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February 8, 2024

Fram First Elgin Mills Developments Inc
26 Lesmill Road – Unit 3
Toronto, Ontario
M3B 2T5

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, HILTS-FORD HOUSE, 3450 ELGIN MILLS ROAD EAST**

To whom it may concern:

This will confirm that at a meeting held on January 31, 2024, Markham Council adopted the following resolution:

**That Council state its intention to designate 3450 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 (February 8, 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

Received

FEB 14 2024

Ontario Heritage Trust

STATEMENT OF SIGNIFICANCE

Hilts-Ford House

3450 Elgin Mills Road East

c.1850 & c.1875

The Hilts-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 Hilts-Ford House is a one-and-a-half storey board and batten dwelling located on the north side of Elgin Mills Road East, west of Warden Avenue, in the historic crossroads community of Schell's Corners. The house faces south.

Design Value and Physical Value

The Hilts-Ford House has design and physical value as a representative example of an Ontario Classic farmhouse updated with an Edwardian Classical front veranda. The Ontario Classic is a vernacular house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. A design for a "cheap country dwelling house" of this type appeared in an edition of the journal *The Canada Farmer* in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style. In this case, a pointed-arched window in the front gable is the only Gothic Revival decorative feature. The Edwardian Classical front veranda represents a common way that older dwellings were updated in the early twentieth century to suit the changing tastes of homeowners.

Historical Value and Associative Value

The Hilts-Ford House has historical value as it associated with the Pennsylvania German Tunkers who were among the earliest European communities within Markham Township in the nineteenth century. It also makes legible the nineteenth century trend whereby farmsteads were improved as the local agricultural community progressed past the early settlement phase. Jacob Hilts, born in Herkimer County, New York, purchased the eastern half of Markham Township Lot 26, Concession 4 in 1808. His wife was Susannah Davy. The farm passed to their son Godfrey Hilts who married Mary Elizabeth Schell. There was a frame farmhouse on the property noted in the 1851 census. In 1875, the farm was sold to William Ford, an English immigrant. Ford is likely responsible for improvements made to the old frame house in the 1870s. The farm was owned by the Scott family from 1885 to 1927. The Edwardian Classical veranda was added during that time period. Walter Scott III, who was raised on the property, did not pursue a career in farming but became a noted educator in Richmond Hill.

Contextual Value

The Hilts-Ford House has contextual value because it is physically, functionally visually and historically linked to its surroundings as the farmhouse that has served this property since c.1850. It is one of several nineteenth century buildings associated with the historic crossroads community of Schell's Corners.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an Ontario Classic farmhouse:

- Rectangular plan of the main block;
- Fieldstone foundation;
- One-and-a-half storey height;
- Board and batten siding;
- Medium-pitched gable roof with open, overhanging eaves and steep centre gable on front slope;
- Three-bay configuration of the primary elevation with a single-leaf front door with flat-headed transom light;
- Regularly placed flat-headed rectangular window openings with projecting lugsills;
- Front veranda with hip roof supported on tapered square wood columns resting on a masonry base faced with fieldstone.

Heritage attributes that convey the property's historical and associative value as the home of Pennsylvania German Tunkers in the early nineteenth century and an example of the nineteenth century trend whereby farmsteads were improved as the local agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Hilts, Ford and Scott families that historically resided here and contributed to the improvement of this farm over time.

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

- The location of the building facing south, where it has stood since c.1850.

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

- Modern doors and windows within historic openings;
- Brick chimney;
- Rear additions and attached garage;
- Barn.