EXECUTIVE SUMMARY

This report provides an overview of the history of the villages of Milton Heights and Peru and includes an analysis of the character of the existing residential community in Milton Heights. The report is intended as a background report for the development of a strategy to implement the Sherwood Survey Secondary Plan policies. For this reason, a review is included of the relevant policies of the Sherwood Survey Secondary Plan and the related development applications by the Milton Heights Landowners Group (MHLG).
The Sherwood Survey Secondary Plan, which identifies parts of the areas around the villages of Milton Heights and Peru as Character Areas, recognises that these existing residential areas have a unique small town character resulting from their industrial past. The aim of the Secondary Plan is to preserve and protect this and to ensure that adjacent new development is designed in a way that is compatible with this established character.

Staff is recommending that a workshop be held with the residents within the existing Milton Heights community. The purpose of the workshop is to explore options that will assist staff in the preparation of an implementation strategy for infill development in the Milton Heights Character Areas.

The workshop with the residents is proposed to be held on June 5, 2012 at 6:30 pm in the Milton Room at Town Hall. Staff is recommending that existing residents and landowners within or abutting the Milton Heights Character Areas (i.e. those properties having a common property line with a property within the Character Area) be invited to the workshop. Staff is also recommending consultation with Engineering Services, Heritage Milton and Conservation Halton.

Following the workshop with the existing residents of Milton Heights, as well as consultation with Heritage Milton and Conservation Halton, staff will be able to:

- determine the relevant features that contribute to the small town character of Milton Heights;
- confirm the boundaries of the Character Areas;
- prepare a zoning by-law for the existing residential properties and potential infill development within the Milton Heights community in a manner that respects the character and heritage of the area;
- provide guidance for appropriate land use transitions between the existing community and the proposed new residential development outside the Character Areas; and
- make appropriate planning recommendations to Town Council.

Following the workshop with the residents, and if so directed by Council, staff will bring forward a report outlining an implementation strategy for the existing residential properties and for allowing sensitive infill development within the established Milton Heights residential areas with an objective of respecting the existing character and heritage of the area. This implementation strategy may include a Local Official Plan Amendment to expand, confirm and/or refine the boundaries of the Character Areas, as necessary, and will include a proposed zoning by-law for the existing residential
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community and for potential infill development within the existing Milton Heights community.

BACKGROUND

In 2004, Council approved the Sherwood Survey Secondary Plan. This plan includes the Milton Heights’ Neighbourhood and is, with the Official Plan, the guiding policy document applicable to this area. In conjunction with the approval of the Sherwood Survey Secondary Plan, both development lands and the existing residential community in the Milton Heights’ Neighbourhood and other development areas within the Sherwood Survey Secondary Plan Area were placed in a Future Development zone, which restricts new development and ensures that the Secondary Plan policies are complied with.

For Milton Heights, the Sherwood Survey Secondary Plan outlines that a Tertiary Plan needs to be approved by Council prior to development proceeding. Policies outline that new development must be sensitive to the existing community within Milton Heights and to the Niagara Escarpment and that appropriate transitions need to be identified in the Tertiary Plan. The Secondary Plan also identifies portions of the Milton Heights’ Neighbourhood as Character Areas (see Schedule C-8-D Land Use Plan, attached as Figure 1).

In 2007, the Milton Heights Landowners Group (MHLG) made an application for an amendment to the Town of Milton Official Plan. This amendment was to implement their proposed Tertiary Plan for the Milton Heights Neighbourhood. The MHLG also submitted applications for two plans of subdivision and associated zoning amendments. The Tertiary Plan for the Milton Heights Neighbourhood, as proposed by the MHLG, was presented to Town Council in June 2010 (report # PD-039-10). This Tertiary Plan is still under review by the Town and has not yet been approved. The MHLG applications have been referred to the Ontario Municipal Board for a decision and are not the subject of this report.

Notwithstanding the appeals to the Ontario Municipal Board, the Tertiary Plan for Milton Heights Neighbourhood, consisting of both the development lands owned by the MHLG and the existing residential properties including “Character Areas”, requires Council approval. Staff is anticipating that the MHLG will be submitting a revised Tertiary Plan, which will be brought back to Council for its review.

To comply with the policies of the Secondary Plan, it is essential to identify the character and key features of the existing Milton Heights community. This report is intended to do this.

Clearly identifying the Character Areas and defining the existing character of the Milton Heights community will provide guidance for the refinement of policies and the
development of zoning provisions. This will allow for sensitive infill development within the established residential communities, when Regional waste water servicing becomes available in the area, and will also assist in developing appropriate transitions between the existing community and the proposed new residential development in Milton Heights.

**Sherwood Secondary Plan Policies**

The Character Areas shown on Schedule C-8-D Land Use Plan, attached as Figure 1, consist of the former village of Peru and the area known as Milton Heights. The Character Area designation recognises that these areas have a distinct character and the aim is to ensure that new development is “compatible with, and sympathetic in design to … the existing streetscape and existing buildings.” (Policy C.8.3.2.12)

The Character Area associated with the former village of Peru includes properties along Peru Road south of Sixteen Mile Creek and along a portion of Steeles Avenue to the east of Peru Road. This area is referred to as the Peru Character Area in this report. The other Character Area in Milton Heights includes properties along Tremaine Road and No. 3 Side Road. The Secondary Plan policies indicate that the Character Area designation is an overlay designation.

The Peru and Milton Heights Character Areas include “character buildings” (see Schedule C-8-C which is attached as Figure 2). The character buildings are included on the Town’s Heritage List. The Heritage List contains over 1,000 properties that are of potential heritage value or interest and is updated from time to time. Something is considered to be of heritage value or interest if it is important to the community because of its association with architectural, cultural, social, political, economic or military history. The Heritage List includes a large variety of properties which all have unique and important heritage value.

The character buildings as shown on Figure 2 are only those “Listed” properties (i.e. on the Town’s Heritage List), which are within the boundaries of the Sherwood Survey Secondary Plan Area and which were on this List at the time when the Secondary Plan was prepared. It does not, therefore, reflect the “Listed” properties on the west side of Tremaine Road or on the east side of Peru Road. Figure 3 shows all the properties within the Milton Heights community that are included on the Town’s Heritage List; those properties that are included in the Sherwood Survey Secondary Plan area and those on lands adjacent to this area.

Policies C.8.5.15 and C.8.3.2.16 of the Sherwood Survey Secondary Plan state that the Town will encourage the preservation “in situ” of the character buildings and that their conversion to non-residential uses may be considered.
Policy C.8.4.5.2 of the Sherwood Survey Secondary Plan policies outlines that prior to any development occurring within the Milton Heights’ Neighbourhood, a Tertiary Plan is to be approved by Council. The Tertiary Plan is to address “such issues as compatibility of land use and transition of density, lot sizes and housing type based on consideration of the proximity of new development to:

i) the Niagara Escarpment Plan Area and natural heritage features;

ii) arterial roads, employment lands, railways and provincial highways and employment areas; and,

iii) existing residential development;

with a principle overall objective of maintaining a significant degree of larger lot development adjacent to the Niagara Escarpment Plan Area."

In addition, the Sherwood Survey Secondary Plan identifies in policy C.8.3.2.8 the objective “to develop a residential community within the Milton Heights’ Neighbourhood with its own special character which maintains the “small town” character of the Existing Urban Area and reflects its very unique location in close proximity to the Niagara Escarpment.”

These policies are among those that are relevant for the purposes of the proposed workshop and staff’s development of an implementation strategy.

