

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 003-2025

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 121 THOMAS STREET, TOWN OF MILTON, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 121 Thomas Street in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the Town website having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** there is designated as being of cultural heritage value or interest, the real property known as the building located at 121 Thomas Street, Milton, and legally described in Schedule 'A' attached hereto;
2. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

PASSED IN OPEN COUNCIL ON JANUARY 27, 2025.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE 'A' to BY-LAW NO. 003-2025

LEGAL DESCRIPTION

PT LT 13, CON 2 TRAFALGAR NEW SURVEY , AS IN 817672 ; MILTON

SCHEDULE 'B' to BY-LAW NO. 003-2025

Description of Property

The semi-detached house, built by John Dean Maxted in 1913, holds significant cultural heritage value. John was a builder and a politician in Milton for over thirty years. Its physical and historical uniqueness is evident in its representation of the Edwardian Classical style, with a medium hip roof and red brick exterior. Historically, it was the residence of John Maxted, Mayor of Milton, in 1928, and his daughter Margaret Maxted, the first woman in Ontario to hold the office of treasurer. The property's contextual value is further enhanced by its contribution to the heritage character of the matured neighbourhood of Downtown Milton.

Physical Value or Design Value

The two-storey Edwardian Classical-style house with smooth red brick and a concrete foundation is in good condition. It has a medium hip roof with a single-flue brick chimney, protruding eaves and plain fascia. The roof is adorned with front and rear gable pediment dormers, projecting eaves, plain fascia, soffit and frieze. The front open porch has Doric piers on brick pedestals, moulded upper trims and closed railings. The front elevation windows are six over six windows with stone lintels, wooden sashes, stone lug sills, and some with shutters. Meanwhile, the side and rear elevations feature flat windows with stone lintels, wooden sashes, and stone lug sills. The main entrance door is a single leaf with four panels, a stone lintel and inner wood trim.

Historical Value

The historical value of this property is deeply rooted in its past. John married Elizabeth Coulson in 1885. Elizabeth and John had two children, Margaret and Thomas. The family moved to Thomas Street in 1913 following the completion of their house. They resided on the north side of the home (121 Thomas) and rented out the south side (123 Thomas). John was a bricklayer and builder and built the old Post Office on the northeast corner of Main and Martin Streets, several downtown stores, 115, 121 and 123 Thomas Street. John was active in local politics and was elected several times to the Milton Council. He was elected Mayor in 1928. He died in 1971 at the age of 102. Elizabeth and John's daughter, Margaret, worked in the Crown Attorney's office as a clerk-stenographer and part-time in the Halton County Treasurer's office. Miss Maxted was the first woman in Ontario to hold the office of treasurer when she was appointed Halton County treasurer in 1937. She died in 1986.

This half of the property was sold in 1954 to John Cannon and Olive Cannon. Edyth and Ken Clement purchased the south side of the home. Olive and John raised their two children, Barry and Jill, here. Olive was a homemaker while John was the local milkman delivering milk in Milton, initially by horse-drawn wagon and then by truck. He was also a volunteer firefighter with the Milton Fire Department.

Since then, this property has been sold to several owners: H. Edward Freeman Speck and Marlene Rae Speck (1967), Susan Jeannette and David Isadore Recoskie (1972), Daphne Louise Smale (1976), Carol M. and Arnold L. Hunwicks (1977), Lois and Warren McLeod (1979), Shirley Mae Roberts(1982) and Deborah Ann Carrick and Zachary Marks (1994). The current owner, Cheryl Hayles, purchased the property in 2001. She was born in Jamaica and immigrated to Montreal, Quebec, in 1979. She moved to Milton to teach at W. I. Dick Public School in 1990.

Contextual Value

This property has contextual value as it contributes to the heritage character of this neighbourhood in Downtown Milton, further emphasizing its importance and the need for its preservation.

Character Defining Elements/Heritage Attributes

- Massing of the two-storey Edwardian Classical-style house with smooth red brick and a concrete foundation
- Medium hip roof with a single flue brick chimney, protruding eaves and plain fascia
- Front and rear gable pediment dormers, projecting eaves, plain fascia, soffit and frieze.
- Front open porch with Doric piers on brick pedestals, moulded upper trims, closed railings
- Six over-one windows with stone lintels, wooden sashes, stone lug sills, some with shutters
- Flat windows with stone lintels, wooden sashes, stone lug sills
- Single leaf four panels entrance door with a stone lintel and inner wood trim
- The historic home of John Maxted, builder, Councillor and Mayor of Milton, in 1928
- Context of the house in the matured neighbourhood of Downtown Milton character area.
- Historical home of the Lowrey family.
- Context of the location of the original house contributing to the heritage character of Haltonville, as shown in the 1877 Historical Atlas of Halton