector. Following five years at this work, he became town assessor and building inspector, a post he held until he retired four years ago.

Mr. McNiven was chairman of the town's first Planning Board, a past president of the Halton Liberal Association, a life member of Milton Lawn Bowling Club and a life member of Milton District Hospital Corporation.

He joined the Masonic Lodge 48 years ago in Burlington and when he moved to Nassagaweya helped form the Campbell Lodge and assisted in erecting the Lodge Hall in Campbellville. When he moved to Milton, he also joined St. Clair Masonic Lodge, A. F. and A. M. He was a Past Master of Campbell Lodge, honorary member of the Past Masters' Association of Hamilton district, and Past District Deputy Grand Master of District A. Hamilton. He was a member of Halton Chapter No. 280, Order of the Eastern Star.

Active in St. Paul's United Church, he served as an elder and as superintendent of the Sunday School for several years.

He was also an avid sports fan and enjoyed baseball, hockey and football. Once he was president of the Halton - Wentworth Counties Baseball League and right up until the time of his death kept an interest in sports through television.

He was educated at Kilbride public school, and travelled by stagecoach to attend Waterdown high school.

Surviving are his wife Ruby, of 98 Lydia St., Milton, and two children, a son James Alexander McNiven, who is Traffic Sergeant with No. 1 District Headquarters, O.P.P., at Chatham; and a daughter, Mrs. C. V. Mills (Marion) of Willowdale.

There are three grandchildren, Mrs. Charles Whitt (Anne McNiven) of Los Angeles, California; Mrs. Harold Grieve (Marion McNiven) of London, Ont. and Miss Jane Mills, Willowdale; also four great grandsons, Michael Whitt of Los Angeles, and Dan, David and Peter Grieve of London.

Mr. McNiven is also survived by a brother, Charles McNiven of Barrie, and was predeceased by four brothers and three sisters.



FRANK MCNIVEN

Frank McNiven






Photo added by [David T](#)

[+ Add Photos](#) [Request Photo](#)

Frank McNiven











BIRTH	20 Jan 1889 Halton Regional Municipality, Ontario, Canada
DEATH	10 May 1966 (aged 77) Halton Regional Municipality, Ontario, Canada
BURIAL	Evergreen Cemetery Milton, Halton Regional Municipality, Ontario, Canada Add to Map
PLOT	Blk-065 Lot-6 5 1
MEMORIAL ID	164140686 · View Source

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Family Members

Parents	Spouse
 James Alexander McNiven 1847-1931	 Ruby Marion Tweedle McNiven 1890-1970
 Minerva Mount McNiven 1854-1948	
Siblings	Children
 Elizabeth McNiven Springer 1875-1939	 Marion Eveline McNiven Mills 1909-1995
 John Russell McNiven 1877-1950	 James Alexander McNiven 1911-1994
 James Harvey McNiven 1878-1944	
 Daniel Evelyn McNiven 1880-1960	
 Edith McNiven Springer 1882-1956	

Alexander McNiven






Photo added by [Patricia Jackson](#)

[+ Add Photos](#) [Request Photo](#)

James Alexander McNiven

BIRTH 8 Sep 1911
Hamilton Municipality, Ontario, Canada

DEATH 23 Sep 1994 (aged 83)
Milton, Halton Regional Municipality, Ontario, Canada

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

PLOT Blk-065A Lot-4-7 1

MEMORIAL ID 164140701 · [View Source](#)


