



Appendix 3

Photographic Record _ Heritage Attributes _ 121 Thomas Street

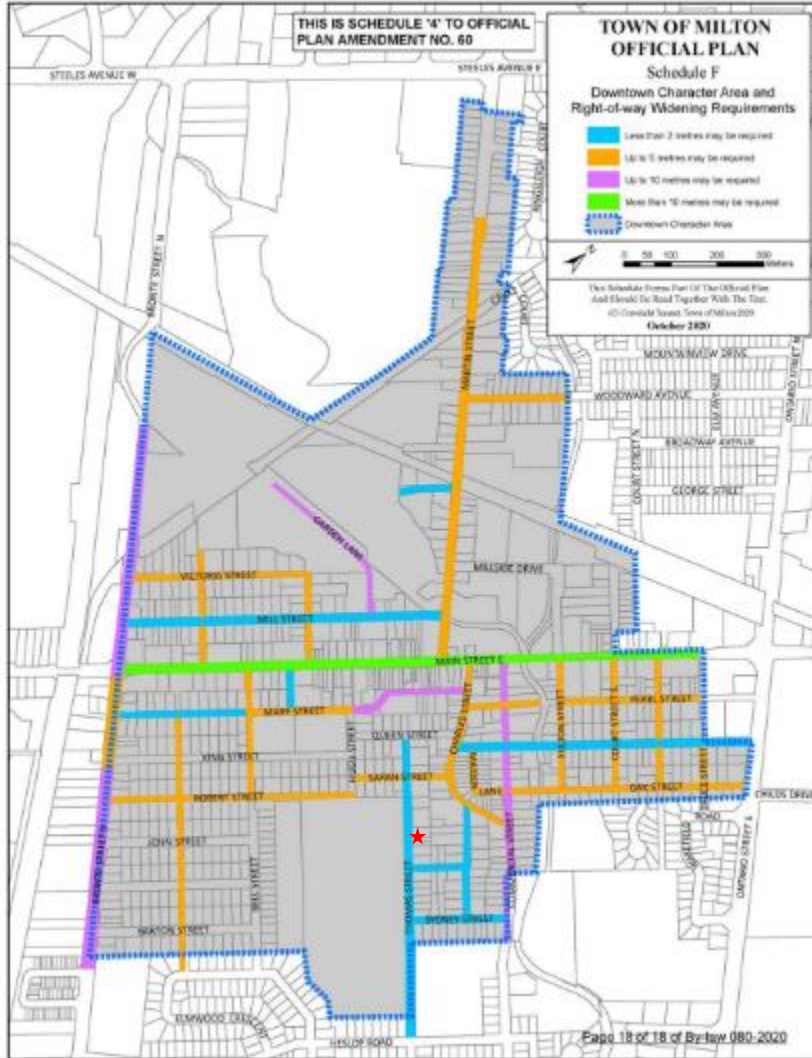


Location Map_ 121 Thomas Street

Contextual Heritage Attributes

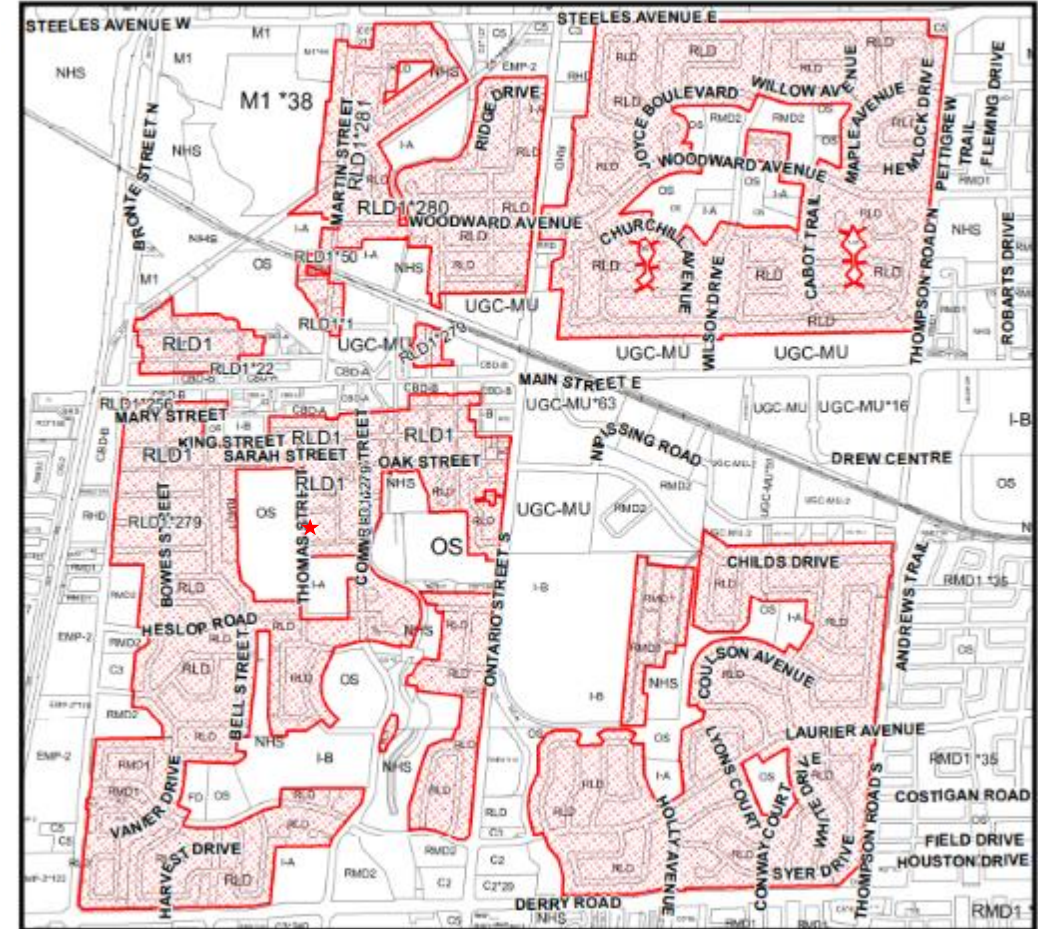
- Location of House in the matured neighbourhood area of the downtown character area.

★ Subject Property



SCHEDULE C TO BY-LAW NO. 081-2020 TOWN OF MILTON

Mature Neighbourhood Areas
Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE C TO BY-LAW NO. 081-2020 PASSED THIS 19 DAY OF OCTOBER, 2020.

Mature Neighbourhood Area Overlay



Contextual Heritage Attributes

- Registered Plan BA-282
- PART LOT 13
- CON 2 N.S. (New Survey)

CON 2 TT PT LOT 13
4356.00SF
33.00FR
132.00D

PLAN OF SURVEY OF
THOMAS STREET
FROM
QUEEN ST. TO HESLOP RD.
TOWN OF MILTON
COUNTY OF HALTON
SCALE: 1" = 50'
FRED G. CUNNINGHAM, O.L.S., 1970

