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Planning and Urban Design

May 31, 2024

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

**RE: DESIGNATION OF 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 May 29, 2024, Markham City Council adopted By-law 2024-96 to designate the Hilts-Ford House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on May 31, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUN 04 2024

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Ontario Heritage Trust





By-law 2024-96

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“HILTS-FORD HOUSE”
3450 ELGIN MILLS ROAD EAST

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Hilts-Ford House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on January 31, 2024, has caused to be served on the owners of the lands and premises at:

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and upon the Ontario Heritage Trust, notice of intention to designate the Hilts-Ford House, 3450 Elgin Mills Road East, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Hilts-Ford House”
3450 Elgin Mills Road East
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed May 29, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-96

In the City of Markham in the Regional Municipality of York, the property municipally known as 3450 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PART LOT 26, CONCESSION 4 MARKHAM; PART 1, PLAN 65R14919 &
PART 1, PLAN 65R29004; MARKHAM

PIN - 03055-0008

SCHEDULE 'B' TO BY-LAW 2024-96

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.