

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	May 26, 2025
Report No:	DS-027-25
Subject:	Recommendation Report - Notice of Intention to Designate_ 14 Victoria Street_ John Maxted House
Recommendation:	 THAT Staff Report DS-027-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 14 Victoria Street_ John Maxted House" be received; THAT Council recognizes the historic house at 14 Victoria 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 is brought forward for Council adoption.

EXECUTIVE SUMMARY

- This one-and-a-half-storey brick building, a prime example of an early Arts and Craftsstyle residential house, is characterized by its prominent front gable and a unique blend of brick and stucco that creates a Tudor-revival look. In 1928, it was the residence of John Maxted, the Mayor of Milton
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')



EXECUTIVE SUMMARY

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

REPORT

Background

John Maxted, a man of many talents, built this one-and-a-half-storey brick house in 1896. His role as Mayor of Milton in 1928 was just one of his many accomplishments. As a builder, he left an indelible mark on the Town, constructing several major downtown stores, Knox Church, the Post Office, the Canadian Pacific Railway Station, and many other houses.

Discussion

This property was registered to John Martin in 1857. John, the eldest son of Sarah and Jasper Martin, founders of Milton, took over the family gristmill and sawmill business. He was a land developer and municipal politician, serving on the board of the Mechanics' Institute and building the Market House at 251 Main St. He is buried at the Pioneer Cemetery on Bronte Street North.

After John's death, the property changed hands multiple times, including Charles O'Neil (1857), Thomas Claffy (1856), Finlay McCallum (1868), Catherine Anne Downie (1881), and Elizabeth Maxted (1896). John Maxted, a builder and bricklayer, constructed the home for his family in 1896. He also built significant structures in Milton, served as a Sunday School Superintendent, and became Mayor in 1928. John and Elizabeth had a daughter, Margaret, who was the first female treasurer of a County in Ontario.

In 1913, after Elizabeth's death, John sold the house to Eliza Ann and Thomas C. Dale, who rented it to Dr. George Syer, the founding chief physician of the present hospital. The Dales sold the property to Jessie and Fred Varley in 1946.

The house was sold in 1969 to Hilda Elizabeth and Everett C. (Jim) Mountain. Jim worked as a milk truck driver and was a volunteer fireman, while Hilda was active in the community. In 1971, Christina Marie and Robert E. Dyck bought the property; they lived there for two years before selling it to Isabella Cummingham and Dewart Leslie Downs in 1973.

The property was purchased by Galogero and Giuseppina Crisci in 1992, who used it for rental income. Bonnie Baird bought the house in 1994, raising her two children there and



Discussion

cherishing its features. In 2007, Bonnie sold it to Lorraine M. Dennis and André Gagné, who renovated the home to restore its historical identity.

Physically, this one-and-a-half-storey Craftsman/Arts and Crafts style house is made of red bricks from Milton. Its cross-gable roof features a mix of brick and stucco in a Tudor Revival style, with a front porch showcasing squared brick piers. The home contains small front stained-glass windows and one-over-one windows with plain trim and stone lug sills.

Contextually, this house is an early example of the Arts and Crafts style and served as the home of John Maxted. The house contributes to the neighbourhood character of Victoria Street. It is one of the earliest houses built in the Park Lots, John Martin Survey Plan #18, established in 1856.

Character-Defining Elements / Heritage Attributes:

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

- The original massing of the one-and-a-half-storey brick house with a cross-gable roof and rubble wall foundation.
- The Tudor-like stucco and brick framing of the facade's gable end.
- Double-sash windows with stained glass in the upper sash and stone lug sills at the porch.
- Single-sash-stained glass transoms, molded trim, and stone lug sills at the porch.
- A pair of six-over-one windows with plain trim, stone lug sills, and arch brick pilasters and headers at the front gable.
- One-over-one windows with plain trim and stone lug sills on the east and west elevations.
- A pair of one-over-one windows with arch brick headers, plain trim, and stone lug sills at the rear elevation.
- Four panels single leaf wooden door with upper stain glass insert
- An open front porch with brick piers and timber railings.



