



By-law 2024-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“John and Elizabeth Rowbotham 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 John and Elizabeth Rowbotham House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

P&F Meat Products Ltd.
10768 Victoria Square Blvd
Markham, Ontario
L6C 1J5

and upon the Ontario Heritage Trust, notice of intention to designate the John and Elizabeth Rowbotham House, 2972 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:

“John and Elizabeth Rowbotham House”
2972 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 January 31, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

**SCHEDULE ‘A’ TO
BY-LAW 2024-xx**

In the City of Markham in the Regional Municipality of York, the property municipally known as 2972 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PL 404 LT4, MARKHAM

PIN: 030540046

SCHEDULE 'B' TO BY-LAW 2024-xx

STATEMENT OF SIGNIFICANCE

John and Elizabeth Rowbotham House

2972 Elgin Mills Road East
c.1890

The John and Elizabeth Rowbotham 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 John and Elizabeth Rowbotham House is a one-and-a-half storey frame dwelling located on the north side of Elgin Mills Road, in the historic community of Victoria Square. The house faces south.

Design Value and Physical Value

The John and Elizabeth Rowbotham House has design value and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century. The house assumed its present form c.1890. It is a vernacular building that does not neatly fit into any stylistic category and is therefore unique within its local context. The L-shaped plan, steep roof pitch of the projecting front section, and the canted bay window, are features often associated with the Gothic Revival style, but there are no specific Gothic Revival decorative details such as pointed-arched windows or bargeboards. The previous porch shown in an archival photograph, along with the canted bay window, provided decorative relief to an otherwise simple village dwelling. Overall, the house retains much of its historic character.

Historical Value and Associative Value

The John and Elizabeth Rowbotham House has historical value and associative value, representing the theme of nineteenth century development within the hamlet of Victoria Square, and the theme of industry, innovation and economic development, as the former residence of John and Elizabeth Rowbotham, built c.1890. John Rowbotham was a wheelwright, carpenter and wagon maker who operated his business in Victoria Square from 1875 to 1915. He learned his trade at William and George Eakin's Unionville Carriage Factory before starting out on his own at Victoria Square, continuing a wheelwright and wagon works established on the property in the 1850s. John Rowbotham sold in 1915, and relocated to Main Street, Stouffville, where he continued to work as a wheelwright until his death in 1943.

Contextual Value

The John and Elizabeth Rowbotham House is one of a number of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Elizabeth Rowbotham 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 vernacular, village tradesman's dwelling of the last quarter of the nineteenth century, as modified in the early twentieth century

- L-shaped main block;
- One-and-a-half storey height;
- Single-storey, gable-roofed rear wing with single-stack brick chimney.
- Clapboard siding;
- Cross-gabled roof with overhanging, open eaves;
- Shed-roofed porch in the ell, with closed gable end;
- Single-leaf door within the porch along the east elevation;
- Canted bay window with mansard-roof with fishscale-shaped shingles;
- Existing window openings containing two-over-two and one-over-one single-hung windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of nineteenth century development of the hamlet of Victoria Square, and the theme of industry, innovation and economic development:

- The dwelling is a tangible reminder of the John and Elizabeth Rowbotham family that historically resided here, and the wheelwright and wagon works that was located on the property.

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 crossroads hamlet of Victoria Square:

- The location of the building facing Elgin Mills Road, within the historic crossroads hamlet of Victoria Square.

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

- Detached garage.