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Planning and Urban Design

October 1, 2024

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

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, PEARSE BUNGALOW, 7484 SIXTEENTH AVENUE & RIGFOOT FARM – THE
GEORGE AND CATHERINE MILLER HOUSE, 9318 REESOR ROAD**

To [REDACTED]

This will confirm that at a meeting held on September 25, 2024, Markham City Council adopted By-law 2024-181 to designate the Pearse Bungalow & Rigfoot Farm – The George and Catherine Miller 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 will occur on October 7, 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

OCT 03 2024

Ontario Heritage Trust



By-law 2024-181

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“PEARSE BUNGALOW”
(7484 SIXTEENTH AVENUE)
“RIGFOOT FARM – THE GEORGE AND CATHERINE MILLER HOUSE”
(9318 REESOR ROAD)

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 resources known as the Pearse Bungalow & Rigfoot Farm – The George and Catherine Miller House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 29, 2024, has caused to be served on the owners of the lands and premises at:



and upon the Ontario Heritage Trust, notice of intention to designate the Pearse Bungalow (7484 Sixteenth Avenue) & the Rigfoot Farm – The George and Catherine Miller House (9318 Reesor Road), 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:

“Pearse Bungalow”
(7484 Sixteenth Avenue)
“The Rigfoot Farm – The George and Catherine Miller House”
(9318 Reesor Road)
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 September 25, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-181

In the City of Markham in the Regional Municipality of York, the property municipally known as 9318 Reesor Road & 7484 Sixteenth Avenue, Markham, Ontario, and legally described as follows:

PT LTS 16 & 17, CON 9 MARKHAM, AS IN R493564, LYING N OF PL D958, EXCEPT PTS 1, 2, 3, 6 & 7, 65R24745, EXCEPT PTS 1 & 2, PL D958 & EXCEPT PT LT 17 CON 9 MARKHAM, PT 1 65R29445; EXCEPT PTS 14 & 15, 65R32854; MARKHAM.

PT LTS 16 & 17, CON 9 MARKHAM, AS IN R493564, LYING WEST OF PT 1 65R24745 & SOUTH OF PT 2 65R24745; MARKHAM

PT LTS 16 & 17, CON 9, MARKHAM, PT 7, 65R24745. SAVE & EXCEPT PART 1 ON PLAN 65R30424.

PIN: 70016-0001, 70016-0015, 70016-0020

SCHEDULE 'B' TO BY-LAW 2024-181

STATEMENT OF SIGNIFICANCE

Pearse Bungalow

7484 Sixteenth Avenue
c. 1936

The Pearse Bungalow 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 Pearse Bungalow is a one-and-half storey red brick dwelling located on the north-west corner of Sixteenth Avenue and Reesor Road. The house faces south.

Design Value and Physical Value

The Pearse Bungalow has design and physical value as a representative example of a Craftsman Bungalow which displays the influence of the American Arts and Crafts Movement in its general form and character. Constructed in the mid-to-late 1930s, it is a late example of its style with restrained detailing. The Craftsman Bungalow, also known as the California Bungalow, was a popular style for suburban houses in the early twentieth century. They were a compact, efficient, and affordable type of housing. Craftsman Bungalows and other bungalows with an American Arts and Crafts Movement influence were widely built throughout the United States and Canada with plans published in both books and magazines and produced by suppliers of stock plans. Markham, primarily a rural municipality during the height the style's popularity, has only a few examples of bungalows of this type, mainly in Thornhill, Unionville, and Markham Village. The Pearse Bungalow is a suburban type rather than a farmhouse type, locally rare in a rural setting.

Historical Value and Associative Value

The Pearse Bungalow has historical value as it is associated with the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the twentieth century and old farmsteads were updated with new buildings. In 1934, Reuben Richard Pearse and his wife Helen (Chester) Pearse purchased Rigfoot Farm on the eastern part of Lots 16 and 17, Concession 9. Rigfoot Farm was established by English immigrant George Miller in the 1830s. The Pearse family farmed in the Scarborough Township community of Hillside. In 1934, they moved to Markham after selling their Scarborough property to Dr. Robert Jackson, the owner of Dr. Jackson Foods Limited, where he built his Valley Halla Estate, now part of the Toronto Zoo lands. The Pearse Bungalow was constructed as a secondary farm dwelling in the latter half of the 1930s. Rigfoot Farm has been owned by three generations of the Pearse family.

Contextual Value

The Pearse Bungalow is of contextual value for being physically, functionally, visually and historically linked to its surroundings, where it has stood since the latter half of the 1930s. The property is historically linked to the George and Catherine Miller House at 9318 Reesor Road, also located on Rigfoot Farm.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Pearse Bungalow 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 Craftsman bungalow:

- Irregular plan;
- Moulded concrete block foundation;
- One-and-a-half storey height;
- Red brick walls;
- Medium-pitched gable roof with projecting, open eaves and gable-roofed front dormer with paired three-over-one paned windows;
- Three-bay configuration of the south (primary) elevation with a centrally placed single-leaf door within the projecting enclosed porch, sheltered by a gable-roofed hood with decorative curvilinear fascia, supported on angled brackets;
- Secondary single-leaf door sheltered by a small gable-roofed hood on the south wall of the west projecting sunroom;
- Window openings with radiating, cambered brick arches and projecting concrete lugsills typically containing flat-headed rectangular windows with three over-one-panes.