Discussion

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	Phone: Ext.2565
	Planner	

Attachments

Appendix '1'_Reasons for Designation _ 14 Victoria Street

Appendix '2'_CHVI evaluation of _14 Victoria Street

Appendix '3'_Photographic Record Heritage Attributes_14 Victoria Street

Approved by CAO Andrew M. Siltala Chief Administrative Officer

Recognition of Traditional Lands

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

Appendix 1_ Reasons for Designation_14 Victoria Street



14 Victoria Street_ John Maxted House

Legal Description

Plan18, Blk A Lot 5 and Part Lots 6,7 Park Lots, John Martin Survey

Description of Property

John Maxted, a man of many talents, built this one-and-a-half-storey brick house in 1896. His role as Mayor of Milton in 1928 was just one of his many accomplishments. As a builder, he left an indelible mark on the town, constructing several major downtown stores, Knox Church, the Post Office, the Canadian Pacific Railway Station, and many other houses..

Statement of Cultural Value and Interest

Historical Value

This property was registered to John Martin in 1857. John, the eldest son of Sarah and Jasper Martin, founders of Milton, took over the family gristmill and sawmill business. He was a land developer and municipal politician, serving on the board of the Mechanics' Institute and building the Market House at 251 Main St. He is buried at the Pioneer Cemetery on Bronte Street North.

After John's death, the property changed hands multiple times, including Charles O'Neil (1857), Thomas Claffy (1856), Finlay McCallum (1868), Catherine Anne Downie (1881), and Elizabeth Maxted (1896). John Maxted, a builder and bricklayer, constructed the home for his family in 1896. He also built significant structures in Milton, served as a Sunday School Superintendent, and became Mayor in 1928. John and Elizabeth had a daughter, Margaret, who was the first female treasurer of a county in Ontario.

In 1913, after Elizabeth's death, John sold the house to Eliza Ann and Thomas C. Dale, who rented it to Dr. George Syer, the founding chief physician of the present hospital. The Dales sold the property to Jessie and Fred Varley in 1946.

The house was sold in 1969 to Hilda Elizabeth and Everett C. (Jim) Mountain. Jim worked as a milk truck driver and was a volunteer fireman, while Hilda was active in the community. In 1971, Christina Marie and Robert E. Dyck bought the property; they lived there for two years before selling it to Isabella Cummingham and Dewart Leslie Downs in 1973.

The property was purchased by Galogero and Giuseppina Crisci in 1992, who used it for rental income. Bonnie Baird bought the house in 1994, raising her two children there and cherishing its features. In 2007, Bonnie sold it to Lorraine M. Dennis and André Gagné, who renovated the home to restore its historical identity.

Physical or Design Value

Physically, this one-and-a-half-storey Craftsman/Arts and Crafts style house is made of red bricks from Milton. Its cross-gable roof features a mix of brick and stucco in a Tudor Revival style, with a front porch showcasing squared brick piers. The home contains small front stained-glass windows and one-over-one windows with plain trim and stone lug sills.

Contextual Value

Contextually, this house is an early example of the Arts and Crafts style and served as the home of John Maxted. The house contributes to the neighbourhood character of Victoria Street. It is one of the earliest houses built in the Park Lots, John Martin Survey Plan #18, established in 1856

Character Defining Elements/Heritage Attributes

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

- The original massing of the one-and-a-half-storey brick house with a cross-gable roof and rubble wall foundation.
- The Tudor-like stucco and brick framing of the facade's gable end.
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- Single-sash-stained glass transoms, molded trim, and stone lug sills at the porch.
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- Four panels single leaf wooden door with upper stain glass insert
- An open front porch with brick piers and timber railings.

Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

The property ha	s design value or physical value b	ecause it,
	Criteria	Evaluation
İ	is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, this house is one-and-a- half-storey brick building is a prime example of an early Arts and Crafts-style residential house. It is characterized by its prominent front gable and a unique blend of brick and stucco that creates a Tudor-revival look.
li	displays a high degree of craftsmanship or artistic merit	No, this house does not display a high degree of craftsmanship or artistic merit
iii	demonstrates a high degree of technical or scientific achievement	No, the property does not demonstrate a high degree of technical or scientific achievement
The property ha	s historical value or associative va	alue because it,
i	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes, this house was built by John dean Maxted mayor of Milton in 1928.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	No, this house does not yields or has the potential to yield, information that contributes to an understanding of a community or culture
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, as a builder, John Maxted left an indelible mark on the town, constructing several major downtown stores, Knox Church, the Post Office, the Canadian Pacific Railway Station, and

Table 6: Evaluation of the Cultural Heritage Value of 14 Victoria Street

		many other houses which are significant to the community.
The property ha	s contextual value because it,	
i	is important in defining, maintaining or supporting the character of an area	Yes, this house is important in defining, maintaining or supporting the character of the Victora Street neighbourhood.
ii	is physically, functionally, visually or historically linked to its surroundings	No, this house is not physically, functionally, visually or historically linked to its surroundings
iii	is a landmark	No, the property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



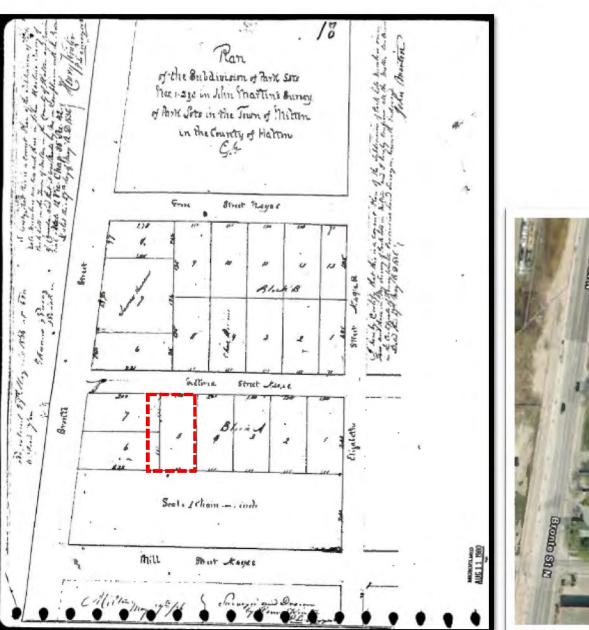
Photographic Record __ Heritage Attributes __ 14 Victoria



Location Map_ 14 Victoria Street

Contextual Heritage Attributes

- Contextually, it is one of the earliest houses built in the Park Lots of John Martin Survey Plan18, Blk A Lot 5 and Part Lots 6,7 in 1856.
- This was one of the very early subdivisions in Milton that were created even before Milton was incorporated as a Town in 1857.

