



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-080-24

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

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

THAT Council recognizes the historic house at 47 Court Street North in the Town of Milton as being of heritage significance;

THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

EXECUTIVE SUMMARY

- The prominent builder Samuel Henson built this one and a half storey Edwardian style red brick house in 1917. This house is one of the six homes built by him and contributes to the existing heritage character of the Court Street North neighbourhood.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')

EXECUTIVE SUMMARY

- This significant heritage resource fulfils more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

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

Discussion

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

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

Discussion

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

Contextually, this property has value as it is one of the many original houses built by Samuel Henson and contributes to the heritage character of this unique neighbourhood in Court Street North, further emphasizing its importance and the need for its preservation

Character Defining Elements/Heritage Attributes

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

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

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan



Commissioner, Development Services

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

Attachments

Appendix '1'_Reasons for Designation _ 47 Court Street North

Appendix '2'_CHVI evaluation of _47 Court Street North

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

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.