REPORT

The villages of Milton Heights and Peru are unique in Milton, as they were the centres of industrial rather than farming communities. This has given this part of Milton a unique character that has left a legacy in the buildings and people that remain in the area. The area was traditionally famous for quarrying and the production of building materials such as lime, limestone and bricks. These industries were of provincial significance and, at their peak at the turn of the 20th century, they employed hundreds of people in the Milton Heights and Peru areas. In addition, the materials that were produced here were used in many of the buildings in both urban and rural Milton as well as in buildings throughout Ontario. These were huge industrial operations for their time and they attracted considerable immigration to Milton. The Milton Heights/Peru areas were therefore populated by large numbers of industrial workers and their families.

**Early Settlement and Industrial Heritage of the Milton Heights and Peru Areas**

Prior to the arrival of European settlers, the land in the Milton Heights and Peru areas was already well known to and used by the local aboriginal population, who called the
area around Milton Heights, Smokey Hollow, because it had a reputation for being smokey. The land was purchased from the native Iroquoians, who, although they retained hunting and fishing rights, eventually moved out of the area. There remains considerable evidence of aboriginal peoples living and using land in and close to Milton Heights and new development must be sensitive to this.

Crown patents in the Milton Heights and Peru areas began being granted between 1822 and 1856 and the European settlement of the area soon followed. Most of the patents were for 100 acre half-lots. A few 200 acre lots were sold, but were shortly thereafter severed into smaller 100 acre parcels.

The first Europeans who moved into this area were Scottish. The Milton Heights and Peru areas form the south west corner of “The Scotch Block”. In 1819, John and James Stewart from Perthshire in Scotland, petitioned the Governor, Sir Peregrine Maitland, for land for a Scottish settlement where there would be sufficient numbers to form a community and build a Presbyterian church. The Land Council of the Governor’s Office ordered that the Stewarts and two Douglases should be granted land close to each other in the same Township and that land adjacent to this should be reserved for their associates – thus establishing the Scotch Block. It was never a separate municipality but remained a distinct community stretching from approximately No. 17 Side Road in the north down to Steeles Avenue in the south and from Tremaine Road in the west to Fifth Line in the east. It covered nearly 20,000 acres.

Milton Heights Lumber Mill

The first industry in Milton Heights was the lumber mill on the banks of the Sixteen Mile Creek (on Lot 3, Con. 7, Nassagaweya). This was first owned by John McGregor. The McGregor family owned this land from 1854 to 1866 so the mill started during this time. The mill was in operation until at least 1877 (as it is shown in the 1877 Halton Atlas – see Figure 4). And, during its operation, it also employed a number of hands. Despite the presence of the mill, Milton Heights is not shown as a village in the 1877 Atlas. It, apparently, only grew into a distinct community following the establishment of the local lime kilns and brickworks after the 1880’s. The local population initially called the village ‘Terra Cotta’ because of the dominant role that the local brickworks played in the area; however, as there was another village near Glen Williams with that same name, the village was renamed Milton Heights, upon the recommendation of a local Anglican vicar, Rev. George McQuillan.

Peru Sawmill

The village of Peru also began along the banks of the Sixteen Mile Creek. Robert Troop Hill owned and operated a sawmill along the banks of the creek in 1858. It is not known when the mill started; however, as the Hill family owned the property by the creek from 1833, it is likely to have started operations sometime between 1833 and 1858. It is not
shown in the 1877 Atlas, so the mill must have ceased operations by that time (see Figure 4). The presence of the mill, being the first industry to establish in the area, is likely to have been the reason why the village started in this location.

It is unknown when or why the village was named Peru. It is shown as an established village on the 1858 Tremaine’s Map of the County of Halton and it is shown as a large village in the 1877 Historic Atlas of the County of Halton (see Figure 4). By the 1840’s, it was said to be a larger village than Milton and there was even talk of it becoming the county town rather than Milton. However, it never had a school, church or post office. It started as a farming community, mainly settled by Scottish immigrants. After the 1850’s, it began to develop as an industrial centre: This is largely due to the Center brothers, who began their potash and soap business just north of the village of Peru (on Lot 3, Con. 1, Esquesing), and Donald Robertson who opened his lime kiln and quarry just south of the village (on Lot 1, Con. 7, Nassagaweya and Lot 1, Con. 1, Esquesing).

The Center brothers from Peru and later the Robertson family were instrumental in the industrial development of the Milton Heights and Peru areas.

Center Brothers

In 1855, William and Socrates Center, brothers from Quebec, each bought 29½ acres of land on Lot 3, Con. 1, Esquesing (on the west side of Peru Road just north of the village). These were small farming lots and may not have been sufficient to feed William’s growing family (Socrates did not have a wife or children, but William had a wife and 5 children). This may have been the reason why the brothers diversified into other industries. They ran an ashery that was used to produce charcoal, soap and potash. There would have been a plentiful supply of tree stumps in the area because of the steady clearing of trees to provide good farming land. In addition, William ran a tannery.

By 1879, they had made sufficient money for William and his son Judah to buy 2 farming lots (50 and 48 acres each) on the east side of the village of Peru. It is after this, in 1881, that the original 1855 lots that the Center brothers owned were sold. Socrates did, however, retain a smaller 8 acre lot that was part of his original farming lot: This is where his house was situated and is likely to have been where his industrial business was located.

The Center brothers’ businesses would have employed a number of people and would also have attracted people to the area to both deliver supplies and purchase their finished industrial goods. It is unclear when or why the brothers ceased their industrial operations. It may have been because of their age (they both died in the 1890’s when they were 69 and 78 years old), a reduced supply of tree stumps (due to local farms becoming well established and no longer needing clearing), or the opening of the railway in 1879.
The Center brothers were important local businessmen and employers. Socrates, in particular, was a man of some local standing. He was a local magistrate and a Councillor in Milton during the 1860-1881 period. Socrates had a fine house built for himself just north of Peru in the 1870’s. This is now known as 94 Peru Road. The brothers also owned a number of other smaller houses in the village over the years. The heritage houses that exist at 42, 45 & 49 Peru Road may all have been built by members of the Center family for either their own use or the use of their employees.

The importance of the Center brothers to the history of Peru is their contribution to the industrial character and development of the village. The village of Peru may not have existed without the industries developed by these brothers. What is unusual about Peru is the fact that it developed in this location in the first place. Historically, villages generally grow and develop because of their location at a prominent intersection that would benefit from passing trade. In contrast, the village of Peru was not located at an intersection of two roads, nor on a direct road to an established destination. It, therefore, did not grow service uses, such as a church, post office, hotel, blacksmith shop or a school, that are normally found in village communities. Its close proximity to Milton also meant that such service uses were within walking distance. While the sawmill may have initially attracted some people into this area in the early half of the nineteenth century, this use had ceased operations by the 1870’s. With few reasons for people to congregate here, there has to be another reason why Peru developed into a village. This must have been because there was an alternative source of employment in the area. This employment would have initially been provided by the Hill family sawmill, then the Center brothers at their soap, potash and tannery works and later by the local brick yards and quarries/lime kilns.

The industrial heritage of the Peru village is, thus, the reason for its existence. Unlike Milton’s other old villages, this is a traditional industrial community, not a farming one, and this it makes it unique within Milton. The age and range of heritage houses within the village reflect the range and longevity of industry in the village.

Robertson Family

Duncan and David Robertson were brothers who were key figures in the development of the lime kilns and brickworks in the Milton Heights and Peru areas. They were not related to PL Robertson who produced the Robertson Screw. Their father, Alexander Robertson, an officer in the British Army, was one of the original Scotch Block settlers who began settling into the area starting from 1819. He obtained the patent in 1844 for Lot 1, Con. 1, Esquesing. He had at least 8 children. His eldest daughter, Charlotte married William Center. His son Duncan (1838-1907) began the Robertson Lime Company on land just south of Kelso Road in the 1880’s and another son, David started the Milton Pressed Brick and Sewer Company.
Duncan's son, Donald (1868-1931), later took over the lime company until it was bought out in 1929. Donald also took a leading role in many local organisations (Halton Agricultural Association, Halton Liberal Association, Milton Curling Club, Milton Golf Club, Milton Board of Trade, Children’s Aid Society and the Milton High School Board). Donald built the house at 159 Martin Street in 1906 with his son Alexander. One of his sons, Ernest, died in World War 1.

