



By-law 2024-40

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“William and Mary Ann Frisby House”
2992 Elgin Mills Road East

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 William and Mary Ann Frisby House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:

Massimo Saragosa
2992 Elgin Mills Road East
Markham, Ontario
L6C 1K9

and upon the Ontario Heritage Trust, notice of intention to designate the William and Mary Ann Frisby House, 2992 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:

“William and Mary Ann Frisby House”
2992 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 February 28, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2024-40

In the City of Markham in the Regional Municipality of York, the property municipally known as 2992 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

LT 2 SIDE RD PL 404 MARKHAM; PT LT 3 SIDE RD PL 404 MARKHAM
AS IN R688773; S/T SPOUSAL INTEREST IN R482983; MARKHAM

PIN: 030540043

SCHEDULE 'B' TO BY-LAW 2024-40

STATEMENT OF SIGNIFICANCE

William and Mary Ann Frisby House

2992 Elgin Mills Road East
c.1893

The William and Mary Ann 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 William and Mary Ann Frisby House is a one-and-a-half storey frame dwelling located on the north side of Elgin Mills Road East in the historic community of Victoria Square. The house faces south.

Design Value and Physical Value

The William and Mary Ann Frisby House has design and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century. It is a vernacular village dwelling that does not fit neatly into any stylistic category. Archival photographs appear to show the house with stucco cladding. The L-plan and form of the building reflect the influence of the Gothic Revival style. This veranda is a rare survivor of a type that was commonly replaced by verandas and porches designed in the Edwardian Classical style typical of the early 1900s.

Historical Value and Associative Value

The William and Mary Ann Frisby House has historical value as it is associated with the nineteenth century development of the hamlet of Victoria Square, and for its connection to the early economic development of the community as the former residence of William and Mary Ann Frisby, built c.1893. William Frisby was a blacksmith who operated his business in Victoria Square from c.1880 to 1912. He was assisted in the business by Henry Flavelle. The Frisby blacksmith shop was located to the west of the residence. The shop was the former Wesleyan Methodist Chapel that was originally located on the property of Victoria Square United Church. William Frisby purchased the 1845 chapel in the early 1880s after it had become redundant once a larger new place of worship was constructed in 1880. The Frisby residence was built c.1893 after William Frisby purchased Lots 2 and 3, Plan 404, from Christopher Heise. The property was sold out of the family in 1912.

Contextual Value

The William and Mary Ann Frisby 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 William and Mary Ann Frisby House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century:

- L-shaped plan;

- One-and-a-half storey height;
- Cross-gabled roof with overhanging open eaves;
- Hip-roofed veranda in the ell with turned wood posts and fretwork brackets and spandrels;
- Single-leaf door opening set within the veranda on the south elevation;
- Single-leaf four panelled door set within the veranda on the west elevation;
- Existing flat-headed, rectangular window openings.

Heritage attributes that convey the property's historical value for its association with the nineteenth century development of the hamlet of Victoria Square, and for its connection to the early economic development of the community as the former residence of William and Mary Ann Frisby:

- The dwelling is a tangible reminder of the William and Mary Ann Frisby family that historically resided here.

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 East, sited prominently 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:

- Modern doors and windows within the existing openings;
- Exterior brick chimney;
- Aluminum siding;
- Accessory building.