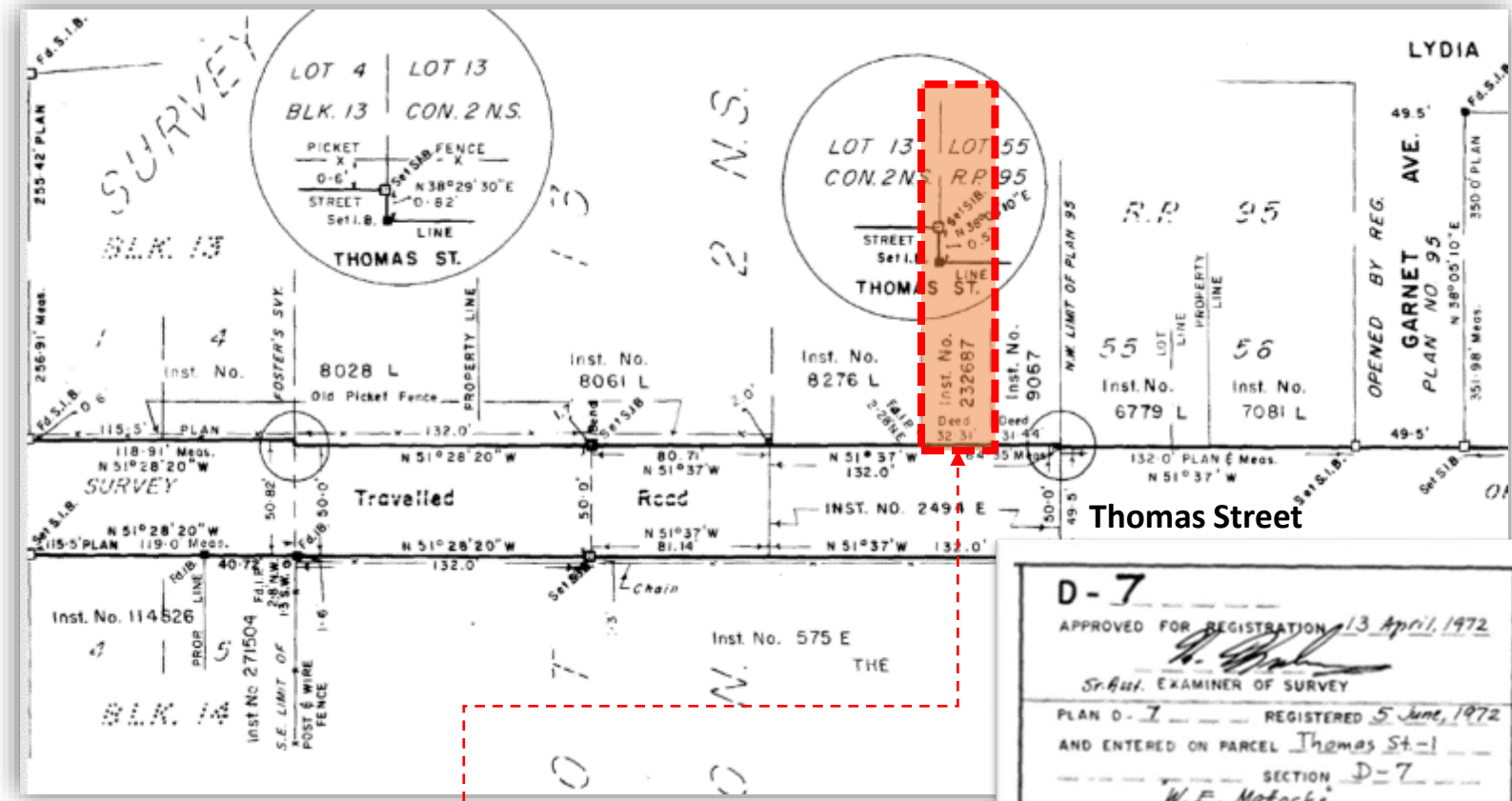
PLAN BA-282

RECORDED IN THE OFFICE OF
THE DIRECTOR OF TITLES
UNDER B.A.-282

APPROVED 13 April, 1972

Fred G. Cunningham
Sr. ASSISTANT EXAMINER OF
SURVEYS.

3-290

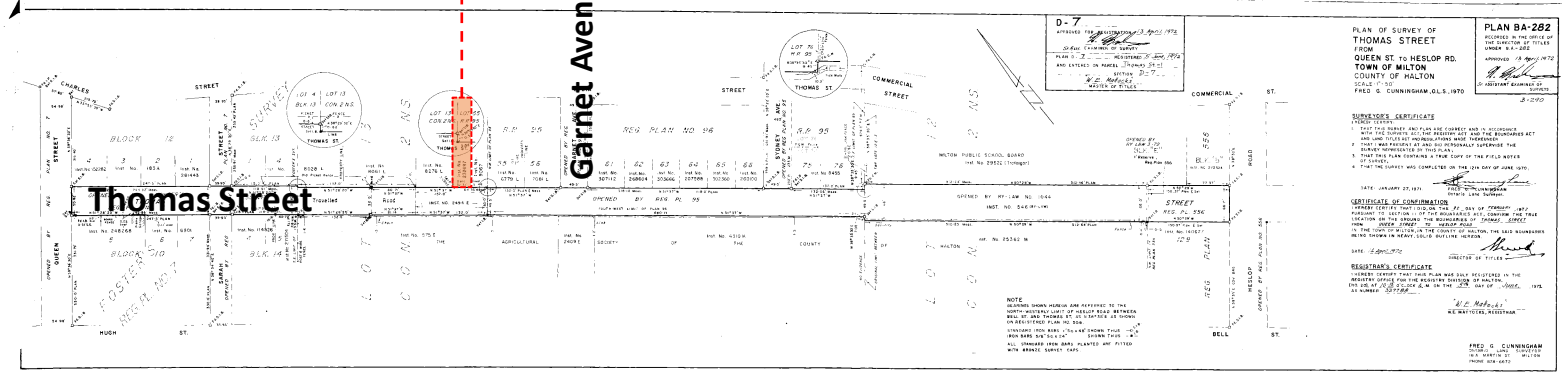


D-7
APPROVED FOR REGISTRATION 13 April, 1972
Fred G. Cunningham
Sr. Asst. EXAMINER OF SURVEY
PLAN D-7 --- REGISTERED 5 June, 1972
AND ENTERED ON PARCEL Thomas St-1 ---
SECTION D-7
W. E. Matocks
MASTER OF TITLES



Garnet Avenue

Thomas Street



Historical Books Record

- Halton County (LRO 20)
- Trafalgar
- Book 38
- Concession 2
- Part Lot 13
- New Survey
- Pages 224-279