Another of Duncan's son's, Dr. Edwin Robertson, was a very prominent surgeon and paediatrician at the Hospital for Sick Children in Toronto. He was famous for being trapped in a gold mine, with 2 others in Nova Scotia, for 10 days in 1936. He was one of the owners of the mine and was inspecting it at the time. This incident was known as the Moose River Mine disaster and was made famous because the CBC delivered one of its earliest outside broadcasts from the site and this generated interest in the event from across the whole of Canada.

Duncan’s brother, David (1841-1912) was a doctor, an MPP, town councillor, Mayor of Milton, reeve and warden of Halton. He started the Milton Pressed Brick and Sewer Pipe Company after the railway came to the area in 1879.

**Brick Industry in Milton Heights/Peru**

The development of the brick industry in Milton was as a consequence of the rich deposits of medina shale found at the edge of the Niagara Escarpment. The presence of an abundant local supply of water and the nearby railway facilitated the growth of this important industry. The brick industry in the Milton Heights and Peru areas was of provincial significance and Milton was known throughout Canada for the quality of its bricks. An Ontario government mining booklet in 1906 praised the shale products of the Milton area, “especially the fancy brickwork for fire places, mantels and columns, the ceramics and roofing tile”. This industry transformed a small rural area into a large industrial community that was well known throughout Canada and employed, at its peak, at least 200 people. While very little remains of the old brickworks, the property remains of cultural heritage interest, given the impact it has had on the history of both Milton Heights and Peru as well as Milton as a whole. Since 1890, many fine buildings have been constructed in Milton from the bricks from these brickyards and these buildings still make an important contribution to the character and appearance of the Town today.

There were three main brick operations in area, which are discussed below.

1. **The Milton Pressed Brick and Sewer Pipe Company**

This was owned by Dr. David Robertson, and managed by his son-in-law, Mr. J. McCannell. It operated from Lot 1, Con. 1, Esquesing. The company also owned and probably quarried from adjacent lots at Lot 1, Con. 7, Nassagaweya and Lot 1, Con. 2,
Esquesing. This brick operation was at its height at the turn of twentieth century. In 1913, it was said to be the largest and most modern brick making plant in North America. It had a large workforce, which, at first, was principally new British immigrants, but by the 1920's Italian immigrants began working in this industry. In 1912, when Mr. Robertson died 160 employees of the Milton Pressed Brick Co. joined the funeral procession. The company built the 6 cottages on Steeles Avenue in 1900 for their workers and some semi-detached houses at 13, 15, 17 & 19 Peru Road in 1910.

The Milton Pressed Brick & Sewer Pipe company merged with the Toronto Pressed Brick & Terra Cotta Co. (discussed below) and Medina Shale Brick Co. of Streetsville in 1916 and became the Milton Pressed Brick Company. The Great Depression resulted in there being little demand for building materials and many of the brick workers were laid off. There were few local alternative sources of employment at this time. Eventually, the Milton Pressed Brick Company fell into financial difficulty and National Trust Company took over ownership in the 1930's. The Company reorganised in 1937 and hired back many of its old hands. It sold off all of the workers’ houses that it owned and some of its land as residential lots. It was never as busy again and finally ceased operations in 1974. In 1959, much of its land was taken over by the Milton Quarry Company and then through various companies, before Jannock Ltd. purchased much of that land in 1984.

2. Toronto Pressed Brick & Terra Cotta Co.

In 1888, Terra Cotta Brick turned out their first brick from their plant on the east half of Lot 2, Con. 7, Nassagaweya and on 10 acres of Lot 2, Con. 1, Esquesing. This became the Toronto Pressed Brick & Terra Cotta Co. in 1892. In 1902, Mr. Smith took over the company and sold it to Charles Lewis in 1906. It then became known to as the “Lewis Yard”. Charles Lewis had come over from England with his brothers and together they made very fine terra cotta works. Most of the fancy terra cotta works in Milton are likely to have come from this yard. In 1911, this became the Toronto Pressed Brick and Terra Cotta Company of Milton. At its peak, the yard employed at least 50 hands. Then, in 1906, there was a fire and the hands had to be laid off for a while until new machinery
was bought. The Toronto Pressed Brick and Terra Cotta Company of Milton merged with the Milton Pressed Brick & Sewer Pipe company in 1916. The plant was demolished in 1935. The lands eventually became part of the Jannock lands.

3. Boyd Brick Plant

S. E. Brandon & Robert Boyd bought 65 acres of land in 1913, with Boyd taking over the whole Boyd Brick Plant operation in 1914. The plant was located just south of the Canadian Pacific Railway line on Lot 3, Con. 7, Nassagaweya. It employed 15 to 16 employees and was about half the size of the adjacent Toronto Pressed Brick and Terra Cotta Co. In 1922, it was sold to the Atlas Brick Co. Then it was taken over in 1925 by the Interprovincial Brick Co. Ltd. The plant ceased works in 1960. The land was eventually transferred to Conservation Halton. For a period in 1914, Boyd set up an oil and gas company. Drilling began, but although it generated a lot of excitement, it never amounted to much. There is a record of a house in Milton Heights that had gas appliances using its own gas for a period of time, until water seeped into the gas well and it no longer could produce gas.

Quarrying and Lime Kilns

The availability of limestone rocks from the Niagara Escarpment and the accessibility to railway transportation are the primary reasons why this industry developed in the Milton Heights and Peru areas. Lime, when mixed with sand, forms a plaster. The lime was bagged and shipped for use in mortar for brick laying.

The remains of the Christie lime kilns are on what is now Conservation Halton lands and they are designated under the provisions of the Ontario Heritage Act. They started operations in 1880 but closed in 1929. The workers then went to the nearby Robertson property, which closed in 1960.

The Robertson Lime Company was a larger and more successful company and was located on the south side of Kelso Road. It had 3 natural draft lime kilns, “shaft lime kilns” as they were called, that were built in the late 1870's. Each of the three lime kilns was approximately fifty feet high. Interestingly, a tramway was used to carry the quarried limestone to the entrance to the kilns.

When first opened, one of the employees of the Robertson Lime Company was required to climb down a rope along the face of the escarpment to insert dynamite into the limestone cliff in order to blow it into rocks. This was a very dangerous job as once the dynamite was ignited, the explosives man had to then race back up the rope, before the wall exploded. The large rocks that resulted from the explosion, were then broken up further by stone hammers, and were placed into horse-drawn carts. At the bottom of the lime kiln was a furnace lined with firebricks. After approximately four hours of heating the limestone rock at extremely high temperatures, decomposition would occur and lime
was the result. This was then taken out from the ‘draw hole’ below the fire box. Through this process, 8-15 tons of lime could be produced every 24 hours.

Working at the lime kilns was dangerous and unpleasant work and, like many such industries of the time, many of its employees were new immigrants. The Italian immigrants, many of whom came to the Milton Heights/Peru area between 1908 to 1911, initially started working at these kilns and living together in the area. The Robertson Lime Kilns operated only in the warmer months. During the winter season, the employees had to cut enough wood to heat the furnace for the oncoming season.

The Robertson Lime Kilns were taken over in 1927 by Gypsum Lime and Alabaster Limited and, later, by the Domtar Chemical Limited of Paris, Ontario. Due to the advanced technological improvements in producing lime from other quarries, sales at the Robertson operation in the early 1930’s declined. Shortly after 1930, the kilns became obsolete. The land was later purchased by Conservation Halton & Jannock Ltd.

The old quarry lands were used for a period as a boating lake and park until the Region of Halton closed the park in order to build a reservoir to serve the Town of Milton.

