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December 14, 2023

Berzcy Elgin Holdings Inc.
300-30 Floral Parkway
Concord, Ontario
L4K 4R1

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, LYON-SHELL-FRISBY HOUSE, 3575 ELGIN MILLS ROAD EAST**

To whom it may concern:

This will confirm that at a meeting held on December 13, 2023, Markham Council adopted the following resolution:

**That Council state its intention to designate 3575 Elgin Mills Road East under Part IV, Section 29 of
the *Ontario Heritage Act* in recognition of its cultural heritage significance**

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (January 13, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

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DEC 18 2023
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STATEMENT OF SIGNIFICANCE

Lyon-Schell-Frisby House

3575 Elgin Mills Road East
c.1846

The Lyon-Schell-Frisby House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Lyon-Schell-Frisby House is a one-and-a-half storey brick dwelling located on the south side of Elgin Mills Road East, east of the historic crossroads community of Victoria Square. The house faces north.

Design Value and Physical Value

The Lyon-Schell-Frisby House has design and physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style, and for being a locally rare example of a brick farmhouse with a five-bay facade. The rational form of the building, following the strict symmetry of the Georgian architectural tradition but with details reflecting the Classic Revival style, is typical of mid-nineteenth century residential construction in Markham Township. The front doorcase, with its flat-headed transom light and sidelights, is the focal point of the façade. The large flat-headed windows that flank the entrance are noteworthy for their size.

Historical Value and Associative Value

The Lyon-Schell-Frisby House has historical and associative value for its association with Robert Lyon, a local builder, and for its association with the Schell and the Frisby families, prominent in Victoria Square and vicinity. Further, the property has historical and associative value as it reveals the progression of the agricultural community past the early settlement phase into a later period of prosperity where more sophisticated residential construction took place. The existing house on the property was constructed c.1846 by Robert Lyon on a portion of the eastern quarter of Markham Township Lot 25, Concession 4. Lyon sold to John F. Schell in 1854, a farmer who was a member of a family from New York State that came to Markham in the late 1790s. The local crossroads was once known as Schell's Corners. From 1888 to the 2010s, the farmhouse was home to multiple generations of the Frisby family, a family of English origin that were prominent members of the Victoria Square community.

Contextual Value

The Lyon-Schell-Frisby House has contextual value as the farmhouse that once served the Schell and Frisby farms to the east of the historic crossroads community of Victoria Square. It is historically linked to the former farm property where it has stood since c.1846, and to both the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent and the Lucy Frisby House at 15 Victoria Street, Victoria Square.

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Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Lyon-Schell-Frisby House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style:

- Rectangular plan;
- Five bay configuration of the façade;
- One-and-a-half storey height;
- Red brick walls with Flemish bond on the façade and splayed brick arches over door and window openings;
- Medium pitched gable roof with projecting boxed eaves and remnants of eave returns;
- Front doorcase with wood six-panelled door, flat-headed transom light and sidelights with panelled aprons;
- Flat-headed window openings with projecting lugsills;
- Wood single-hung windows with a two-over-two configuration on the ground floor and altered six-over-six configuration on the second floor.

Heritage attributes that convey the property's historical value for its association with Robert Lyon, a local builder, and the Schell and the Frisby families who were prominent in Victoria Square and vicinity:

- The dwelling is a tangible reminder of Robert Lyon, who built the house, and the Schell and Frisby families that historically resided here after him.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually and historically linked to its surroundings:

- The location of the building facing north, east of the historic crossroads community of Victoria Square, where it has stood since c.1846.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Garage and rear and east side additions;
- Brick chimney;
- Screen door.