N.	INSTRUMENT.	DATE.	REGISTERED.	FROM.	TO.	ACRES.	DESCRIPTION, &c.
	Patent	14 July 1841		Crown	Edward Small	100	1/2.
	See C. Pro of Will	31 Dec 1840		Edward Small	Edward Small	100	1/2.
		1 Apr 1854	16 Oct 1854	Edward Small	Edward Small		1/2. subject to conditions.
1529	Pro of Will	14 Dec 1868	11 Dec 1869	Alexander Coyne, decd.	John Stephens		His wife Jane during her natural life, & upon her decease to his son Alexander.
15292	By Sale	6 Apr 1904	5 Apr 1904	John Coyne and Henry Cook execs. of the last will & testament of Alexander Coyne, deceased.	John Stephens		7/8ths. owned formerly by Alexander Coyne & other land \$2500.
15295			8 Apr 1904	John Stephens (an unmarried man).	Henry Cook		5/8ths of 7/8ths + other land \$2150.
15296	Mortgage			John Stephens (an unmarried man)	Andrew George Orr		2 1/2ths formerly owned by Alexander Coyne & other land. Not registered in full.
92099	By Sale	30 Nov 1907	2 Dec 1907	Eleanor Jones, Spinster Adminr. the property of John Jones, deceased.	George A. Campbell		Excepting thereout the parcel which Henry Cook by deed dated April 1904. \$467.
9234	Mortgage	2 Dec 1907	23 Dec 1907	George A. Campbell and wife	Eleanor Jones, Spinster	100	1/2ths. Not registered in full. \$1150.
99249	Mortgage	26 Feb 1910	7 Apr 1910	John Stephens and wife	Andrew George Orr		2 1/2ths. Not registered in full. \$2500.
9955	By Sale	26 Feb 1910	7 Apr 1910	Henry H. Cook and wife	John Stephens		1 1/2ths & 1/2ths. Not registered in full. \$2400.
9956	By Sale	26 Feb 1910	7 Apr 1910	Andrew George Orr	John Stephens		2 1/2ths. Not registered in full. \$2500.
10010	By Sale	26 Feb 1910	7 Apr 1910	Eleanor Jones, Spinster	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
10011	By Sale	26 Feb 1910	7 Apr 1910	The same as above	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
334	By Law	24 Mar 1920	1 Apr 1920	John Stephens and wife	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
9946	By Sale	7 Nov 1920	22 Jan 1921	John Stephens and wife	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
17880	Mortgage	23 July 1922	20 Mar 1923	John Stephens and wife	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
18296	Mortgage	27 Jan 1926	2 Jan 1926	John Stephens and wife	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
19378	Grant	15 Jan 1940	5 June 1940	John Stephens and wife	George A. Campbell		2 1/2ths. Not registered in full. \$2500.
19410	Grant	8 Mar 1947	8 July 1948	George A. Campbell and wife	Arthur Ernest Campbell		1 1/2ths. Not registered in full. \$2500.


Historical Books Record

- Halton County (LRO 20)
- Trafalgar
- Book 38
- Concession 2
- Part Lot 13
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- Pages 224-279

