



By-law 2024-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Joseph and Helen Freeman House”

2/14/2024

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 Joseph and Helen Freeman 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:

Remington Steeles 9 Inc.
7501 Keele Street - Suite 100
Vaughan, Ontario
L4K 1Y2

and upon the Ontario Heritage Trust, notice of intention to designate the Joseph and Helen Freeman House, 6470 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:

“Joseph and Helen Freeman House”
6470 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 February 14, 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 6470 Steeles Avenue East, Markham, Ontario, and legally described as follows:

Part Lot 1, Concession 9, (MKM) PT 2, PL 65R31796; Designated as Part 1, 65R40709; Markham

PIN: Part of 030653675

SCHEDULE 'B' TO BY-LAW 2024-xx

STATEMENT OF SIGNIFICANCE

Joseph and Helen Freeman House

6470 Steeles Avenue East
c.1885

The Joseph and Helen 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 Joseph and Helen Freeman House is a two-storey patterned brick dwelling located on the north side of Steeles Avenue East in the historic community of Cedar Grove.

Design Value and Physical Value

The Joseph and Helen Freeman House has design value and physical value as a unique vernacular expression of the Italianate architectural style within the Markham context. Its square plan, two-storey height, hipped roof, segmentally-headed windows with “eyebrow” arches, and patterned brickwork are characteristic of this picturesque architectural style which was popular in Markham Township in the 1870s and 1880s. Although many examples the Italianate style remain in Markham, this residence is unique for the distinctive composition of its south façade which features twin bay windows and twin gables, but does not have an entrance door in the wall space between them. The boldly-designed bargeboards of the twin gables are also noteworthy and are unique to this building, as is the truncated hipped roof which is not a typical design feature for this time period.

Historical Value and Associative Value

The Joseph and Helen Freeman House has historical value and associative value for its association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century. 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 subject property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the eastern 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. In approximately 1885, they built an impressive new farmhouse on this property in the vernacular Italianate architectural style to replace an earlier frame dwelling. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

Contextual Value

The Joseph and Helen 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. The property is a remnant of Cedar Grove’s agricultural community and has additional contextual value because it is historically linked to the George and Nellie Freeman House at 6472 Steeles Avenue East.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Joseph and Helen Freeman 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 unique vernacular expression of the Italianate architectural style:

- Square plan;
- Two-storey height;
- Patterned brick veneer with a red/orange brick body trimmed with buff brick accents including quoins, plinth, a belt course and raised "eyebrow" arches over window openings;
- Flat-roofed, buff brick canted bay windows with wood cornices;
- Hipped-roofed partially enclosed porch with slender, turned posts;
- Shallow projecting bay on east elevation;
- Truncated hipped roof with double gable-roofed wall dormers ornamented with wood bargeboards decorated with circular cut-outs;
- Segmentally-headed 2/2 and 1/1 single-hung windows with projecting lugsills.

Heritage attributes that convey the property's historical value and associative value, for its long-time association with as the Milne-Freeman family:

- The dwelling is a tangible reminder of the Milne-Freeman family, 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 highly visible 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 mid-1880s and is historically linked to the George and Nellie Freeman House next door at 6472 Steeles Avenue East. As such it helps support and maintain the historic character of the community of Cedar Grove.

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

- Metal screen door of main entrance.