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Family Members

Parents




[Frank McNiven](#)
1889 - 1966




[Ruby Marion Tweedle McNiven](#)
1890 - 1970

Spouse




[Laura Pearl Wilson McNiven](#)
1911 - 1993

Siblings



[Marion Eveline McNiven Mills](#)
1909 - 1995

Children



[Anne Lucille McNiven Whitt](#)
1934 - 2012

8048 Twiss Road 1900 to 2025



Circa 1909



2009



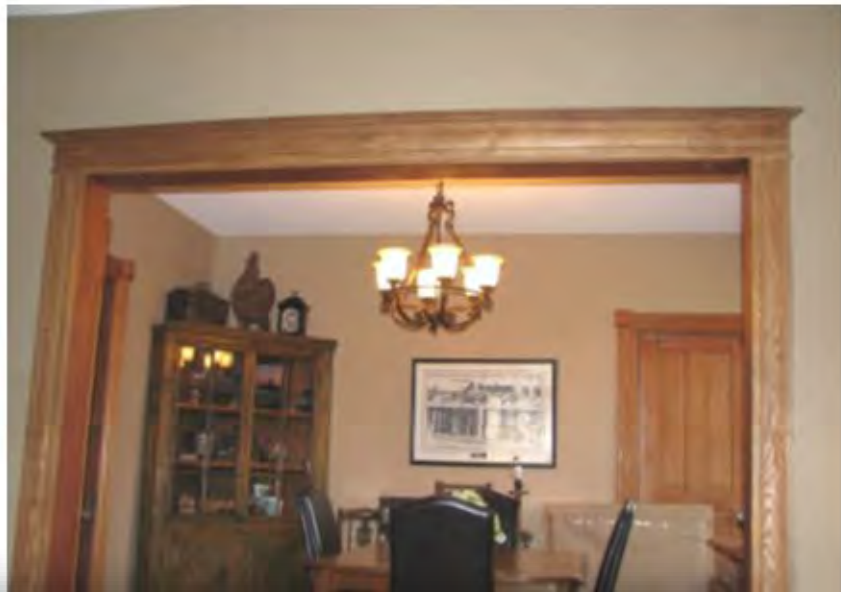