Heritage attributes that convey the property's historical value for its association with the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the twentieth century and old farmsteads were updated with new buildings:

- The dwelling is a tangible reminder of the early twentieth century updating of a nineteenth century farmstead.

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

- The location of the building on its original site, facing south, within historic Rigfoot Farm.

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

- Plate glass front windows in old window openings;
- Detached garage.

STATEMENT OF SIGNIFICANCE

Rigfoot Farm – The George and Catherine Miller House

9318 Reesor Road
c.1839

Rigfoot Farm – The George and Catherine Miller 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

Rigfoot Farm – The George and Catherine Miller House is a two-storey stucco and brick dwelling located on the west side of Reesor Road, north of Sixteenth Avenue.

Design Value and Physical Value

Rigfoot Farm – The George and Catherine Miller House has design and physical value as a locally rare example of adobe brick construction and as a unique example of an evolved building showing three distinct periods of development. The south-facing two-storey main block, built in 1839, was constructed of adobe brick, a building technology that was occasionally used in early nineteenth century York County due to the abundance of heavy clay. It is one of only four known examples of adobe brick construction still standing in Markham. The dwelling was designed in a restrained version of the Georgian architectural tradition. A one-and-a-half storey brick wing was added to the north side of the dwelling in the mid-1850s, providing an entrance facing Tenth Line (Reesor Road). In the early 1880s, the oldest portion of the house was updated with two-over-two paned windows and Italianate “eyebrow” arches over door and window openings on the south and east walls.

Historical Value and Associative Value

Rigfoot Farm – The George and Catherine Miller House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British who arrived in Markham Township in the 1820s -1830s, and for its association with George Miller, a prosperous and innovative farmer in this area of old Markham Township. George Miller, a native of Cummertree Parish, Dumfries, Scotland, emigrated to Upper Canada in 1832 and settled on Lot 16, Concession 9 Markham Township, a former Crown reserve lot that was granted to King’s College, the forerunner of the University of Toronto, in 1828. In 1839, the same year George Miller purchased the property he was leasing, his spacious two-storey farmhouse of adobe brick was constructed. Miller named his property “Rigfoot Farm” after the estate he had lived on in Scotland. He married Catherine Somerville in 1840. George Miller was noted for his interest in the improvement of farm stock. He imported Leicester and Cotswold breeds of sheep and Short-horned Durham cattle. In addition to livestock, George Miller imported trees from Scotland for his farmstead. He helped organize the Provincial Exhibition, a forerunner of the Canadian National Exhibition, and received many awards for his stock at the Exhibition. He was also involved in the Home District Agricultural Society and served as a vice president. In addition to his success in agriculture, George Miller owned a sawmill on Little Rouge Creek and became a major landowner in this area of Markham, amassing just under 885 acres by the late 1850s.

Rigfoot Farm remained in the ownership of George and Catherine Miller’s descendants until 1934 when it was purchased by Reuben Richard Pearse and Helen (Chester) Pearse. The Pease family farmed in the Scarborough Township community of Hillside and moved to Markham after selling their property to Dr. Robert Jackson, the owner of Dr. Jackson Foods Limited, for his Valley Halla estate, now part of the Toronto Zoo lands.

Contextual Value

Rigfoot Farm – The George and Catherine Miller House is of contextual value for being physically, functionally, visually and historically linked to its surroundings

where it has stood since 1839. The property is historically-linked to the Pearse Bungalow at 7484 Sixteenth Avenue which was constructed in the 1930s on Rigfoot Farm as a secondary dwelling.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Rigfoot Farm – The George and Catherine Miller 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 adobe brick construction and as a unique example of an evolved building showing three distinct periods of development:

Main Block

- Rectangular plan;
- Fieldstone foundation;
- Two-storey height;
- Stucco-clad adobe brick construction;
- Medium-pitched gable roof with projecting, open eaves and single-stack brick chimney;
- Three-bay configuration of the primary elevation oriented to the south with a centrally-placed single-leaf door with raised “eyebrow” arch;
- Single-leaf door on east gable end wall with raised “eyebrow” arch;
- Rectangular window openings with cambered heads and raised “eyebrow” arches, projecting lugsills, and flat-headed two-over-two paned windows on the primary (south) elevation and east gable-end walls;
- Flat-headed, rectangular window openings on west gable end wall with two-over-two paned windows and projecting lugsills;
- Small rectangular multi-paned rectangular attic window.

Brick Wing

- Rectangular plan;
- Masonry foundation;
- One-and-a-half storey height;
- Red brick walls in common bond;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay configuration of the primary elevation oriented to face east with an off-centre single-leaf door;
- Flat-headed rectangular door and window openings with radiating brick arches and projecting lugsills with six-over-six paned windows on the ground floor and six-over-three paned windows on the second storey.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British that came to Markham in the 1820s -1830s, and for its association with George Miller, a prosperous farmer in this area of old Markham Township:

- The dwelling is a tangible reminder of Scottish immigrant George Miller who came to Upper Canada in 1832 and became a prosperous and innovative farmer in Markham Township.

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

- The location of the building on its original site near the north-west corner of Sixteenth Avenue and Reesor Road, where it has stood since 1839.

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

- Barns and other accessory buildings.