Immigration

As indicated previously, the residents of Milton Heights and Peru have historically been local industrial workers and their families. The 1911 Census shows that most of the brickyard workers were married and some had families. There were some single men and these individuals often boarded with colleagues in the area. The Census shows that many of these workers were immigrants from England, Ireland and Scotland, who found employment in the brickwork plants. In contrast, the 1911 Census shows a considerable number of Italian immigrants worked at the local lime kilns. Almost all of these Italians were men who had arrived in Canada between 1908 and 1911 and were living together in just one or two buildings (most likely in some form of barracks).

The 1921 Census is not yet available; however, a review of the Land Registry records reveals an increasing number of Italian-sounding-names from the late 1920’s onwards. This suggests that the Milton Heights and Peru areas have had a large and long-standing Italian Canadian community. There is, however, little lasting physical evidence of this apart from the Our Lady of Victory Catholic Church on Tremaine Road, that was built in 1941 and the Italian Club on Tremaine Road that was built in the 1970’s.

Historical Growth of the Milton Heights and Peru Areas

At its peak, prior to World War I, at least 200 people worked at the various brick works in the Milton Heights and Peru areas and further workers were employed at the local lime kilns. Given the lack of public transportation, these workers and their families would have been housed in the local area. The brickyards did build some houses, as
mentioned above, and these are notable because they are the only semi-detached and townhouses in the area, and are some of the few houses in the area that are actually made from brick. There is no evidence of the quarrying companies building houses for their workers, although they may have provided barracks for their new Italian workers, as the 1911 Census suggests.

The heritage houses in Milton Heights and Peru are spread out along Tremaine Road, Peru Road and Steeles Avenue rather than clustered in one spot. This is because the workers were employed at 3 different brick works and a lime quarry – these industries were spread out along both sides of Tremaine Road and on land north of Steeles Avenue. Appendix 1 to this report includes information regarding all of the heritage houses in this area.

There were many more workers than could be accommodated in the few brickyard-owned houses and, as a consequence, most workers either owned or rented accommodation in the area. Many of these houses have now been demolished; however, the Milton Heights area, in particular, retains a considerable number of small heritage houses that were built for these workers. These houses were all built at around the same time (1880-1910) and generally have the same underlying design. Almost all of the houses were clad in siding, not brick. This may seem unusual given the proximity of the local brickworks and the fact that their purpose was to provide accommodation for the local brickyard workers. However, they were mostly built by the industrial workers themselves – typically people of limited means, who built their houses as economically as possible. Brick was more expensive than wood and, for this reason, was not commonly used.

Money was also not spent on unnecessary adornments. The houses are therefore modest in size and utilitarian in character with little or no decoration. They are simple frame 1½ storey houses with pitched roofs. Many have prominent gable ends that face the street and contain a door and window at ground floor level and two windows above. Over time, most of these houses have been modernised and extended; however, their original modest form and prominent gables are still clearly evident. The only exception were the houses that were built by the brick companies themselves and those few that were not built for use by the local industrial workers. These houses are mostly in Peru rather than Milton Heights. The modest houses that characterize the Milton Heights and Peru areas may only appear of marginal architectural significance when viewed in isolation. However, their cumulative impact on the character and appearance of the area is profound. These houses are of considerable historical importance as they are all that remains of a once thriving industrial community that had an enormous impact on the character and development of the Town of Milton as a whole.
Milton Heights

The village of Milton Heights spreads out from the intersection of Tremaine Road and No. 3 Side Road. It is divided in two by Sixteen Mile Creek. Most of the housing development is on the eastern side of Tremaine Road – as the land to the west was used for the lime kilns and by the Boyd Brick Company. Development north of the Sixteen Mile Creek began when lots on the east side of Tremaine were created by John Chisholm after he bought 18 acres of land on the north side of No. 3 Side Road in 1900. From 1906 to 1914, he severed and sold approximately 17 parcels of land. John Chisholm either built houses on these lots prior to their sale, or, more likely, sold the lots and the then-new-owners built the houses. The 1911 Census records show that many of the people who bought these lots worked in the local brickyards. Some even bought multiple lots. It is these lots that contain most of the heritage houses in the part of Milton Heights north of Sixteen Mile Creek. All of these heritage houses were built pre-1918 and they are clustered around the intersection of Tremaine Road and No. 3 Side Road. Many have been significantly altered since they were first built; however, as stated above, they retain many similar characteristics. They are mostly 1 ½ storey, simple frame cottages that are plain and utilitarian in character. Over the years, additions have been added, including garages, dormer windows, porches, new windows.

The land on the western side of Tremaine Road north of Kelso Road (West Half of Lot 4, Con. 7, Nassagaweya) was purchased by David and Duncan Robertson in the 1890’s for their quarrying and lime manufacturing purposes. The east half of this lot was owned by the Hay family and then the Scott family until 1915. While a few small lots were created here little housing development took place until the 1960’s. The proximity of the land to a noisy quarry may have been the reason for this. By the 1960’s, when the quarrying had ceased operations, some lots along the west side of Tremaine Road were severed. These now contain a series of low bungalows that were built around that time. Most of the remainder of this land to the west of Tremaine Road was taken over by Conservation Halton. Little of heritage interest remains here apart from the heritage house at 138/140 Tremaine Road, which is a 1910 Edwardian style house with mock Tudor influences.

Milton Heights, unlike Peru, had its own school, SS No.17. A single-storey school house was built in 1916 using bricks donated by the Milton Pressed Brick Co. This was located along Tremaine Road south of the creek. Unfortunately, it burned down five years after it was built. A larger 2-storey brick school was built in 1923/24 with pupils being taught in the Anglican Church while the building was under construction. This building, too, was destroyed by fire in the mid 1950’s. A third school was built at the corner of No. 3 Side Road and Milton Heights Crescent in 1955. This closed in 1969.

No. 3 Side Road is included in the Milton Heights Character Area as defined by the Sherwood Survey Secondary Plan. However, the houses on the south side of this street mainly consist of bungalows built in the 1960’s. It is noted that Milton Heights Crescent
does not currently appear to be included in the Character Area. This street, however, includes 2 heritage houses; although only one (1 Milton Heights Crescent) is included on the Town’s Heritage List (the other, 33 Milton Heights Crescent was built in 1918 and is therefore also of potential heritage significance). Milton Heights Crescent contains some of the original lots created by John Chisholm between 1906 and 1914 and its character and history is intrinsically linked to the properties to the west on Tremaine Road.

The land on the west side of Tremaine Road south of Kelso Road was used by the Boyd Pressed Brick Company and, later, for quarrying purposes. Some residential lots on the land to the east of the railway were severed off and sold in 1914 to Sarah Bradley. Sarah and her husband John had originally intended this land for a large number of residential lots and a plan for a small subdivision was approved in 1915. This included land reserved for roads that is now owned by the Town. However, the subdivision was never fully implemented and only a few lots were created. Two heritage buildings exist here; the Catholic Church that was erected in 1942 and the house at 90 Tremaine Road.

The properties at 87 to 103 Tremaine Road were part of the Center Brothers 1855 original lots which were sold to William Alexander in 1881. Alexander subsequently sold a series of small lots in early 1890’s. The heritage houses at 87, 89, 95 and 99 were all built on these lots shortly after their sale. The similarity in appearance of the houses that were eventually built on these lots reflects the fact that they were all built at roughly the same time, with a similar basic layout for the dwelling.