Extract from Historical Book							
No	Instrument	Dated	Registered	From	To	Consideration	Description
	Patent	20 Dec 1823	20 Dec 1823	Crown	George Will	100 ac	NE 1/2
		25 Jan 1832	25 Jan 1832	Crown	Daniel Greeniaus	100 ac	W 1/2
2187	Bill of Sale	19 Nov 1889	28 Nov 1889	Johnston Harrison wife	Albert Switzers		
2317	Bill of Sale		3 Jan 1890	ALBERT Switzers wife	Johnson Harrison and wife		
3453	Bill of Sale		April 8, 1905	Johnson Harrison and wife	Louisa Matilda Harrison & Robert Edwin Harrison her husband	\$1,300	Wly and S.E.ly 26 acres declares that said insitu. Affects PL if said PR a R.P. 3.1.35.
4073	Bill of Sale	June 11, 1910	June 29, 1910	Louisa Matilda Harrison & Robert Erwin Harrison her husband	Ernest Henderson		
4375	Bill of Sale	September 25, 1912	July 28, 1912	Ellen Henderson, widower	John Maxted	\$950	3/5 ac Pt Lot 13 except strip ?? Thomas Street together with certain rights. See Recitals Pt Lot
8276	Grant	November 28, 1951	December 31, 1951	John Maxted, widower	Margaret L. Maxted	Love + \$1	Part Lot 13
8974	Grant	August 6, 1954	September 16, 1954	John Maxted, a widower	John Cannon and Olive Cannon as joint tenants	\$8,000	Part of Lot 13 same as 8973M 6/8/69M
9067	Grant	August 6, 1954	November 2, 1954	John Maxted, a widower	Kenneth Walter Clement and Edyth Isabel Clement his wife as joint tenants'	\$7,000	Part of Lot 13 as in 9066M
237687	Grant	September 15, 1967	September 15, 1967	Olive Cannon Widower	Howard Edward Freeman Speck and Marlene Rae Speck his wife as joint tenants		Part of Lot 13 as in 232686 recitals
351088	Grant	November 13, 1972	November 30, 1972	Howard Edward Freeman Speck and Marlene Rae Speck his wife	David Isadore Recoskie and Susan Jeanette Recoskie his wife as joint tenant	\$2 and C	Pt Lot 13, com. N.E. lim. Thomas St. 31.44' NW ly along said lim. From 1ly and Lot 55 according to Reg. Plan 95 M there NW ly along NE ly lim. Thomas St 32.31' NE ly 132'6" SE by 32'10' 14" Wly 132'6" to P.O.C.
436136	Grant	June 21, 1976	July 6, 1976	David Isadore Recodkie and Susan Jeanette Recoskie his woman wife	Daphne Louise Smale. Married	\$2 and C	Part Lot 13, com pt. in N.E. ly. lim. Thomas St. 31.44' NW from NWly lim. Lot 55 on Plan 95 dist 0.5'. NE along lim. Lot 55 from Wly and Lot 55 thence: N.W. 32.31', N.E 132.5', S.E. 32.94" S.W.ly along centre line partition 132.50" to p.o.c.
469639	Grant	November 16, 1977	November 28, 1977	Daphne Louise Smale.	Arnold L. & Carol M Hunwicks JT	\$2 and C	Pt Lot 13
504726	Deed	June 13, 1979	June 28, 1979	Arnold L. & Carol M Hunwicks JT	Warren and Lois McLeod as JT		Pt Lot as in 436136
554185	Deed		March 2, 1982	McLeod, Warren & McLeod Lois	Roberts, Shirley Mae		
817672	Transfer	February 8, 1994	Jan 1 1994	Roberts, Shirley Mae	Carrick ,Deborah Ann and Marks, Zacchary JT		
			2001		Cheryl Hayles		

Milton Heritage Inventory Record

- This property was a Listed Heritage Resource since 2006.
- In 1951 when John Maxtead was almost 90 he took all the foundation stones from the barn at the back of this property and built this brick house, probably for his daughter, Margaret, who served as the Halton County treasurer for many years.

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 121 and 123 Thomas St.	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED: 1913
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
John Maxtead built this two storey semi-detached house.	
ARCHITECTURAL COMMENTS	
<p>WALLS: A square semi-detached dwelling with concrete foundation, four bays and two chimneys.</p> <p>ROOF: A medium hip roof with two front gable pediment dormers, projecting eaves, plain fascia, soffit and frieze.</p> <p>WINDOWS: Windows are flat with stone lintels, wooden sashes, stone lug sills, some with shutters.</p> <p>DOORWAYS: Two entrances each with a single leaf, stone lintel and inner wood trim.</p> <p>PORCHES: One open and one enclosed porch with doric piers on brick pedestals, moulded upper trim, both closed railings</p> <p>OTHERS:</p>	



John Maxted Family Tree

Source:

<https://www.findagrave.com/memorial/117689679/john-dean-maxted>



Source:
<http://www.thegeorgetownvault.com/maxted-family-history.html>

Family Members

Parents



Thomas Maxted
1832-1906



Charlotte "Lottie" Payne Maxted
1831-1922

Siblings



Thomas Allen Maxted
1854-1935



Frederick William Maxted
1858-1926



Annie Sarah Maxted Hall
1860-1915



George Frank Maxted
1862-1959



Louisa Jane Maxted Graham
1864-1946



Harriet "Hattie" Maxted
1866-1958



Mary Adene Maxted Wiggins
1872-1961



Ernest Bertwin "Bert" Maxted
1876-1956

Spouses



Elizabeth Coulson Maxted
1868-1908 (m. 1895)



Mary Jane "Jennie" Addison Maxted
1870-1915 (m. 1911)

Children



Thomas Coulson Maxted
1899-1900



Margaret Louise Maxted
1903-1986

Historic Homes of Milton

- Volume III
- Page 66



121 Thomas Street

Part Lot 13, Concession 2 • Trafalgar Township
Built in 1913

This semi-detached house was built in 1913 by John Maxted. The lot was originally purchased by Daniel Greeniaus and George Will from the Crown.