2016



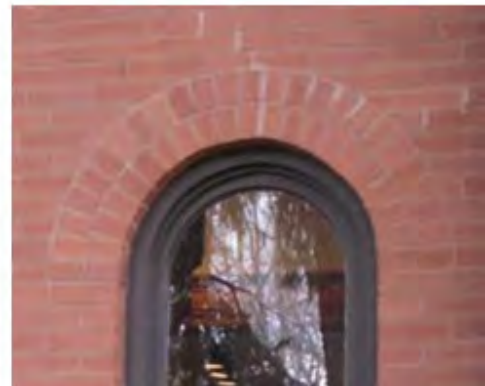
2018



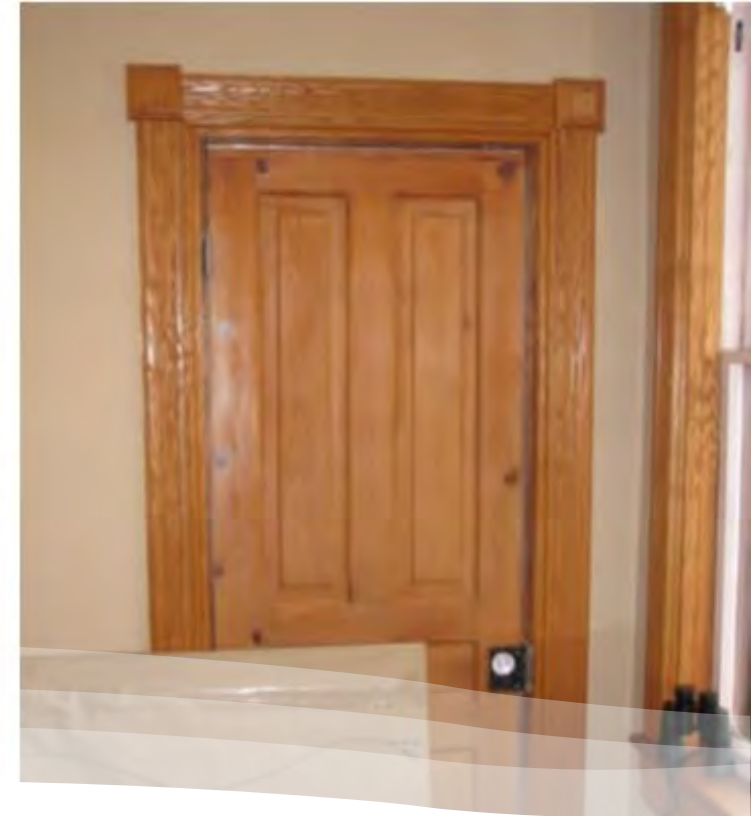
2025



2016 Pictures



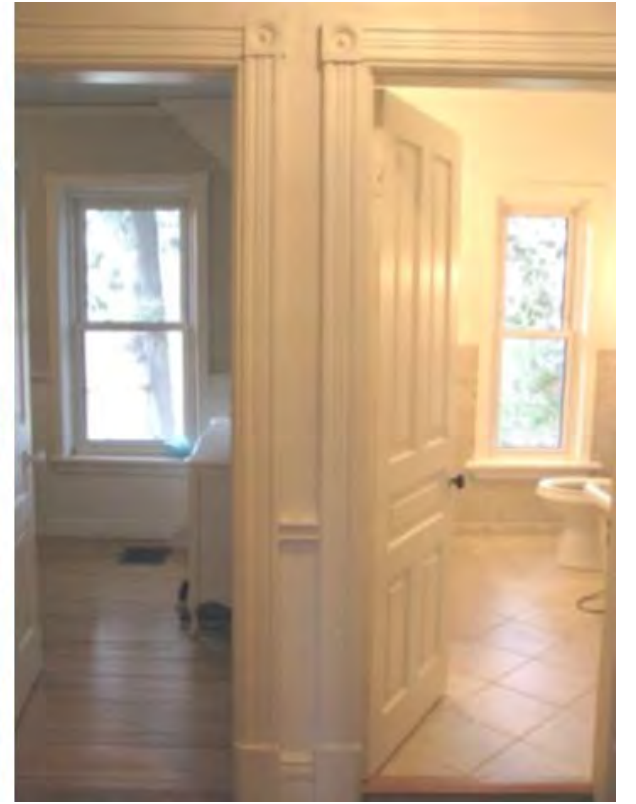
2016 Pictures Interior Details



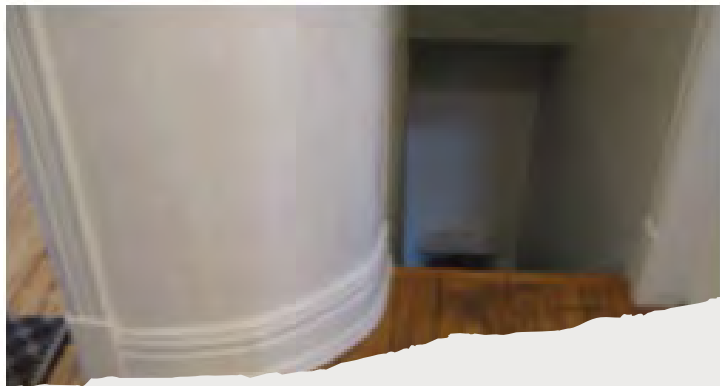
2016 Pictures Interior Details



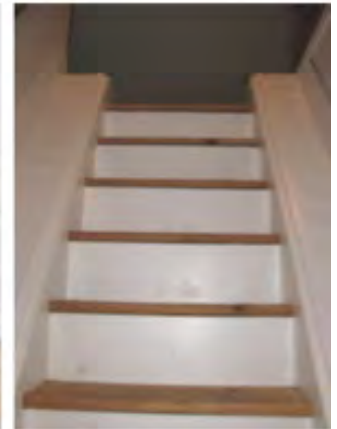
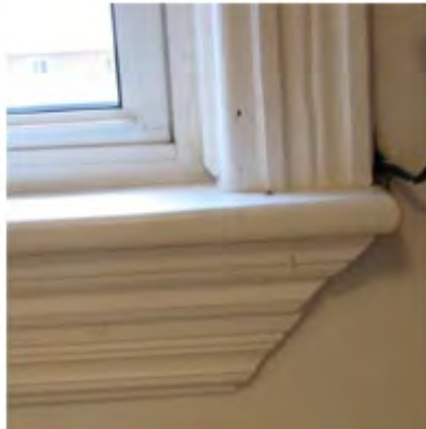
2016 Pictures Interior Details