The Toronto Pressed Brick and Terra Cotta Company owned the land on the east side of Tremaine Road by the railway. This was taken over by the Milton Brick Co and eventually by Jannock Ltd. When the railway was built in 1879 it cut across this land and part of the lot was then sold off as residential lots. The heritage houses at 77 & 79 Tremaine Road are included on these lots. The house at 77 Tremaine Road is of particular heritage interest. It was built in 1890 by the Toronto Pressed Brick and Terra Cotta Company and is presumed to have been used as offices. The two bricked-in doorways on the front of the building support this presumption. This small building displays some of the finest terra cotta detailing of any building in Milton. It is extremely unusual to include such decoration on a house of this size or on a single house if it were intended as a house for one of the local brick yard workers. The Toronto Pressed Brick and Terra Cotta Company specialised in fine terra cotta work and it is likely that the terra cotta was included on the front of this small building as an advertisement for the company on their company offices. The building was later converted to residential use when the Toronto Pressed Brick and Terra Cotta Company of Milton merged with Milton Pressed Brick & Sewer Pipe Company in 1916.

The 1950’s and 1960’s houses that spread out from the centre of the village are primarily modest-sized bungalows. Most of them originally had detached single
garages. Over time, many of these were replaced with either double, attached or detached, garages.

The post-1970 houses in Milton Heights are also mainly bungalows. The modern bungalows are larger than the ones built in the 1950’s and 1960’s. They are also on larger lots and often have double garages that are located flush with the front of the house.

The presence of so many modest heritage houses within Milton Heights reflects its history as an industrial village.

Peru

As noted, Peru has existed as a distinct community for considerably longer than Milton Heights. As a consequence, there is greater variation in the age, size and design of its housing than in Milton Heights. The village of Peru first developed around Sixteen Mile Creek, where the original mill and tannery existed (Lot 2, Con. 1 & 2 in the former Township of Esquesing). The village grew and developed in parallel with the growth and development of the local brickworks. The later development of the village was southwards on lands that were formerly owned by the Milton Brick Company.

The oldest part of the village of Peru contains nine residential properties. Of these, five are on the Town’s Heritage List. In addition, there is another heritage home located just north of the village at 94 Peru Road. This house was the home of Socrates Center and is therefore historically and functionally linked to the village. As stated above, these houses are of a variety of ages and styles and this demonstrates that Peru grew in an organic way over an extended period.

Of the five heritage properties in the village, two are typical historical workers cottages similar to those found in Milton Heights and three are larger, grander houses that were likely built by wealthier people rather than local industrial workers. Following the opening of the nearby brickworks, some brick workers houses were built to the south of the village by the Milton Brick Company. These consist of the six brick cottages at 3220 to 3230 Steeles Avenue which were built in 1900 and the 4 houses at 13 to 19 Peru Road which were built in 1910. These were all sold off by the brick company in 1940. The development along the east side of Peru Road south of the old village centre is on land formerly owned by the brickworks. The creation of residential lots did not occur here until after 1940, following the 1937 reorganisation of the Milton Brick Company.

The oldest house in the Peru/Milton Heights area is at 3216 Steeles Avenue. This gothic revival style house was built prior to the late 1840’s and is therefore likely to be the original Robert Ruxton farmhouse. He was the initial pioneering owner of this 100 acre lot, and part of this lot remained in his family until 1951.
The house at 3198 Steeles Avenue is also of heritage value. It has a typical American Foursquare design that was popular in 1911. Given its age and proximity to the brickworks, it is likely to have had a connection with this industry; however, its size suggests that it was not built for one of the general industrial workers.

Character of Milton Heights

Traditional villages grow and develop slowly over a long period of time, sometimes over centuries, and the wide range of ages, sizes and designs of the buildings usually reflects this. However, in Milton Heights, there are no buildings that are older than 1890. This is because the village did not exist as a distinct community prior to the development of the local lime kiln and brick industries. While there is some modern housing, the housing in Milton Heights is principally either circa. 1900 brick-workers’ houses, which have been modernised, or post-1950’s bungalows that were built on land sold off following the contraction and closure of the local industrial uses.

Table 1.1 to 1.3, below, outline some of the aspects of the Milton Heights area that help to define its character. Any new development should respect these key features in order to blend into the character of the area. Please note that, apart from discussing heritage attributes the statistics mentioned below only account for properties with buildings that front onto Tremaine Road, Milton Heights Crescent and No.3 Side Road. Properties along Kelso Road and those which contain houses that are set-back and have no, or minimal, impact on the streetscape are not included.

Table 1.1 – Milton Heights Character Area – Properties

<table>
<thead>
<tr>
<th>Heritage Properties</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of properties</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Number of heritage properties (as shown in Appendix 1)</td>
<td>20</td>
<td>27%</td>
</tr>
<tr>
<td>Number of heritage properties built: 1890-1918</td>
<td>19</td>
<td>95%</td>
</tr>
</tbody>
</table>

Notes:
1. The only heritage property within Milton Heights that was built after 1918 is the Catholic Church at 88 Tremaine Road, which was built in 1941.
2. The oldest house in Milton Heights is the house at 90 Tremaine Road, which was built in 1890.
Table 1.2 – Milton Heights Character Area – Height

<table>
<thead>
<tr>
<th>Heights of Buildings (excluding church, old school and social club)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single storey (bungalows)</td>
<td>60%</td>
</tr>
<tr>
<td>1½ storeys</td>
<td>26%</td>
</tr>
<tr>
<td>2 storeys</td>
<td>14%</td>
</tr>
</tbody>
</table>

Notes:
1. 86% of the dwellings are bungalows or 1½ storeys
2. Almost all of the heritage houses are 1½ storeys and most of them are under 7.5m high (measured from grade to ridge)
3. Almost all of the bungalows are under 6.5m high and are fairly uniform
4. The 2-storey houses are less than 8.5m high

Table 1.3 – Milton Heights Character Area – Width

Width of houses:
- Most of the heritage houses are approximately 7.5m to 9.5m wide
- Prominent front gables and simple roof forms are key feature
- Modern houses are wider than the heritage houses and may include an attached garage at the side, and are generally under 18m wide

Width of lots:
- There is a wide variation in lot sizes
- Most lots are 24m to 30m wide
- A few lots are narrow (15m to 20m wide)
- A few lots are very wide (over 40m wide)
- Large lots are necessary to accommodate septic systems

Width of spaces between the houses:
- There is generally large separation between houses (7m to 20m)
- Wide spaces between the houses provide considerable space for landscaping, which contributes to the “small town” character of the area

Character of Peru

Table 2.1 to 2.3, below, outline some of the aspects of the Peru area that help to define its character. Any new development should respect these key features in order to blend into the character of the area. The heritage properties are clustered in 3 groups, in the old village, with the 4 semi-detached houses on the east side of Peru Road and the 8 heritage houses on the south side of Steeles Avenue facing Peru Road. In between are mainly 1950’s and 1960’s bungalows, that were built when the former Brickworks sold of its land. The 2 heritage properties that are located just north of Sixteen Mile Creek (54 &
94 Peru Road) are included because they are historically linked to the village. The vacant properties or properties that include buildings set back and therefore have little impact on the streetscape are not taken into account.

There is a wide variety of heritage houses in this area, ranging from a farm house of one of the pioneering settlers to the area, to grander houses of local businessmen and more moderate workers’ townhouses. These heritage houses are generally taller than the modern houses.