John was the son of Thomas and Charlotte Maxted and was born in Norval, Ontario, in 1869. The family came from England and John 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. He had purchased the following properties, 115, 121 and 123 Thomas Streets. They resided on the north side of the home and rented out the south side. John was a bricklayer and builder and had built several downtown stores and houses in Milton. He built the old Post Office on the northeast corner of Main and Martin Streets. Later, he built a home at 115 Thomas Street for his daughter, Margaret. He and Margaret eventually moved into this home.

Mr. Maxted was active in local politics and was elected several times to 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.

The semi-detached house was sold in 1954. The south side of the home was purchased by Edyth and Ken Clement and the north side was sold to John and Olive Cannon.

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 fireman with Milton Fire Department.

In 1967, this property was sold to H. Edward Freeman Speck and Marlene Rae Speck. Susan Jeannette and David Isadore Recoskie bought the home in 1972.

They sold four years later, in 1976, to Daphne Louise Smale, who sold it one year later, in 1977, to Carol M. and Arnold L. Hunwicks. The Hunwicks sold this home to Lois and Warren McLeod in 1979. In 1982, Shirley Mae Roberts had bought the home. Twelve years later, it was owned by Deborah Ann Carrick and Zachary Marks.

Cheryl Hayles purchased the north side of the duplex in 2001. Cheryl was born in Jamaica and emigrated with her family to Montreal, Quebec, in 1979. She moved to Milton to teach at W. I. Dick Public School in 1990.



About the House

This house is constructed in the Edwardian Classical style. This was a new style popular in Ontario at the beginning of the 20th Century. It marked the modern times brought about by the new century and new monarch. The simple, balanced form of Edwardian houses represents a reaction to the decorative excess of the late Victorian era.

Edwardian Classical houses in Ontario are typically constructed of smooth red brick, with box-like massing, and are a full two storeys in height, with hipped roofs above. They are largely devoid of exterior ornament, with the exception of generous verandahs which often feature stout, classical columns often set on brick piers and chunky railings. Their interiors also contain stout "boxy" detailing that contrasts with the slender curves present in the detailing of Victorian houses.

This house is unusual in that it is one of the few examples of Edwardian semi-detached houses in Milton.

John Dean Maxted


The 11th child and second to last son born to Thomas & Charlotte was John Dean. As was often the case with English families, they would name the next or another child for the one who had died in infancy or at childbirth. So John Dean was born in Norval in Dec 1869. At age 26, he married Elizabeth Coulson, also of Norval. She gave birth to two children, Thomas (named after his father) and Margaret. Alas, Thomas did not survive even a year, and is buried in Milton alongside his parents. ~ Like his father and grandfather before him, John was a builder and built over 100 buildings in the Milton area alone (houses & churches, incl. Grace Anglican Church in Milton.) As indicated previously, he built his last home on 115 Thomas Street in Milton when he was in his early 80s. He was the Mayor of Milton (1928) and filled a number of other capacities as well, incl. 30 years as a town councilor. ~ His daughter Margaret served as Ontario's first female County-Treasurer from 1937 to 1973. She was also, for many years, the Superintendent of the Grace Anglican Church Sunday School, and occupied a number of other functions in the Milton area during her lifetime, with utmost devotion. ~ Margaret attended to the care of her loving father, a cousin and several other family relatives as they reached their 'golden years.' Her care was impeccable. She was also custodian of much of the Maxted family historical records, which she passed on to my father Jack, and he in turn to me. ~ Please see attached pics of John Dean and his first wife Elizabeth, their daughter Margaret, some of the buildings that were built by John and finally their headstones at Evergreen Cemetery in Milton. ~



John Dean Maxted

Builder, Politician (Mayor 1928)

1869-1971



John Dean Maxted

BIRTH 14 Dec 1869
Norval, Halton Regional Municipality, Ontario, Canada

DEATH 10 Jun 1971 (aged 101)
Milton, Halton Regional Municipality, Ontario, Canada

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

PLOT Blk-030 Lot-3 2 1


MEMORIAL ID 117689679 - [View Source](#)

SHARE + SAVE TO SUGGEST EDITS -

MEMORIAL PHOTOS + FLOWERS +

Photo added by George Maxted

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



John Dean was the second to last living son of Thomas and Charlotte Maxted. He was a builder like his father and grandfather before him, and built over 100 buildings in the Milton area alone (incl. houses and churches.) He built his last home on 115 Thomas Street in Milton when he was in his 80s. He was the Mayor of Milton (1928) and filled a number of other capacities as well, incl. 30 years as a town councillor.