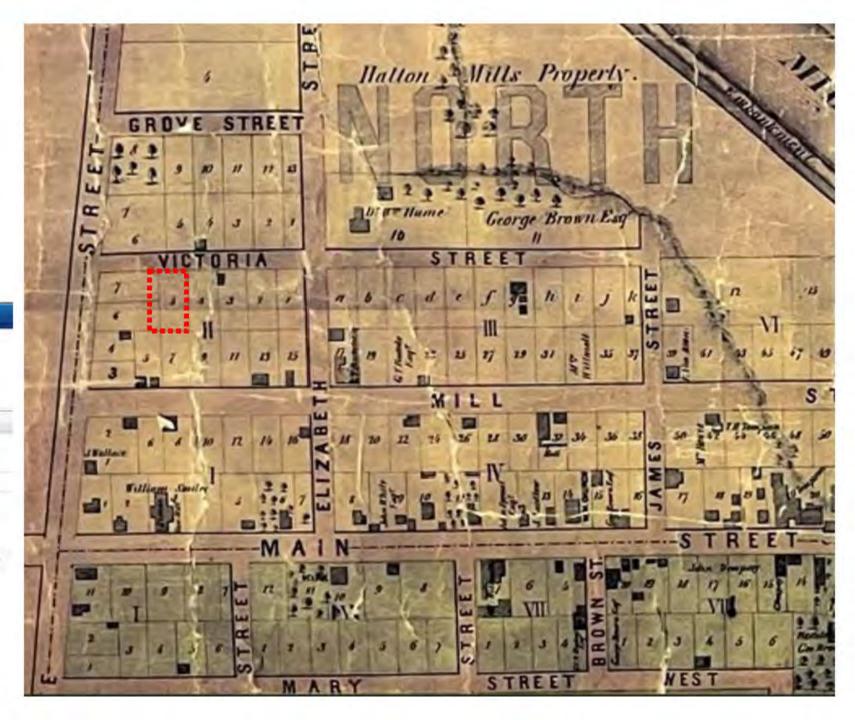




Contextual Heritage Attributes

 Location of House shown in the Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858

More Informatio	n
Attribute Details Fo	Parcels assess •
Select Reports Sil	mple Report (CSV) - View
1 features found. Di	splaying 1 to 1
Attribute	Value
Roll19	2409010003135000000
Owner1	DENNIS LORRAINE MARGARET
Owner2	GAGNE ANDRE
Mailadd1	14 VICTORIA ST
Cityprov	MILTON ON
Postalkode	L9T 1S4



Historical Book	Νο	Instrumen	t Dated	Register d	e From	То	Acres	Description	S
Record	105 C	Patent	12 June185	3 Oct 71857	John Martin Wife	Charles O'Neil		Lot 5	
	159 a	Bill of Sale	1859	10 Nov 1859	Charles O'Neil	Thomas Claffy		Lot 5	
	477	Bill of Sale	1868	1868	Thomas Claffy Wife	Finlay McCallum		Lot 5	
	1006 C	Bill of Sale	16 Feb 1874	16 Dec 1881	Finlay McCallum and Wife	Catherine Anne Downie wife of David Downie		Lot 5, Northern Land	1\$150
PRE-PRODUCTION	2708 I	Bill of Sale	13 Nov 1898	20 July 1896	Catherine Anne and David Downie, her husband	Elizabeth Maxted wife of John Maxted			
MICROFILMING SUMMARY SHEET	2551 G	Caution	13		8John Maxted administrator of Estate of Elizabeth Maxted married woman	Estate of Elizabeth Maxted		Lot 5. Note F. N. Harcourt Official Guardian consent to cautions	1
Land Registry Office I.D.: # 20 Registration Type: R	4557	Bill of Sale	29-Nov- 18	13-Dec-1	3John Maxted (and wife) administrator of estate of Elizabeth Maxted married woman deceased and Margare Louise Maxted	Thomas C. Dale		Lot 5. Note F. N. Harcourt Official Guardian consent to cautions	\$150
Municipality: HALTON	4560	Bill of Sale	13-Dec- 13	13-Dec-1	3Thomas C. Dale	Eliza Ann Dale his wife		Lot 5 & other Lots	\$6 and love
	6018K	Grant			Thomas C. Dale	Eliza Ann Dale his wife			
PLAN & 18	7452C	Grant	46		6Eliza Ann Dale widower	Fred Varley		Lot 5 & other Lots	
	283377	Certificate	69 [.]		John white Minister of Revenu			Pt Lots 5 & other lot	\$3,600
FROM LOT:TO LOT:	284685	Grant	69		9Jessie and Irene Varley administrators of estate of Fred Varley and (illegible)	Evert Catherine Mountain and Hilda Elizabeth Mountain his wife as joint tenant		Lot 5 and other lots as recital	\$1
Filmed: JUNE 1999	314315	Grant	7-Jun-71	11-Jun-7 [,]	I Evert C M and Hilda Elizabeth Mountain his wife	Robert Edwin Dyck & Christina Marie Dyck his wife	OL(356464)	Part Lot & other Lots and	3
	356464	Grant	2-Mar-73	3 2-Mar-73	Robert Edwin Dyck & Christina Marie Dyck his wife	Dewalt Leslie Downs & Isabel Cummingham ?? as joint tenants			
	784407	Transfer		8-May-92	Downs, Dewalt Leslie	Crisci, Calogero and Crisci, Giuseppina JT	a OL (356464)		\$ 170,000.00
	825311	Transfer			Crisci, Calogero and Crisci, Giuseppina joint acct with right of survival.		OL(784407)		\$ 172,500.00
	825312	Charge		8-Jul-94	Baird, Bonnie Baird, Bonnie	Galogero and Giuseppina Crisci Lorraine M.Dennis and Andre' Gagne	OL(784407)		\$ 160,000.00
						Lonano M.Dennis and Andre Gayne			

