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Planning and Urban Design

May 31, 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
GEORGE AND NELLIE FREEMAN HOUSE, 6472 STEELES AVENUE EAST**

To [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham City Council adopted By-law 2024-98 to designate the George and Nellie Freeman 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

Ontario Heritage Trust



By-law 2024-98

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“GEORGE AND NELLIE FREEMAN HOUSE”
6472 STEELES AVENUE 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 George and Nellie Freeman 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:

[REDACTED]
[REDACTED]
[REDACTED]

and upon the Ontario Heritage Trust, notice of intention to designate the George and Nellie Freeman House, 6472 Steeles Avenue 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:

“George and Nellie Freeman House”
6472 Steeles Avenue 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 2024-98

In the City of Markham in the Regional Municipality of York, the property municipally known as 6472 Steeles Avenue East, Markham, Ontario, and legally described as follows:

PART LOT 1, CONCESSION 9, AS IN R622989; MARKHAM

PIN - 030650088

SCHEDULE ‘B’ TO BY-LAW 2024-98

STATEMENT OF SIGNIFICANCE

George and Nellie Freeman House

6472 Steeles Avenue East
c.1901

The George and Nellie Freeman 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 George and Nellie Freeman House is a one-and-a-half storey brick and frame dwelling, located on the north side of Steeles Avenue East, in the historic community of Cedar Grove. The house faces south

Design Value and Physical Value

The George and Nellie Freeman House has design and physical value as a unique expression of vernacular domestic architecture, combining an older frame dwelling with a Queen Anne Revival style addition to create a farm residence with a distinctive architectural “split personality.” It is an unusual vernacular dwelling because of the visual disconnect between its eastern and western portions. The design of the western brick veneered portion reflects the ornate and eclectic High Victorian Queen Anne Revival style, and is the most prominent aspect of the house. The eastern portion is a simple gable-roofed rural dwelling of an earlier time period, albeit altered from its original appearance. It is curious that the older portion of the house was not brick veneered to match the newer western portion when it was added in 1901.

Historical Value and Associative Value

The George and Nellie Freeman House has historical value for its long-time association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century, and for its association with Markham Township’s important agricultural community. The property upon which this house stands, the west half of Markham Township Lot 1, Concession 9, was purchased by Peter Milne Jr. in 1834. Peter Milne Jr. was the son of Alexander Milne, the owner of Milneford Mills in East York. He was a store-keeper, sawmill owner, and the first postmaster in the hamlet of Milnesville. Peter Milne Jr. did not reside on the property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the east parts of Lots 1, 2 and 3 in the Eighth Concession. Peter Milne Jr., a noted Reformer and supporter of William Lyon McKenzie, was an active participant in the Upper Canadian Rebellion of 1837. The west half of Lot 1, Concession 9 was willed to his daughter Helen. Helen Milne married Joseph Gage Freeman in 1858. About 1885, they built an impressive new farmhouse on this property in the vernacular Italianate architectural style to replace an earlier frame dwelling. The frame dwelling was relocated eastwards on the same property and enlarged to become the home of their son, George Milne Freeman, and his wife Nellie Ann Dimma. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

Contextual Value

The George and Nellie Freeman House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic community of Cedar Grove. It also has contextual value as a remnant

of Cedar Grove's agricultural community and because it is historically linked to the Joseph and Helen Freeman House at 6470 Steeles Avenue East.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the George and Nellie Freeman 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 unique expression of vernacular domestic architecture:

- Fieldstone foundation;
- One-and-a-half storey height and L-shaped plan;
- Red brick veneer with shallow frontispiece on the front gable end, raised plinth and circular motif in the front gable;
- Single-stack external brick chimney on the west elevation;
- Steeply-pitched gable roof on the western portion of the dwelling with projecting open eaves and ornate wooden gable ornament and eave brackets;
- Medium-pitched gable roof of the eastern portion of the dwelling;
- Front window with stone or concrete lugsill, semi-elliptical arched transom light, and radiating brick arch with a raised border;
- Tall, narrow, flat-headed window openings on the second storey of the primary (south) elevation, and on the west elevation, with splayed brick arches and stone or concrete lugsills.

Heritage attributes that convey the property's historical value for its long-time association with the Milne-Freeman family, and for representing the locally significant theme of agriculture, particularly the creation of secondary residences on farms for the use of family members:

- The dwelling is a tangible reminder of the Milne-Freeman family, multi-generational, long-time property owners.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic community of Cedar Grove:

- The location of the building on the north side of Steeles Avenue East, within the historic community of Cedar Grove.

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

- The building has stood on this site since the 1901, and is historically linked to the Joseph and Helen Freeman House next door at 6470 Steeles Avenue East.

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 windows;
- Horizontal siding;
- Shed-roofed enclosed porch with its door and window;
- Shed-roofed front dormer;
- Rear wing;
- Agricultural buildings including main barn and sheds.