Table 2.1 – Peru Character Area – Properties

<table>
<thead>
<tr>
<th>Heritage Properties</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of properties</td>
<td>51</td>
<td></td>
</tr>
<tr>
<td>Number of heritage properties (as shown in Appendix 1)</td>
<td>20</td>
<td>39%</td>
</tr>
<tr>
<td>Number of heritage properties built:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1840’s – 1870’s</td>
<td>5</td>
<td>25%</td>
</tr>
<tr>
<td>1900-1910</td>
<td>15</td>
<td>75%</td>
</tr>
</tbody>
</table>

Notes:
1. While some heritage houses pre-date the arrival of the brick industry in the area, 50% of them were originally built by the Milton Brick Company for their workers
2. 54 and 94 Peru Road, located north of Sixteen Mile Creek, are from the 1870’s

Table 2.2 – Peru Character Area – Height

<table>
<thead>
<tr>
<th>Heights of Buildings</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single storey (bungalows)</td>
<td>55%</td>
</tr>
<tr>
<td>1½ storeys</td>
<td>17%</td>
</tr>
<tr>
<td>2 storeys</td>
<td>28%</td>
</tr>
</tbody>
</table>

Notes:
1. 72% of the dwellings are bungalows or 1½ storeys
2. The majority of the heritage houses are 1½ to 2 storeys but most of them are under 7.5m high (measured from grade to ridge)
3. Almost all of the bungalows are under 6.5m high and are fairly uniform
Table 2.3 – Peru Character Area – Width

<table>
<thead>
<tr>
<th>Width of houses:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• There is a greater variation in the widths of the houses in Peru than in Milton Heights with the townhouses being only approximately 5m wide</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width of lots:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• There is a wide variation in lot sizes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width of spaces between the houses:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• There is a wide variation spaces between houses</td>
<td></td>
</tr>
<tr>
<td>• There is 7m or more space between detached dwellings</td>
<td></td>
</tr>
<tr>
<td>• The large lots mean than there is over 20m between many of the houses</td>
<td></td>
</tr>
<tr>
<td>• These wide areas of space between the houses provides considerable space for landscaping. This contributes to the “small town” character of the area.</td>
<td></td>
</tr>
</tbody>
</table>

Conclusions

The Milton Heights and Peru areas developed as a result of industrial activity and development, including a once provincially significant brickworks industry. The areas can be considered a heritage landscape and have had a major impact on the growth, development and character of the Town of Milton. The Milton Heights and Peru Character Areas, while unique, have the following unifying characteristics:

- Just under one third of the properties contain heritage houses (according to the Town’s analysis set out in Appendix A). Most were built between 1880 and 1918 to provide housing for the local industrial workers. Older houses exist in the village of Peru.

- The brick houses that were built by the brick companies (77 Tremaine Road, 13 to 19 Peru Road and 3220 to 3230 Steeles Avenue) are of particular heritage significance.

- The heritage houses, identified in Appendix A, are predominantly 1½ storeys in height. Since most were built during a short space of time to serve the needs of the local industrial workers they are very similar in terms of their size and design. They were built quickly and economically and are therefore relatively plain and utilitarian in character. This simplicity means their significance can be easily overlooked when viewed on an individual basis. Moreover, many of the heritage houses have been extended and altered over the years. This has had the effect of masking or hiding some of their important heritage attributes.
The majority of the non-heritage houses in the area are bungalows that were built after 1950.

The vast majority of the heritage houses are under 7.5m in height, while most of the other houses in the area are under 6.5m in height.

Most of the houses are less than 10m wide, with the heritage houses tending to be narrower at 7.5m to 9.5m in width (depending on where their gable end was originally orientated). The widest houses are the most modern with attached garages running flush with the house. These garages account for much of this width.

While there are a wide variety of lot sizes, the lot sizes generally remain large as they have to accommodate septic systems. The majority are 24-30m wide, with the smallest lots containing the heritage townhouses and semi-detached houses.

The wide lots result in large side yard setbacks.

The mature landscaping that exists in the spaces between the houses gives the area a small town character.

Most garages are detached and recessed behind the houses.

The houses generally have simple forms with shallow pitched roofs.

There are relatively uniform front setbacks throughout most of the areas, although it is noted that many of the heritage houses have slightly smaller front setbacks, while some of the bungalows have larger setbacks.

Staff is seeking Council’s direction to consult with Heritage Milton in order to refine the Character Areas within the Peru and Milton Heights’ areas. In addition, staff is seeking Council’s direction to hold a workshop for the existing residents of the Milton Heights community, in particular, the residents of the Peru and Milton Heights Character Areas and the adjacent properties. The workshop is proposed to be held on June 5, 2012 at 6:30 pm in the Milton Room at Townhall.

The purpose of the workshop is to obtain input from the existing residents within Milton Heights, in order to explore options for an implementation strategy of the Sherwood Survey Secondary Plan policies that would allow for the integration of new development with the existing Milton Heights community. These options would show how the area could be zoned to allow infill development in the area while also respecting the history and existing character of this unique part of Milton.
Staff is also seeking Council’s direction to consult with Conservation Halton regarding potential environmental constraints and the implications of those constraints for development within the Character Areas.

**Relationship to Strategic Plan**

The development of a concise history and character of the Milton Heights and Peru area will advance Goal A, Direction 3 – Protect and enhance our heritage, identity and character as it will:

- Respect and honour Milton’s rich history;
- Encourage the maintenance and enhancement of the character of existing and well established neighbourhoods;
- Foster civic pride by recognising the contribution that cultural heritage resources make to the urban and rural system.

**Financial Impact**

None arising from this report.

Respectfully submitted,

W. F. Mann, MCIP, RPP, OALA, RPF
Director, Planning & Development

Attachments:

- Figure 1: Schedule C-8-D Sherwood Survey Secondary Plan Land Use Plan
- Figure 2: Schedule C-8-C Sherwood Survey Secondary Plan Greenlands/Open Space and Pedestrian/Bike Path Plan
- Figure 3: Map showing location of heritage properties within the Milton Heights Area
- Figure 4: Extracts from the Historical Atlas of Halton County 1877 & Tremaine’s Map of the County of Halton, 1858
- Appendix A: Details of the Heritage Properties in Milton Heights and Peru

CAO Approval: _________________________

If you have any questions on the content of this report: Anne Fisher, 905 878 7252 ext. 2565.
TOWN OF MILTON OFFICIAL PLAN
Schedule C-8-D
SHERWOOD SURVEY
SECONDARY PLAN
LAND USE PLAN

- RESIDENTIAL AREA
- ESCARPMENT RURAL AREA / SPECIFIC POLICY AREA 1B
- RESIDENTIAL / OFFICE AREA
- NEIGHBOURHOOD CENTRE AREA
- INSTITUTIONAL AREA
- SECONDARY MIXED USE AREA
- GREENLANDS A AREA
- GREENLANDS B AREA
- ENVIRONMENTAL LINKAGE AREA
- ESCARPMENT PROTECTION AREA
- ESCARPMENT PROTECTION AREA - GREENLANDS A AREA
- ESCARPMENT PROTECTION AREA - PASSIVE OPEN SPACE
- COMMUNITY PARK
- DISTRICT PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- RESIDENTIAL / EMPLOYMENT AREA
- BUSINESS PARK AREA
- LOCAL COMMERCIAL AREA
- CHARACTER AREA
- ENHANCED STREETSCAPE DESIGN
- STORMWATER MANAGEMENT FACILITY
- SCHOOL
- PLANNED HWY 401 INTERCHANGE
- NOISE, VIBRATION AND VISUAL BUFFER
- URBAN EXPANSION AREA
- 16 MILE CREEK FLOODPLAIN
- CUL-DE-SAC
- Under Appeal

Consolidated August 2008
TOWN OF MILTON
OFFICIAL PLAN

Schedule C-8-C
SHERWOOD SURVEY
SECONDARY PLAN
GREENLANDS/OPEN SPACE AND PEDESTRIAN/BIKE PATH PLAN

- GREENLANDS A AREA
- GREENLANDS B AREA
- ENVIRONMENTAL LINKAGE AREA
- ESCRAPMENT PROTECTION AREA
- ESCRAPMENT PROTECTION AREA - PASSIVE OPEN SPACE
- ESCRAPMENT PROTECTION AREA - GREENLANDS B AREA
- ESCRAPMENT RURAL AREA / SPECIFIC POLICY AREA B
- COMMUNITY PARK
- DISTRICT PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- CHARACTER AREA
- ENHANCED STREETSCAPE DESIGN
- TRAIL SYSTEM
- ON-STREET BIKE SYSTEM
- URBAN EXPANSION AREA BOUNDARY
- CHARACTER BUILDING
- PLANNED HWY 401 INTERCHANGE
- 16 MILE CREEK FLOODPLAIN

