



By-law 2024-175

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“JAMES AND LYDIA SCOTT HOUSE”
10579 HIGHWAY 48

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 James and Lydia Scott House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 29, 2024, has caused to be served on the owners of the lands and premises at:

Paolo Biasutti & Erika Steibelt
10619 Highway 48 RR1
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the James and Lydia Scott House, 10579 Highway 48, 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:

“James and Lydia Scott House”
10579 Highway 48
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 September 25, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-175

In the City of Markham in the Regional Municipality of York, the property municipally known as 10579 Highway 48, Markham, Ontario, and legally described as follows:

PT LT 24 CON 8 MARKHAM AS IN R714927; MARKHAM

PIN: 030620038

SCHEDULE 'B' TO BY-LAW 2024-175

STATEMENT OF SIGNIFICANCE

James and Lydia Scott House

10579 Highway 48
c.1891

The James and Lydia Scott 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 James and Lydia Scott House is a one-and-a-half storey frame dwelling located on the east side of Highway 48, in the historic community of Milnesville. The house faces west.

Design Value and Physical Value

The James and Lydia Scott House has design and physical value as a representative example of a rural tradesman's house. The symmetrical plan and restrained, formal design follows the long-lasting Georgian architectural tradition that continued to influence vernacular domestic architecture in old Ontario long after the Georgian period ended in 1830. This is a late example of its type with a tall wall height and a medium-pitched gable roof without eave returns. In recent years, the exterior has been restored through the removal of red insul-brick siding, the opening of the front veranda, and the removal of the enclosed porch in the south-facing ell.

Historical Value and Associative Value

The James and Lydia Scott House has historical value as it is associated with the theme of Industry, Innovation and Economic Development for this property's long history as the location of Milnesville's blacksmith shop, and for its association with James Scott's business which operated here from c.1891 to well into the twentieth century. In the mid-1840s, Jacob Miller built a fieldstone blacksmith shop on the north-west corner of Samuel Wideman's farm on Lot 24, Concession 8. He was followed by Charles Ham, Isaac Boadway, James Scott, David Scott, and Robert Kerr. William Blake may have operated the blacksmith shop during the 1850s-1860s but lived across the road. In the late 1970s, the blacksmith shop was still in operation. This modest clapboarded dwelling was constructed as the home of James Scott c.1891 when he became the owner of the blacksmith shop property.

Contextual Value

The James and Lydia Scott House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1891 as the home of the local blacksmith in the historic community of Milnesville, a function that remained until the late 1970s.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the James and Lydia Scott 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 rural tradesman's house designed with the influence of the Georgian architectural tradition:

- Rectangular plan;
- Rock-faced concrete block foundation;
- One-and-a-half storey height;

- Wood clapboard siding with corner boards;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay configuration of the primary (west) elevation with centrally-placed single-leaf door opening;
- Flat-headed rectangular window openings with projecting lugsills;
- Hip-roofed full-width front veranda supported on slender turned wood posts;
- One-storey rear wing with medium-pitched gable roof and single-leaf door on the south wall.

Heritage attributes that convey the property's historical value and associative value, representing the theme of Industry, Innovation and Economic Development for this property's long history as the location of Milnesville's blacksmith shop, and for its association with James Scott's business which operated here from c.1891 to well into the twentieth century:

- The dwelling is a tangible reminder of the historic use of the property as the location of Milnesville's blacksmith shop, and of two generations of the Scott family that operated the business and lived here from c.1891 to the mid-1930s.

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 Milnesville:

- The location of the building on its original site, facing west, within the historic community of Milnesville.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its original site, within the historic community of Milnesville, where it served as the home of the local blacksmith for a substantial portion of its history.

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 door and window units;
- Commercial building;
- Small accessory building.