



### **MEMORANDUM**

**TO:** Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: February 20, 2024

SUBJECT: Relocation of a Heritage Resource within a Draft Plan of Subdivision

3575 Elgin Mills Road East "Lyon-Schell-Frisby House"

FILE: N/A

**Property/Building Description**: One-and-a-half storey dwelling constructed c.1850 as per

municipal records

<u>Use</u>: Residential (currently vacant and secured)

Heritage Status: Part IV-Designation in process (designation by-law

forthcoming)

#### Application/Proposal/Background

- The heritage resource, municipally-known as 3575 Elgin Mills Road East, (the "Subject Property" is located within a development site owned by Berzcy Elgin Holdings Inc. (the "applicant");
- The heritage resource faces north in close proximity to Elgin Mills Road East;
- Development approvals exist for the Subject Property including a Council-adopted Zoning By-law Amendment and approved Draft Plan of Subdivision. Within the draft plan of subdivision, the heritage resource was originally contemplated for in-situ retention within "Block 206" fronting Elgin Mills Road East. This Block is slated for mid-rise residential construction as part of Phase I of development;
- The applicant has proposed to relocate the heritage resource from Block 206 to a corner lot within the future subdivision as the perspective owners, descendants of one of the prior owners of the home, would prefer it to be located within a Block containing lower density residential uses;
- The proposed location of the heritage resource would place it adjacent to new low-rise residential development of a compatible scale while also retaining it within the Phase I development lands. Refer to Appendix D for the proposed new location of the heritage resource.

Previous Consideration by the Heritage Markham Committee

- Redevelopment of the Subject Property was previously considered by the Heritage Markham Committee at its meetings in January and May 2019. At these meeting, the aforementioned *Planning Act* applications were considered as well as the proposed retention and placement of the heritage resource within the new development;
- As the currently proposed location of the heritage resource differs from the location last considered by Heritage Markham, Heritage Section staff ("Staff") has returned to seek feedback from the Committee on the revised proposal. Feedback from the Committee is also being sought in accordance with the heritage approval conditions for the development site;

#### **Staff Comment**

- Staff have no objection to the proposed relocation of the heritage resource to the corner lot. While this precludes in-situ retention, the heritage resource would be sited on a prominent corner lot in a manner that retains its historic orientation (northwards) to Elgin Mills Road East. As the existing orientation would be conserved, impact on the relevant heritage attribute as identified in the appended Statement of Significance is mitigated;
- Staff has worked with the applicant to secure a lot of sufficient size to accommodate the dwelling, a potential garage and amenity space.
- Staff also note the desirability of an end user who has a familial connection to one of the previous property owners, and who have expressed interest in the property at this relatively early stage of the development process.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the relocation of 3575 Eglin Mills Road East from its previously contemplated location within Block 206 to a prominent corner lot within Phase I of the future subdivision.

#### ATTACHMENTS:

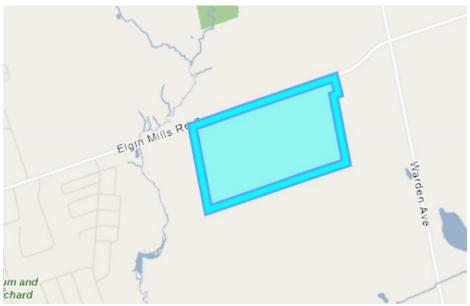
Appendix 'A' Property Map

Appendix 'B' Images of the Subject Property

Appendix 'C' Statement of Significance for 3575 Elgin Mills Road East

Appendix 'D' Current Location and Proposed Location of 3575 Elgin Mills Road East

# **Appendix 'A'** *Property Map*



The Subject Property is outlined in blue (Source: City of Markham)

# Appendix 'B'

Images of the Subject Property





The primary elevation of 3575 Elgin Mills Road East in c.2023 [above] and an archival image of the primary elevtion prior to removal of the verandah [below] (Source: Google Earth and City of Markham))

# Appendix 'C'

Statement of Significance

#### STATEMENT OF SIGNIFICANCE

# Lyon-Schell-Frisby House

3575 Elgin Mills Road East c.1846

The Lyon-Schell-Frisby 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 Lyon-Schell-Frisby House is a one-and-a-half storey brick dwelling located on the south side of Elgin Mills Road East, east of the historic crossroads community of Victoria Square. The house faces north.

#### **Design Value and Physical Value**

The Lyon-Schell-Frisby House has design and physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style, and for being a locally rare example of a brick farmhouse with a five-bay facade. The rational form of the building, following the strict symmetry of the Georgian architectural tradition but with details reflecting the Classic Revival style, is typical of mid-nineteenth century residential construction in Markham Township. The front doorcase, with its flat-headed transom light and sidelights, is the focal point of the façade. The large flat-headed windows that flank the entrance are noteworthy for their size.

#### **Historical Value and Associative Value**

The Lyon-Schell-Frisby House has historical and associative value for its association with Robert Lyon, a local builder, and for its association with the Schell and the Frisby families, prominent in Victoria Square and vicinity. Further, the property has historical and associative value as it reveals the progression of the agricultural community past the early settlement phase into a later period of prosperity where more sophisticated residential construction took place. The existing house on the property was constructed c.1846 by Robert Lyon on a portion of the eastern quarter of Markham Township Lot 25, Concession 4. Lyon sold to John F. Schell in 1854, a farmer who was a member of a family from New York State that came to Markham in the late 1790s. The local crossroads was once known as Schell's Corners. From 1888 to the 2010s, the farmhouse was home to multiple generations of the Frisby family, a family of English origin that were prominent members of the Victoria Square community.

#### **Contextual Value**

The Lyon-Schell-Frisby House has contextual value as the farmhouse that once served the Schell and Frisby farms to the east of the historic crossroads community of Victoria Square. It is historically linked to the former farm property where it has stood since c.1846, and to both the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent and the Lucy Frisby House at 15 Victoria Street, Victoria Square.

#### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Lyon-Schell-Frisby House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style:

- Rectangular plan;
- Five bay configuration of the façade;
- One-and-a-half storey height;
- Red brick walls with Flemish bond on the façade and splayed brick arches over door and window openings;
- Medium pitched gable roof with projecting boxed eaves and remnants of eave returns;
- Front doorcase with wood six-panelled door, flat-headed transom light and sidelights with panelled aprons;
- Flat-headed window openings with projecting lugsills;
- Wood single-hung windows with a two-over-two configuration on the ground floor and altered six-over-six configuration on the second floor.

Heritage attributes that convey the property's historical value for its association with Robert Lyon, a local builder, and the Schell and the Frisby families who were prominent in Victoria Square and vicinity:

• The dwelling is a tangible reminder of Robert Lyon, who built the house, and the Schell and Frisby families that historically resided here after him.

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

• The location of the building facing north, east of the historic crossroads community of Victoria Square, where it has stood since c.1846.

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

- Garage and rear and east side additions;
- Brick chimney;
- Screen door.

**Appendix 'D'**Draft Plan of Subdivision