Under Appeal

Consolidated August 2008
Figure 4: Extracts from the Historical Atlas of Halton County, 1877 and Tremaine's Map of the County of Halton, 1858
**Appendix 1: Details of the Heritage Properties in Milton Heights and Peru**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>DATE BUILT</th>
<th>Included on the Town’s Heritage List</th>
<th>Additional information</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 Peru Road</td>
<td>1850</td>
<td>Listed</td>
<td>Town records says that this is the oldest building in the village, but its appearance suggests it may have been built later. It displays the form and proportions of the simple frame houses that were built between 1890-1910 (albeit with modern front windows, side and rear additions and vinyl siding). This form of house is a typical frame house built for the working classes at the end of the nineteenth century and is the most common form of house found in the Milton Heights / Peru area.</td>
</tr>
<tr>
<td>94 Peru Road</td>
<td>1877</td>
<td>Listed</td>
<td>This is arguably, the largest and grandest house in Peru. It is situated slightly outside the village and was built as the home of Socrates Center, who was an early Peru industrialist and a Milton Town Councillor. This house retains its historic form and many of its original characteristics including its historic windows, doors, floorboards, trim and rear servants stair. It is of architectural and historic importance.</td>
</tr>
<tr>
<td>54 Peru Road</td>
<td>1870</td>
<td>Listed</td>
<td>This is of a similar form and has a similar height and proportions to 45 Peru Road. It has been extensively altered with new windows, new stucco and simulated quoins, a new porch and rear additions. Parts of it may have been built circa. 1870, however its appearance suggests may be slightly later. Its appearance suggests that it is contemporary to 45 Peru Road.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Status</td>
<td>Description</td>
</tr>
<tr>
<td>------------------</td>
<td>------</td>
<td>-----------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>42 Peru Road</td>
<td>1900</td>
<td>Listed</td>
<td>The design of this house was popular 1880-1900 period. It was built with Milton bricks from one of the local brickyards &amp; includes an old brick coach house. It has a similar form to 94 Peru Road, however the use of the local bricks shows it must have been built after 1888. It includes modern windows, &amp; the porch has an Edwardian character, with different bricks utilizing an art deco type pattern, solid plain framing and brick piers that suggests that it was a later addition built circa 1910-1930. It is larger and more decorative than a typical working class house of the period. This suggests that it was built by someone who was wealthier than most in the area and that is was not built for renting out to the local working population but for occupation by the owner. It was owned by William Little Center (1889-1906), a son of William Center. The Center family were a prominent local industrial / farming family and this house may have been modelled on his uncle Socrates’ house at 94 Peru Road.</td>
</tr>
<tr>
<td>52 Peru Road</td>
<td>1900</td>
<td>Not listed</td>
<td>The main house on this property is clearly modern, however there is also another older brick building. The form of this building suggests that it was built later than 1900, most likely after 1930 &amp; may be of local brick, however this supposition is based on a long distance view of the building &amp; further investigations would be needed to confirm its age &amp; whether or not it is of heritage significance.</td>
</tr>
<tr>
<td>48 Peru Road</td>
<td>1910</td>
<td>Listed</td>
<td>The gothic revival characteristics of this house and use of local brick suggest that it may have been built circa. 1890. The house was built by one of the Hill family, who owned this 100 acre parcel from 1833-1934. Robert T. Hill had owned a sawmill on the property in the 1850’s and then passed the property on to his son Ezra Bessey Hill in 1894. It may be that Ezra Hill built the house when he took over ownership of the property. The size and scale of this house reflects the wealth and status of its owner as a relatively prosperous local farmer. This Hill family were a prominent local family.</td>
</tr>
<tr>
<td>Property</td>
<td>Year</td>
<td>Status</td>
<td>Description</td>
</tr>
<tr>
<td>----------</td>
<td>------</td>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>49 Peru Road</td>
<td>1915</td>
<td>Listed</td>
<td>It is difficult to determine the age from this vernacular building given its uniqueness.</td>
</tr>
<tr>
<td>46 Peru Road</td>
<td>1870</td>
<td>Not listed</td>
<td>This appears modern or it has undergone such extensive renovations that its heritage attributes have either been removed or hidden. Further investigation would be needed to determine whether or not this property is of heritage significance.</td>
</tr>
<tr>
<td>13, 15, 17 &amp; 19 Peru Road</td>
<td>1910</td>
<td>Only 19 is included on the Heritage List</td>
<td>2 pairs of brick semi-detached houses that were built by the Milton Brick Co in 1910 and sold in 1940. These and the row of brick workers cottages along Steeles Avenue, that were built in 1900 and also sold in 1940, are all outside the village of Peru. They do, however still form part of the heritage landscape of the wider Milton Heights / Peru area and are of both historical and architectural significance.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Status</td>
<td>Description</td>
</tr>
<tr>
<td>--------------</td>
<td>------</td>
<td>--------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>3198 Steeles Avenue 1911 Listed</td>
<td>A typical American Foursquare design that was popular 1910-1925. The bricks are likely to be from the local brickworks. The stone cladding at the ground floor level and the bay window are modern additions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3216 Steeles Avenue 1847 Listed</td>
<td>The oldest house in the Peru / Milton Heights Area. A typical Ontario Gothic revival cottage dated from before the industrial development of the Milton Heights / Peru area. This may be the original farmhouse of Robert Ruxton who purchased the original patent for this 100 acre lot in 1846. Part of this property remained in the Ruxton-Anderson family until 1951.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3220-3230 Steeles Avenue 1900 All Listed</td>
<td>This is a row of 6 brick workers cottages that was built by the Milton Brick Company for their workers. They were sold in 1940 – most likely to the people who occupied them at the time – most of who were part of the local Italian population. These houses are of considerable heritage significance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Listed</td>
<td>Description</td>
</tr>
<tr>
<td>--------------</td>
<td>------</td>
<td>--------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>88 Tremaine</td>
<td>1942</td>
<td>Listed</td>
<td>Our Lady of Victory Catholic Church – this church was built to serve the needs of the local Italian Catholic population. At the time the only other Catholic Church in Milton was the small church at 407 Pine Street.</td>
</tr>
<tr>
<td>Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>90 Tremaine</td>
<td>1880</td>
<td>Listed</td>
<td>This house has been greatly altered in recent years with modern front, side and rear additions being added, however its simple frame form remains. This is similar in style and character as the simple frame workers cottages that exist in Upper Milton Heights.</td>
</tr>
<tr>
<td>Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>79 Tremaine</td>
<td>1900</td>
<td>Listed</td>
<td>The house includes an Ontario Gothic Revival style front dormer, which suggests it may be a little older, as this style of house was popular during the 1860-1880 period. It is nevertheless, a similar height and form to other frame workers houses found in the Milton Heights and Peru area.</td>
</tr>
<tr>
<td>Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Listed</td>
<td>Details</td>
</tr>
<tr>
<td>-------------</td>
<td>------</td>
<td>--------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>77 Tremaine Road</td>
<td>1890</td>
<td>Listed</td>
<td>This house was likely built by the Toronto Pressed Brick and Terra Cotta Company when they owned the land here. It is reputed to have been used as offices. The two bricked in doorways on the front of the building support the contention. It displays some of the finest terra cotta detailing of any building in Milton. It is extremely unusual to include such decoration on a house of this size or on a single house if it were intended as a house for one of the local brick yard workers. The Toronto Pressed Brick and Terra Cotta Company specialised in fine terra cotta work and it is likely that it was included on the front of this small building as an advertisement for the company on their company offices. The building was later converted to residential use when the Toronto Pressed Brick and Terra Cotta Company of Milton merged with Milton Pressed Brick &amp; Sewer Pipe company in 1916. This small house, even though originally not in residential use, has a similar height and form as most of the other turn of the century workers houses in Milton Heights, however the unusual history of this property and the level of terra cotta detailing it displays makes it unique in Milton.</td>