Margaret Louise Maxted

Clerk, Stenographer, County Treasurer

1903-1986



Margaret Louise Maxted

BIRTH 18 May 1903
Halton, Halton Regional Municipality, Ontario, Canada

DEATH 27 Aug 1986 (aged 83)
Halton, Halton Regional Municipality, Ontario, Canada

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

PLOT Blk-030 Lot-3 B 1

MEMORIAL ID 117690346 - [View Source](#)

SHARE + SAVE TO SUGGEST EDITS -

MEMORIAL PHOTOS + FLOWERS +

Photo added by George Maxted

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



Margaret Louise was the only daughter of John and Elizabeth Maxted. She served as Ontario's first female County-Treasurer from 1937 to 1973. She was also, for many years, the Superintendent of the Grace Anglican Church Sunday School, and occupied a number of other functions in the Milton area during her lifetime, with utmost devotion. Margaret attended to the care of her loving father, a cousin and several other family relatives as they reached their 'golden years.' She was also custodian of many of the MAXTED family historical records. Margaret was buried at Evergreen Cemetery in Milton, Ontario alongside her parents.

Thank you to contributor George Maxted (49305874) for the above information.

2023 Pictures



View Along Thomas Street



View Along Thomas Street



Rear and Side View



Rear View



Rear View



Existing Garage

Physical 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



Physical Attributes

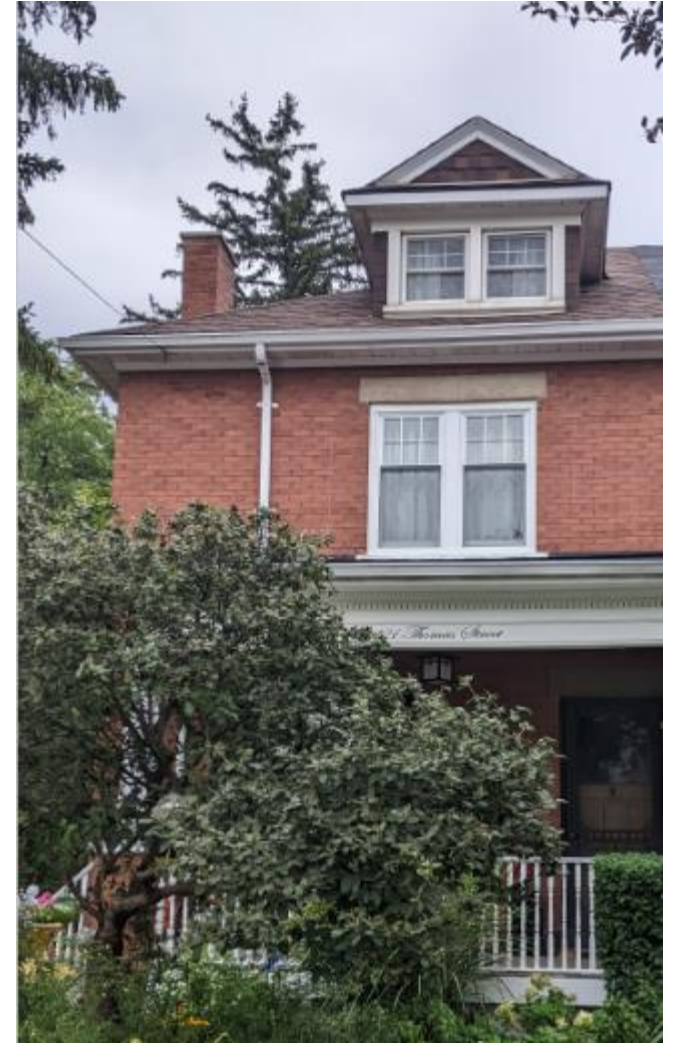
- Front and rear gable pediment dormers, projecting eaves, plain fascia, soffit and frieze.



Front Pediment Dormers



Rear Pediment Dormers



Projecting Eaves, Plain Fascia, Soffit and Frieze

Physical Attributes

Front Open porch with Doric piers on brick pedestals, moulded upper trims, closed railings



Physical Attributes

Six over one windows with stone lintels, wooden sashes, stone lug sills, some with shutters



Pattern Glass



Segmented Arch Transom and Lower Door Panels

Physical Attributes

Flat windows with stone lintels, wooden sashes, stone lug sills



Side Elevation Window



Side Elevation Window



Rear Elevation Window

Physical Attributes

Single leaf four panels entrance door with upper glazed insert, stone lintel and wood trim



