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October 25, 2023

Saint Germain Foundation of Toronto
234 Steeles Avenue East
Thornhill, Ontario
L3T 1A6

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, IRVING WOOD FORD HOUSE, 234 STEELES AVENUE EAST**

To whom it may concern:

This will confirm that at a meeting held on October 18, 2023, Markham Council adopted the following resolution:

**That Council state its intention to designate 234 Steeles Avenue 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 (October 25). 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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STATEMENT OF SIGNIFICANCE

Irving Wood Ford House

234 Steeles Avenue East

c.1940

The Irving Wood Ford 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 Irving Wood Ford House is a one-and-a-half storey stone and half-timbered dwelling located on the north side of Steeles Avenue East immediately to the west of Bayview Avenue. The house is oriented south-east on the property.

Design Value and Physical Value

The Irving Wood Ford House has design value and physical value as a locally rare example of a suburban estate house in the Tudor Revival style, one of the preferred architectural styles of the affluent within early twentieth century Toronto. In Markham, very few estate houses were constructed, and this is the only one rendered in the Elizabethan mode of the Tudor Revival style which features false half-timbering. The style was generally based on old English manor houses, embodying the social status of the English gentry, thereby appealing to the predominately anglo business elites of Toronto and surrounding areas in the early to mid-twentieth century. It has also been referred to as “Tudorbethan” and “Stockbroker Tudor.”

Historical Value and Associative Value

The Irving Wood Ford House has historical value and associative value as part of a series of suburban estates in Markham Township connected to “Millionaire’s Valley,” a suburban enclave built by Toronto’s business elite in the early twentieth century. The house was designed by Toronto architect Harold Savage for T. Eaton Company executive Irving Wood Ford in 1940. This fine residence was built in an architectural style identified with the business elite of Toronto. Generally located north of Lawrence Avenue along Bayview Avenue, this affluent area took advantage of the picturesque setting of the Don Valley and its proximity to Toronto. Described by the media in its heyday as “Millionaires’ Valley” or “Millionaires’ Row”, this community mainly developed in the 1920s and 1930s. In 1964, the Ford residence was sold to real estate developer Edmund Peachey, who primarily worked in the residential sector, but is best remembered for developing the innovative Valhalla Inn in South Etobicoke in 1963. The property was sold to the St. Germain Foundation in 1993.

Contextual Value

The Irving Wood Ford House has contextual value as it is physically, functionally, visually and historically linked to its site overlooking the valley of the Little Don River, where it has stood since 1940, and for being historically linked to the development of “Millionaire’s Valley which

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includes the properties within Markham historically known as Aldebarron (1937) and the George McCullagh estate (1937), located at 7070 and 7750 Bayview Avenue, respectively.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a locally rare example of a suburban estate house in the Tudor Revival style:

- Irregular plan;
- Limestone and granite facing of the ground floor;
- Stucco and wood false half timbering along the second storey;
- Steeply-pitched hipped roof, double front-facing gables, and flat-roofed dormers;
- Simple wood bargeboards and stout kingposts of front-facing gables;
- Two heavy, stone-clad chimneys;
- Plank front door with decorative strap hinges and small rectangular window;
- Shallow box bay window on the front wall, and hip-roofed canted bay window on the east wall;
- Flat-headed window openings in triple, double or single multi-paned units;
- Two octagonal accent windows at main entrance, one on the south-east wall and one on the east wall;
- Flat-headed garage door openings with two multi-panelled wood doors.

Heritage attributes that convey the property's historical value and associative value, representing the development of suburban estates in Markham Township as part of "Millionaire's Valley":

- The dwelling is a tangible reminder of an early phase of suburban growth within Markham and helps make legible the historical development of Bayview Avenue.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The orientation of building facing south-east, on the edge of the valley of the Little Don River, where it has stood since 1940.

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

- Recent windows within original window openings;
- Chapel addition constructed in 1994.

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