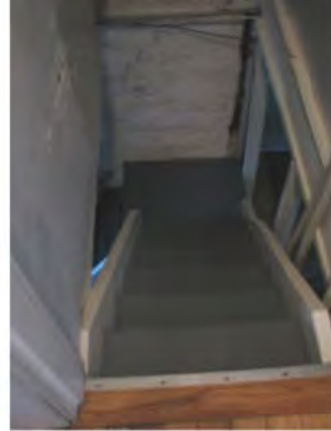
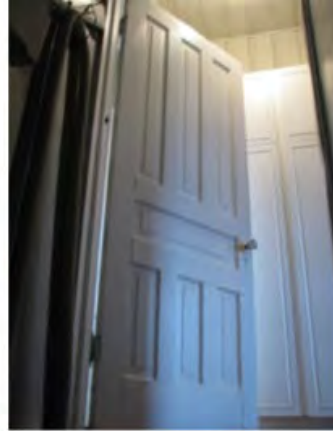
2016 Pictures Interior Details



2016 Pictures Interior Details



2016 Pictures Interior Details



2016 Pictures Interior Details

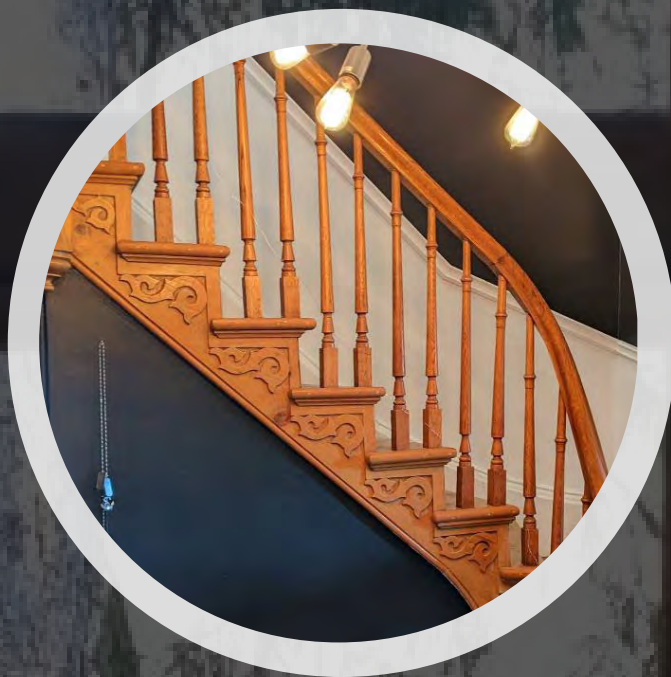


2016 Pictures Accessory Buildings





2025 Interior



2025 Interior

2025 Interior



2025 Interior



2025 Pictures



2025 Pictures

