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"Kimberley Kitteringham" c/s
KIMBERLEY KITTERINGHAM, CITY CLERK
THE CORPORATION OF THE CITY OF MARKHAM



By-law 2023-xxx

A BY-LAW TO AMEND BY-LAW 2002-168 BEING A BY-LAW TO DESIGNATE
THE WILLIAM READ HOUSE, 9899 HIGHWAY #48

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS by By-law No. 2002-168, “The William Read House” was designated as being of historic and/or architectural value or interest;

AND WHEREAS authority was granted by Council to designate the property at 9899 HIGHWAY #48 as being of cultural heritage value or interest;

AND WHEREAS the By-law requires amendment to correct the legal description of the property and the Statement of Cultural Heritage Value or Interest;

AND WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA) authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to clarify or correct the statement explaining the property’s heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations; and

AND WHEREAS Schedule “A” of By-law No. 2002-168 contains an incorrect legal description and a correction is required; and

AND WHEREAS Schedule “B” of By-law No. 2002-168 contains a Statement of Cultural Heritage Value or Interest that requires amendment; and

AND WHEREAS the owner of the Property was provided with notice of this by-law in accordance with the requirements of the *Ontario Heritage Act*, Section 30.1(3) and (4) and no notice of objection was filed;

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

1. General

That By-law No. 2002-168 be amended to correct the legal description of the Heritage Property formerly municipally-known as 9899 Highway #48 from PT. LOT 20, CON. 8 Markham AS IN R420171, Town of Markham Regional Municipality of York to YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 18, City of Markham, Regional Municipality of York; and

1.1. That the legal description contained in Schedule “A” of By-law No. 2002-168 be replaced with the legal description as contained in Schedule “A” of this By-law; and

1.2. That the Statement of Cultural Heritage Value or Interest contained in Schedule “B” of By-law No. 2002-168 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule “B” of this By-law;

2. Schedule(s)

2.1. Schedule “A” – Legal Description

2.2. Schedule “B” – Statement of Cultural Heritage Value or Interest

Read a first, second and third time and passed this December 13, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

**SCHEDULE “A” TO
BY-LAW 2023-xx**

REVISED LEGAL DESCRIPTION OF LAND

The William Read House

In the City of Markham in the Regional Municipality of York, property description as follows:

YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 18

PIN: 29609-0018

SCHEDULE “B” TO BY-LAW 2023-xx

The William Read House

9899 Markham Road

The William Read House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act for its design, historical, and contextual significance.

DESCRIPTION OF PROPERTY

The William Read House is a two-storey brick dwelling located on the east side of Markham Road midway between Castlemore Avenue to the south, and Major Mackenzie Drive to the north. The property is found to the north of the community historically-known as Mount Joy.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design Value

The William Read House is a representative example of a two-store house designed in the Georgian architectural style. Built on a fieldstone foundation, the entire house is constructed of solid brick walls as evidenced by the sophisticated Flemish bond employed on the principal (west) elevation and the common bond brickwork found on the remaining walls. Even the one storey kitchen tail is executed in solid brick. Very unusual for Markham is the use of solid wood lintels shaped to resemble flattened brick arches which was a more cost effective method of spanning the window and door openings. The placement of windows and doors is rigidly symmetrical with all the elements vertically aligned. The large windows of the home features twelve-over-eight pane divisions. The front door, transom and sidelights adopt an early configuration with the transom sandwiched between the sidelights which do not have bottom panels and therefore do not extend down to the level of the floor. The house is capped with a hipped roof balanced by two original corbelled brick chimneys that emerge from the attic space at either end of the house.

Historical Value

The William Read House, located north of the community historically-known as Mount Joy, was constructed around the year 1840 and has associative value as a property reflecting the theme of American immigration and prosperity achieved in the Township of Markham. The house was built for William Read who was a farmer born in Maryland in 1801. Judging from the substantial scale and construction of the house, William Read must have achieved considerable success as a farmer. He likely brought some republican sentiment with him from the United States, as the Colonial Advocate of February 6, 1834 reported that he attended a public meeting at Hunter’s Tavern in support of the famous rebel and reformer, William Lyon Mackenzie. William Read married Sophia Henrick with the 1851 Census records indicating that they had four children and were members of the Wesleyan Methodist Church. The 1861 Census lists that the oldest son, James, was 33 years old and was born in Markham, revealing that the family had

resided in Markham as early as 1828. James followed in his father's footsteps farming the land and living with his parents in the house with a young family of his own. William Read lived in the house until his death in 1888 at which time it was passed on to his youngest son Henry Read.

Contextual Significance

The William Read House reflects the architectural taste and prosperity attained by the early farming community surrounding Mount Joy.

DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The William Read House include:

- Rectilinear massing with a hipped roof and symmetrical three bay façade;
- Rear one-storey extension with gable roof;
- Wood soffits, frieze and fascia;
- Red brick masonry;
- Coursed, split fieldstone foundation;
- Divided lite wood windows, including but not limited to, units in a twelve-over-eight pattern;
- Wood lintels and projecting sills;
- Neo-classical entry with six paneled door, sidelites and transom. The sidelites and transom feature divided lites running in a horizontal and vertical pattern, respectively;
- Brick chimneys with corbelling.