</tr>
<tr>
<td>89 Tremaine Road</td>
<td>1895</td>
<td>Not listed</td>
<td>On part of one of the Center Brothers 1855 original lots which were sold to William Alexander in 1881. Alexander then created small lots here and sold them off in the 1890’s. This house was built on one of these lots. The house has been greatly altered and extended, however it either retains the front gable end of the original 1895 cottage, or the house was designed to include this traditional Milton Heights design feature. This gable end reflects the most notable design feature of the simple vernacular workers houses found in the Milton Heights and Peru area.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Listed</td>
<td>Background Information</td>
</tr>
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</tr>
<tr>
<td>87 Tremaine Road</td>
<td>1908</td>
<td>Listed</td>
<td>On part of Socrates Center’s original 1855 lots which were sold to William Alexander in 1881. Alexander then created small lots here and sold them off in the 1890’s. The land passed through a number of different people, including David Kipper before being bought by George Pollock in 1908. The house was either built by William Alexander some time between 1881-1891 or by George Pollock in 1908. Pollock sold the property to John Appleyard in 1910. Appleyard was the first Postmaster in Milton Heights and he ran a general store. They may have operated from this property. Sarah and Robert Bradley bought the property in 1918. Bradley was the post master after Appleyard. The Bradleys owned a number of properties in the Milton Heights area including land on the other side of the road (now 88-100 Tremaine Road) and had registered a plan of subdivision for this land in 1914, but this was never fully implemented. The house has been altered with a modern front porch, however its original form is very apparent. It is a simple vernacular workers house similar to other frame workers houses found in the Milton Heights and Peru area.</td>
</tr>
<tr>
<td>91 Tremaine Road</td>
<td>1918</td>
<td>Not Listed</td>
<td>If built in 1918 it has been changed and modernised but it is noted that its size and form reflect that of the vernacular workers houses in the area.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Status</td>
<td>Details</td>
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</tr>
<tr>
<td>95 Tremaine Road</td>
<td>1900</td>
<td>Listed</td>
<td>On part of one of the Center Brothers 1855 original lots which were sold to William Alexander in 1881. Alexander then created small lots here and sold this lot in 1890. The house was either built by the next owner Joseph Andrews some time between 1890-1910 or by Jeanette Atkinson when she bought the property in 1910. The 1911 census shows that Jeanette’s husband worked at the brickworks and that they had 3 lodgers all of whom also worked at the brickyards. The house has been altered with a modern front porch, modern front bay window and side addition, however its original form is very apparent. It is a simple vernacular workers house similar to other frame workers houses found in the Milton Heights and Peru area. The house is a simple 1 ½ storey frame house – similar to other brickyard workers houses in the area.</td>
</tr>
<tr>
<td>99 Tremaine Road</td>
<td>1900</td>
<td>Listed</td>
<td>The land had also been part of one of the Center brothers original 1855 part lots. He then sold this to William Alexander in 1881 who sold it in 1890. The house was either built by the next owner Joseph Andrews some time between 1890-1910 or by the next owner Jane McCallum (Mclelland) when she bought the property in 1908. The house is a simple 1 ½ storey frame house – similar to other brickyard workers houses in the area.</td>
</tr>
<tr>
<td>123/5 Tremaine Road</td>
<td>1905/6</td>
<td>Listed</td>
<td>Thomas Robb and his family were the first owners of this house. Robb worked at one of the local brickyards and the house was in the Robb family until 1906. It is a typical simple frame workers cottage of the period with a plain pitched roof and side gable wall. It is undergone refurbishment recently giving the house a new gothic revival character.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Status</td>
<td>Description</td>
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</tr>
<tr>
<td>129 Tremaine Road</td>
<td>1900</td>
<td>Listed</td>
<td>A simple frame workers cottages that once would have looked very similar to the house at 123/5 Tremaine Road. Includes modern additions but its original simple form is still evident. House originally owned by Henry Smith.</td>
</tr>
<tr>
<td>149 Tremaine Road</td>
<td>1900</td>
<td>Listed</td>
<td>A simple frame workers cottages that once would have looked very similar to the house at 123/5 Tremaine Road. Includes modern additions but its original simple form is still evident.</td>
</tr>
<tr>
<td>133 Tremaine Road</td>
<td>1910</td>
<td>Listed</td>
<td>A simple frame house. This was one of 3 lots bought by Sarah Hamilton from John Chisholm between 1906-1915. Robert &amp; James Hamilton also bought lots in this area. Sarah was married to James. It is unclear whether she was related to Robert. It is very unusual to have a female property developer at this time. The 1911 census shows that Robert Hamilton worked in the brickyards.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Status</td>
<td>Description</td>
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</tr>
<tr>
<td>2, #3 Side Road</td>
<td>1910-1913</td>
<td>Listed</td>
<td>This property is unusual for Milton Heights as being larger, grander and not utilitarian in character. It is has an American Foursquare / Edwardian style and was built for George Gordon. Little is know of George Gordon. He was clearly wealthier than most of his neighbours and, if he did work in any of the local industries he would have occupied a senior position. This well built heritage house is architecturally significant and is a landmark building at the intersection of Tremaine Road and No. 3 Side Road.</td>
</tr>
<tr>
<td>3 #3 Side Road</td>
<td>1910-1913</td>
<td>Not listed</td>
<td>3 No.3 Side Road appears more modern than the Town’s tax records suggest. It does not appear to be of heritage interest.</td>
</tr>
<tr>
<td>4 #3 Side Road</td>
<td>1910-1913</td>
<td>Not listed</td>
<td>Further investigation would be needed to determine whether or not 4 No3 Side Road is of heritage interest. It is a simple frame, utilitarian residential building and may have been built as apartments for the local industrial workers, however its modern windows, doors, siding and porch masque any heritage characteristic that it originally possessed.</td>
</tr>
<tr>
<td>1 Milton Heights Crescent</td>
<td>1911</td>
<td>Listed</td>
<td>This was lot was one that was originally owned by John Chisholm. The land passed to his son William in 1917 and he then sold the lot to Richard Parsons in 1923. It is a simple workers cottage, similar in design and age to no 123/5 Tremaine Road.</td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
<td>Listed</td>
<td>Description</td>
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<tr>
<td>33 Milton Heights Crescent</td>
<td>1918</td>
<td>Not listed</td>
<td>It is clad in brick but not the red clay bricks that were the common red brick produced in the area, but similar to the bricks used in some of the interwar buildings in Milton. It has a gothic revival character, however its detailing and the proportion of its windows suggest that it is not an altered 1870’s / 1880’s Ontario Gothic revival design – but it was built at a later date. The windows appear to have stone cills. Straight voussoirs are included above the windows and door. These design features suggest that more care and attention was paid to the design of this house than to most of the other workers houses in the area. This suggests that its owner had more time and money to think about the design of this house than most of the house builders in the area. It is noted, however that its size and gable ends still retain many similarities to the surrounding workers cottages.</td>
</tr>
<tr>
<td>138 / 140 Tremaine Road</td>
<td>1910</td>
<td>Listed</td>
<td>An Edwardian style house with mock Tudor influences was built circa. 1910 and is set back from the street. Its size, design and location suggest that it was not built as a utilitarian workers house but as a home for a wealthier individual, most likely a farmer. It may be that it was built by James A. Service, who bought this farming property in 1915. The design of this house was popular at this time.</td>
</tr>
<tr>
<td>122 Tremaine Road</td>
<td>1890</td>
<td>Not Listed</td>
<td>This may be a greatly altered 1890’s cottage, however may have been built later. Land Registry records suggest that lot was created in 1912 by Alexander McNabb and sold to Albert Cargill. This would suggest that the house was likely built circa. 1912.</td>
</tr>
</tbody>
</table>