



By-law 2023-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Dickson Hill Mill House”

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 Dickson Hill Mill House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 12, 2023, has caused to be served on the owners of the lands and premises at:

Jennifer and Ian Gallichan
81 Dickson Hill Road
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the Dickson Hill Mill House, 81 Dickson Hill 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:

“Dickson Hill Mill House”
81 Dickson Hill 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 December 13, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2023-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 81 Dickson Hill Road, Markham, Ontario, and legally described as follows:

PT W1/4 LT 30 CON 8 MARKHAM PTS 1 & 2 65R20703, CITY OF
MARKHAM

PIN: 030620162

SCHEDULE 'B' TO BY-LAW 2023-xx

STATEMENT OF SIGNIFICANCE

81 Dickson Hill Road
c.1864

The Dickson Hill Mill 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 Dickson Hill Mill House is a one-and-a-half storey frame dwelling located on the east side of Dickson Hill Road within the historic community of Dickson Hill. The house faces south.

Design Value and Physical Value

The Dickson Hill Mill House has design and physical value as a representative example of a mid-nineteenth century vernacular dwelling designed in the Georgian architectural tradition. It is a modest, vernacular building without ornamentation that was designed to meet the needs of the owners or operators of the flouring mill. The symmetrical plan and rational, formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in Ontario long after the historic Georgian period ended in 1830. Although the Dickson Hill Mill House has been modified, the main rectangular block of the mid-nineteenth century building retains a good degree of its historical character. An early 20th century veranda illustrates the evolution of the dwelling.

Historical Value and Associative Value

The Dickson Hill Mill House has historical and associative value, representing the theme of industry, innovation and economic development because of its association with the Dickson Hill Mill, an important local industry that operated from 1842 until 1954, and with the Dickson family who owned the property from 1842 to 1870. John Dickson was a Scottish-born millwright. He and his business partner Robert McNair leased a sawmill and flouring mill on the site of Bruce's Mill, now part of the Town of Whitchurch-Stouffville, from the 1830s to the early 1840s. When the lease expired, John Dickson built a flouring mill on the Little Rouge River on the western quarter of Lot 30, Concession 8 in 1842. Two frame houses associated with the mill were constructed on the property and were occupied by the owners and operators of the business. Dickson formally purchased the mill property from Henry Wideman in 1844. The establishment of the mill was significant to the area, and the community became known Dickson's Hill, or Dickson Hill. The mill passed out of the ownership of the Dickson family in 1870 after which it passed through of a series of owners. The Dickson Hill Mill House, said to date from 1864, was sold by the last owner and operator of the mill, William A. Jones, in 1951. The mill ceased operation in 1954 when Hurricane Hazel damaged the mill pond dam.

Contextual Value

The Dickson Hill Mill House has contextual value as one of several heritage buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Dickson Hill. The house is located on a large property within the hamlet, a residential enclave that has evolved since the mid-twentieth century but otherwise has generally maintained its character despite suburban growth. The Dickson Hill Mill House has particular contextual value within the historic hamlet of Dickson Hill due to its position next door to the remnant of John Dickson's flouring mill of c.1842 at 87 Dickson Hill Road.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Dickson Hill Mill 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 representative example of a mid-nineteenth century vernacular dwelling designed with the influence of the Georgian architectural tradition:

- Main, or south block of the existing dwelling, with its rectangular plan and one-and-a-half storey height;
- Wood siding;
- Medium-pitched gable roof with open, overhanging eaves;
- 3-bay configuration of the west (primary) elevation;
- Centre, single-leaf front door along the west elevation;
- Existing window openings, with their upright rectangular shape.

Heritage attributes that convey the property's design value and physical value as a representative example of the building's design evolution:

- 20th century front veranda with wood posts on stone and concrete walls

Heritage attributes that convey the property's historical value and associative value, representing the theme of industry, innovation and economic development, and the theme of housing being provided for workers in local industries as the former residence of the owners and operators of the Dickson Hill Mill:

- The dwelling is a tangible reminder of the owners and operators of the Dickson Hill Mill, an important industrial activity which helped anchor the small community.

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 hamlet of Dickson Hill:

- The location of the building facing south within the historic hamlet of Dickson Hill.

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 and doors;
- Non-functional window shutters;
- Rear addition.