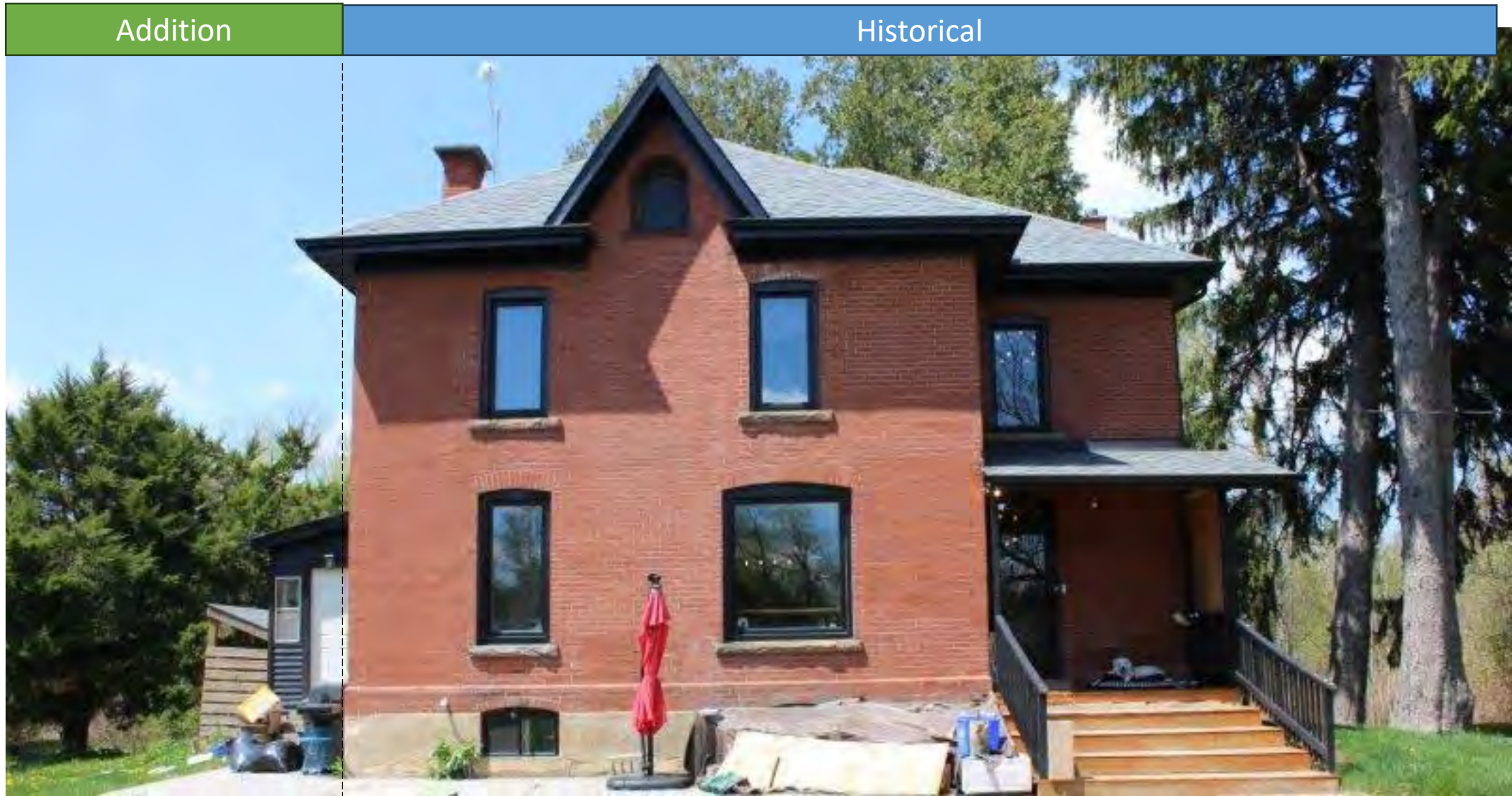


2025 Pictures



Physical Attributes

- The original massing of the two and a half storey smooth brick house with a projecting front bay and central gable dormer above.





Physical Attributes

- Low hip roof with wide projecting eaves

Physical Attributes

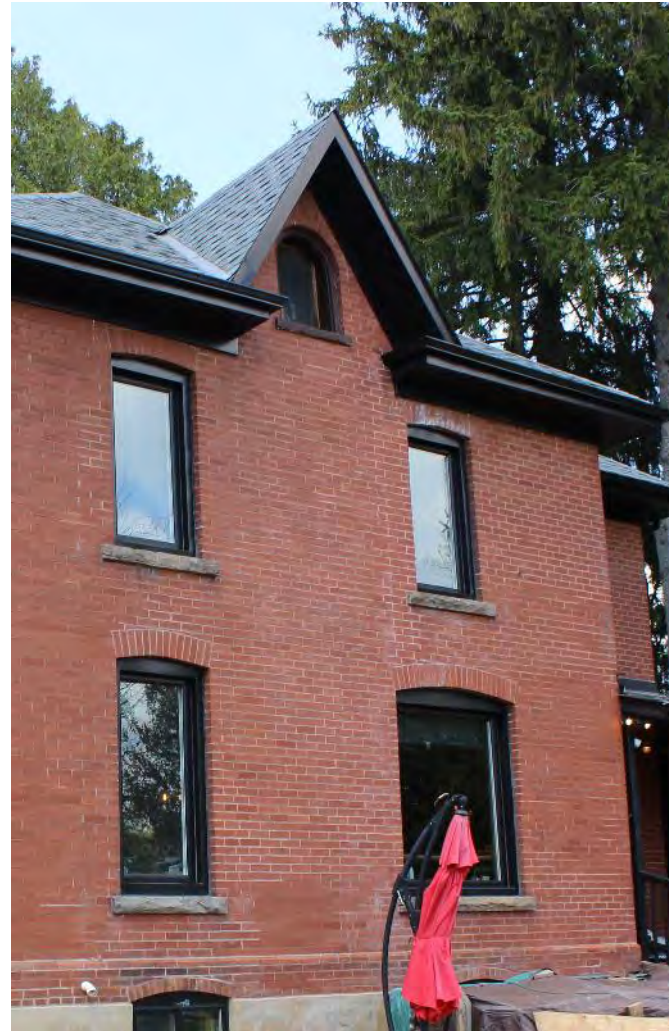
- Smooth red brick exterior cladding and Brick water table