John Dean Maxted was born in Norval, Ontario in 1869. He was the son of Thomas Maxted and Charlotte Payne who came from England. He married Elizabeth Coulson in 1895, and they had two children, a son and a daughter. His son Thomas die din his infancy. His daughter Magaret became the first lady treasurer of Ontario in Halton County (1937-1973). Elizabeth died in 1908. he married his second wife Jennie Addison in 1911.

As a builder he constructed several major downtown stores, Knox Church, the Post Office and the C.P.R. Station in addition to many houses. He was Mayor of Milton in 1928. He was a member of Grace Anglican Church. He died in 1971 and was buried in Evergreen Cemetery.

MILTON AREA BIOGRAPHIES

Maxted, John

Bricklayer and building contractor, municipal politician 1869 - 1971

John Maxted was born in Norval, Ont., in 1869, the son of Thomas Maxted (Mar. 28, 1832 - Feb. 22, 1906) of England, and Charlotte Payne (Oct. 5, 1831 - Apr. 4, 1922) of Kent, England, who had eight children, four sons and four daughters.

On Feb. 21, 1895 John Maxted married Elizabeth Coulson (June 7, 1867 - Jan. 24, 1908) and they had two children; one son and one daughter. John married his second wife Jennie Addison (Oct. 27 1870 - Dec. 21, 1915), on Jan. 26, 1911, and there was no family.

Mr. Maxted was a bricklayer and builder. He built several downtown stores, the theatre, Knox Church, the Post Office and the C.P.R. station as well as a large number of homes in Milton. He was a member of Milton Council 1915-1919, 1921-1927, 1932-1935 and Mayor in 1928.

He was a member of the Canadian Order of Foresters for over 70 years and helped organize the Milton Lodge. He was also a member of the Milton Curling Club. A member of Grace Anglican Church he was Superintendent of the Sunday School for 38 years. Politically he was a Conservative.

Mr. Maxted died on June 10, 1971, survived by his daughter Margaret who was Treasurer of Halton County. Interment was in Evergreen Cemetery, Milton.

Research: Alex S. Cooke

Sources: The Canadian Champion

Cernetery Recordings, published by Halton/Peel Branch O.G.S. Members of the Municipal Council, compiled by Brenda Whitlock for Milton Historical Society.

Published by Milton Historical Society 1997

MILTON AREA BIOGRAPHIES

Maxted, Margaret

Clerk, stenographer, Treasurer of Halton County 1903 - 1986



Margaret Maxted was born in Milton on May 18, 1903, the daughter of John Maxted (1869-June 10, 1971) and Elizabeth Coulson (June 7, 1867-Jan. 24, 1908) who had two children, a son and a daughter.

Margaret Maxted did not marry. She went to school in Milton and, for a year, attended a business college in Toronto. She returned to Milton and was

in the office of Crown Attorney W. I. Dick, as clerk-stenographer. She also did some part-time work in the Halton County Treasurer's office. When the County Treasurer, Harry Pettit, died she applied for the position and was appointed on July 20, 1937. She retained the position until her retirement in 1973. She was the first lady treasurer of a county in Ontario.

Miss Maxted was a member of Grace Anglican Church, Milton, and enjoyed gardening at her Thomas St. home.