View of Door with Storm Door



View from Interior



View from Exterior

Physical Attributes

Single Flue Brick Chimneys



Interior Details not included in heritage attributes



A historic wood burning furnace

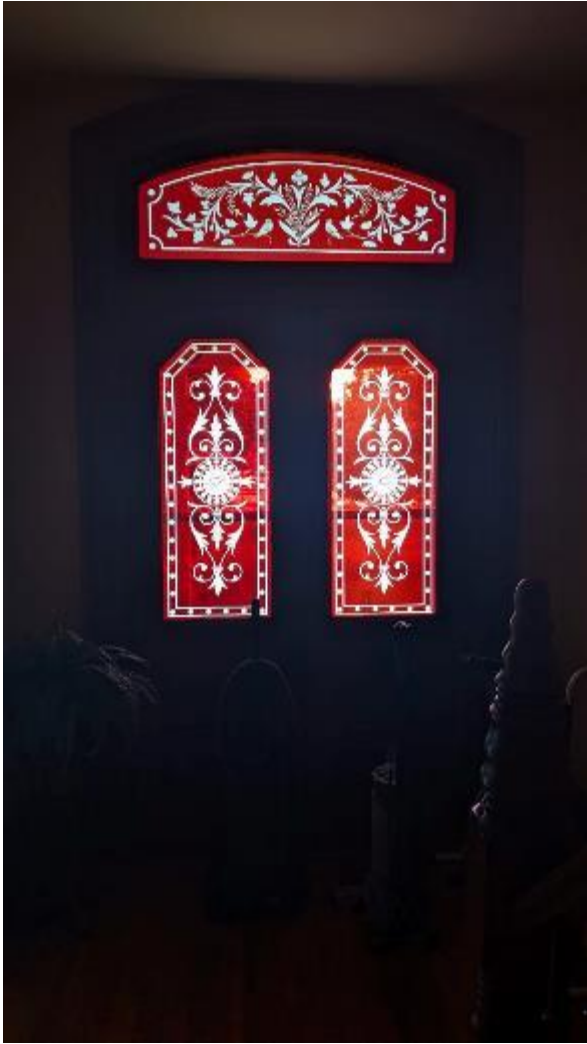


Twelve Inch Baseboard



Interior Door with trims

Interior Detail not included in Heritage Attributes



Pattern glass in door insert



Interior door with moulded trims



Original baseboard trims

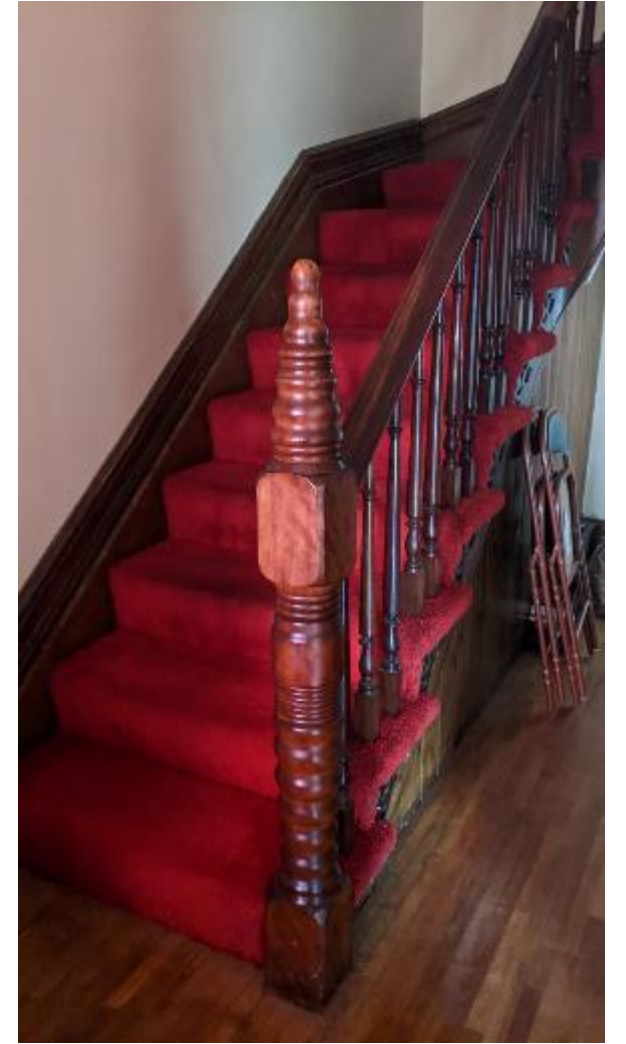
Interior Detail not included in Heritage Attributes



Baseboard and Door Trim details



Original wood flooring



Original Stairs detail