Brick water table



Physical Attributes

- Gable dormer with arched window and returned eaves



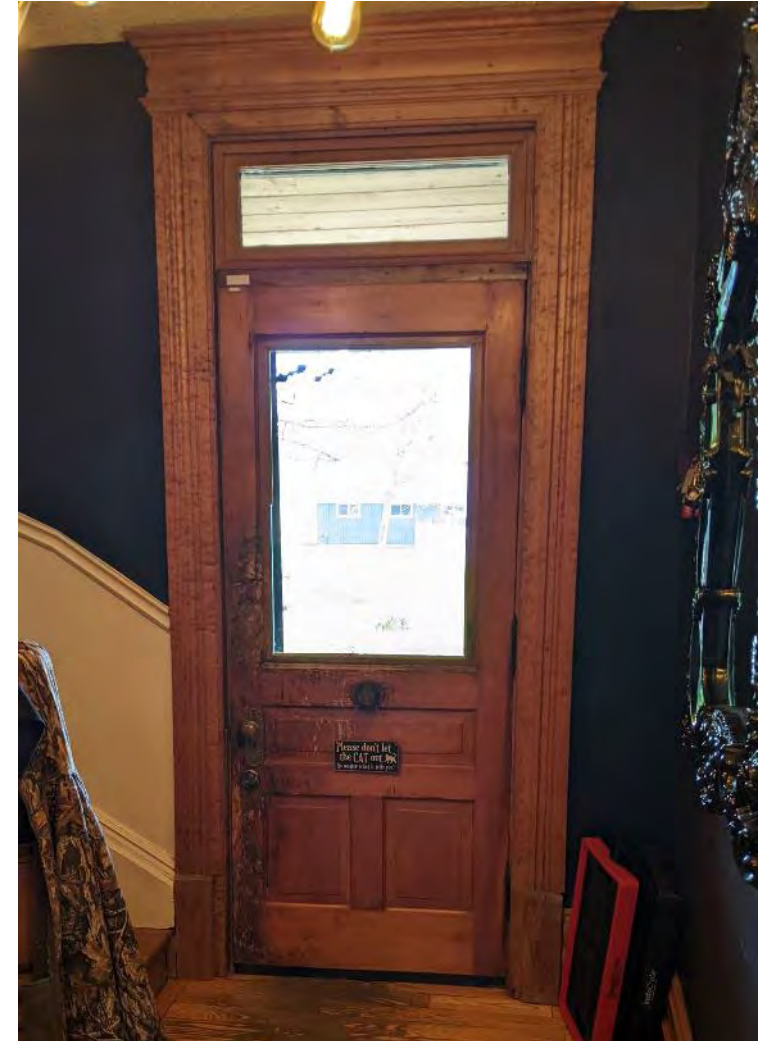
Physical Attributes

- Plain red brick voussoirs above window and door openings with rusticated limestone window sills



Physical Attributes

- Single leaf four panel wooden front entrance door with original "wavy" glass insert, decorative trims and rectangular transom



Physical Attributes

Two single flue red bricks chimneys