Miss Maxted died on Aug. 22, 1986. Interment was in Evergreen Cemetery, Milton.



Historical Attributes

Source:

Historical Homes of Milton

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14 Victoria Street Block A Lot 5 • John Martin Plan 18 Built 1896

This property was registered in 1857 by John Martin, son of Sarah and Jasper Martin, Milton's founders. The lot passed through a number of owners before being purchased by John Maxted.

John Maxted was a builder and bricklayer who built several buildings and houses in Milton. He built this house for his family in 1896. He and Elizabeth had one son, Thomas, who died very young and a daughter, Margaret. Margaret was a clerk and stenographer in the Crown Attorney's office and eventually became treasurer of Halton County. She was the first female treasurer of a county in Ontario. She never married.

Following Elizabeth's dearh in 1908, John married Jennie Addison in 1911. There were no children from this marriage. In 1913, the family moved to Thomas Street, where John had built a semi-detached twostorey brick residence (121-123 Thomas Street).

Eliza Ann Ameltha and Thomas C. Dale bought this property in 1913. Mrs. Dale rented the house for a number of years in the early 1930s to Dr. George Syer and his wife, Jessie. Both their children, Frances and Kenneth, were born in this home. They later moved to 21 James Street after Dr. Syer had his new house and office built there in 1936. He was in practice with Dr. McColl on Main Street before opening his own practice. Dr. Syer played a significant role in the founding of the current hospital and served as its first chief physician.

The Dale family sold the home in 1946 to Jessie and Fred Varley. They had four children, Arnold, Raymond, Vera and Hilda.

The property was then sold to Jessie and Fred's daughter, Hilda E., and her husband Everett C. (Jim) Mountain. They had one son, Kim, and were members of St. Paul's United Church. Jim worked for many years as a milk truck driver for a dairy in Toronto and also for the Town of Milton.

By 1971, the home was purchased by Christina M. (nee Hyndman) and Robert E Dyck, They, along with their daughter Debbie, lived here for the next two years.

Isabella and Dewart Downs bought this home in 1973. Isabel and Dewart raised two daughters, Sandy and Barbara. The property was eventually sold to Galogero and Giuseppina Crisci in 1992. They used the property as rental income.

Two years later, 1994 Bonnie Baird bought the property. The Bairds raised their two children, Jonathan and Sally, here.

Bonnie sold the home in 2007 to Lorraine M. Dennis and Andre Gagne, who undertook renovations. They moved to Milton in 1999 with their twin daughters, Meghan and Jillian.



About the House

This is an early example of Craftsman/Arts and Crafts styling in Milton. The Arts and Crafts movement came from England and promoted simple forms using romantic or folk style for decoration. This house includes a prominent front gable that uses a unique mix of brick and stucco to create a half timber/Tudor-Revival look.

The generous front porch, with squared pillars and chunky railings, are common features on Edwardian rather than Victorian houses. This is also an early example of a house including both a large and a small front window. The small side window includes stained glass.

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Historical Attributes

This property was listed in the Heritage Register since 2006



MILTON L.A.C.A.C. HERITAGE INVENTORY BUILDING TYPE: Residential INVENTORY #: ADDRESS: 14 Victoria St. BUILDING NAME: ORIGINAL USE: Housing CONSTRUCTED: 1896 PRESENT USE: Housing DESIGNATION: DATE: HISTORY John Maxted built this two storey brick house in 1896. ARCHITECTURAL COMMENTS WALLS: A single two storey house with half-timbering, stone foundation and three bays. ROOF: A medium gable roof with returned eaves, verges, plain metal fascia and soffit. WINDOWS: Windows are segmental with brick voussoirs, diamond window, stone lug sills, stained glass window, two storey baywindow DOORWAYS: Off-centre doorway with segmental opening, single leaf, four panels and glass, voussoir, inner wood trim. PORCHES: Open verandah with brick piers, enclosed railing, straight steps and moulded trim. OTHERS:

Front yard Elevations 2023













Rear and Side yard Elevations 2023



Rear Yard

Side Yard _Northeast Elevation

Side Yard_ Southwest Elevation

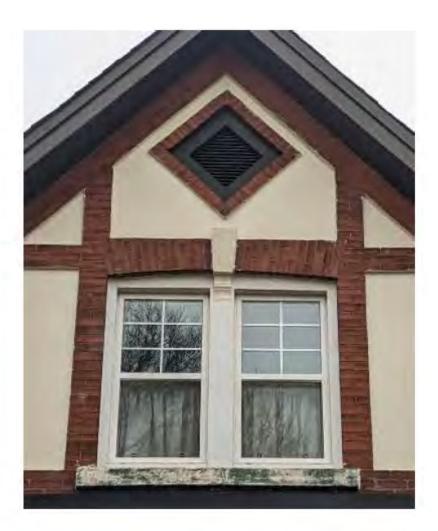
The original massing of the one and a half storey brick house with cross gable roof and rubble wall foundation.





- Tudor like stucco and brick framing facade gable end
- Pair of six over one windows with plain trim, stone lug sills, arch brick pilaster and header at front gable





Open front porch with brick piers and timber railings



Open front porch with brick piers and timber railings

Trellis work is not historical



Historical Plaque







View of open porch



Brick Pilaster details

Front Porch Openings

- Double sash window with stain glass on the upper sash and stone lug sill
 - Single sash stain glass transom, molded trim and stone lug sill



Front Porch

Double Sash

Single Sash



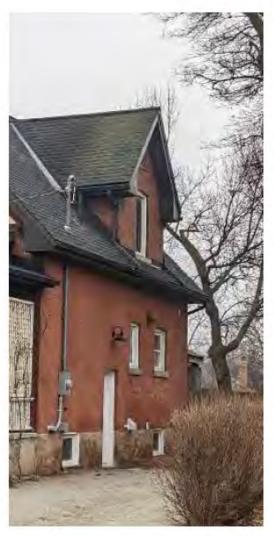
One over one windows with plain trim and stone lug sills at Northeast elevation



Cross Gable Details

Northeast Elevation

• Decorative brick and segmented arch brick headers over doors and windows at Southwest Elevation







Decorative brickwork at South Elevation





One over one window at South Elevation





South Elevation

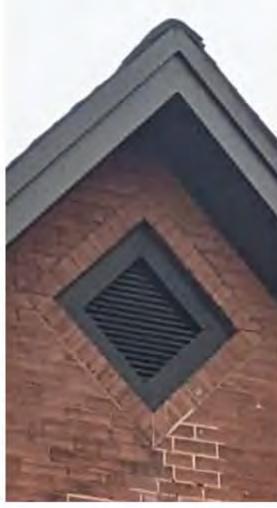
New Door with arch brick header

New single sash window at Basement

Windows at South Elevation

Pair of one over one windows with segmented arch brick header, plain trim and stone lug sills at rear elevation





