



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: October 7, 2024

Report No: DS-070-24

Subject: Recommendation Report - Notice of Intention to Designate - 121 Thomas Street\_ John Maxted House

**Recommendation:** **THAT** Staff Report DS-070-24 entitled: “Notice of Intention to Designate - 121 Thomas Street be received and;

**THAT** Council recognize the historic house at 121 Thomas Street 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 will be brought forward for Council adoption.

## EXECUTIVE SUMMARY

- John Dean Maxted built this semi-detached house in 1913. John was a builder, former Mayor of Milton (1928) and a politician for over thirty years.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')
- This significant heritage resource fulfils more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See

## EXECUTIVE SUMMARY

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

## REPORT

### Background

John Dean Maxted built this semi-detached house in 1913. John was a builder and a politician in Milton for over thirty years.

Its cultural heritage value and interest lie in its historical, physical and contextual value. Physically, it is a representative red brick two-storey Edwardian Classical style house with a medium hip roof. Historically, it was the home of John Maxted, Mayor of Milton (1928). His daughter, Margaret Maxted, was the first woman in Ontario to hold the office of treasurer when she was appointed Halton County treasurer in 1937. This property has contextual value as it contributes to the heritage character of this neighbourhood in Downtown Milton.

### Discussion

The original 200 acres of land on which this property sits were first granted to Daniel Greeniaus and George Will by the Crown in 1823. The land changed hands several times until John Maxted, the son of Thomas and Charlotte Maxted, bought it from Ellen Henderson in 1912. Born in Norval, Ontario in 1869, John was a member of a family that emigrated from England. He was one of eight children.

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. He 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

## Discussion

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.

Physically, this two-storey Edwardian Classical-style house with smooth red brick and a concrete foundation is still 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.

Contextually, 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

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

- 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.

## Discussion

- 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 a matured neighbourhood of Downtown Milton character area.

## 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 121 Thomas Street
- Appendix '2'\_CHVI Evaluation\_ 121 Thomas Street
- Appendix '3'\_Photographic Record Heritage Attributes\_ 121 Thomas Street

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer



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## 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.