Diamond shape gable vent with plain moulding and brick surrounds

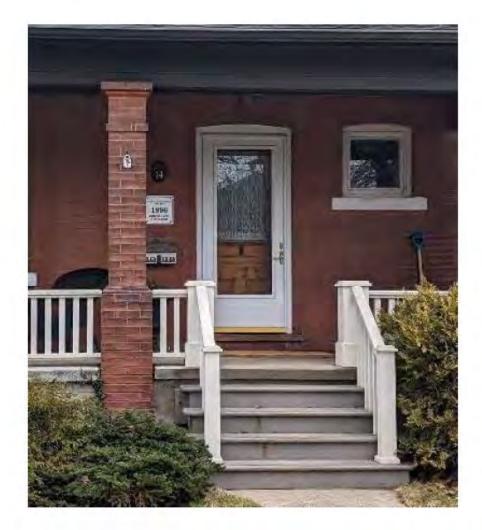


Rear Elevation

Four panels single leaf wooden door with upper stain glass insert





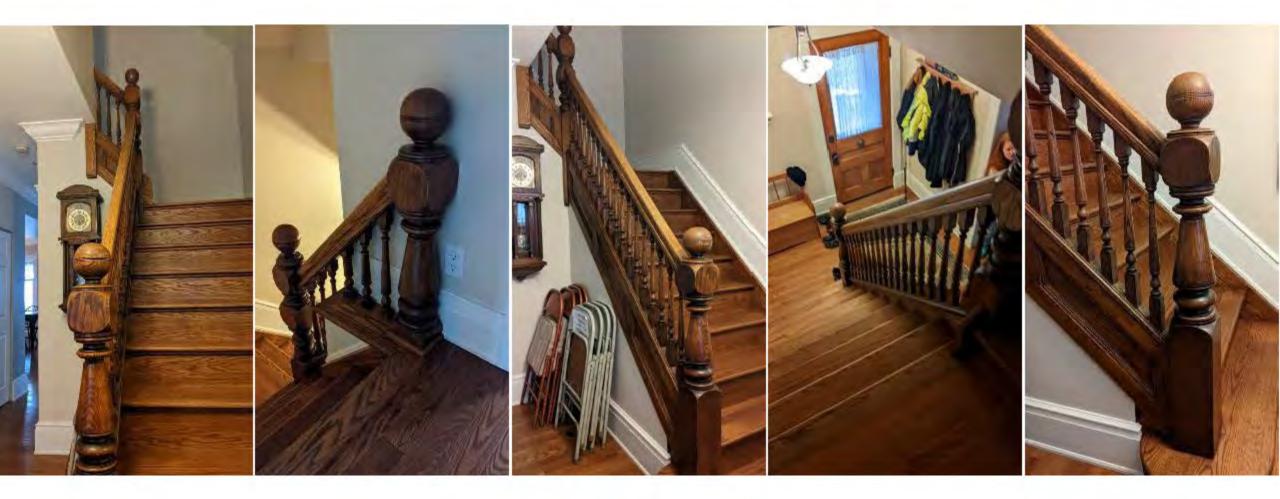


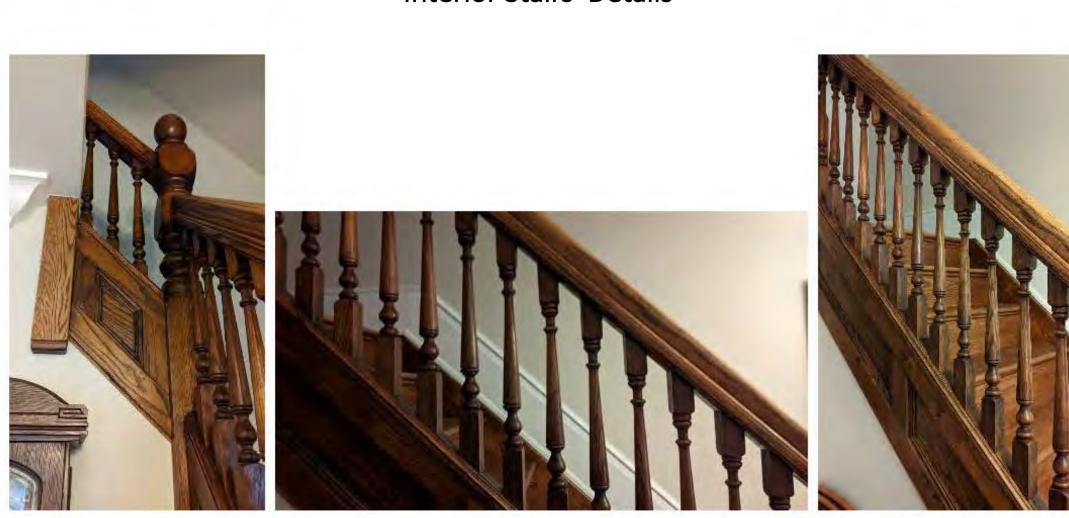
Exterior View

Interior View

Front Elevation

Interior Stairs





Interior Stairs Details

Non-Heritage Attribute

Sheds



