



By-law 2024-190

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“FRISBY HOUSE”
15 VICTORIA STREET

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 Frisby House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on June 26, 2024, has caused to be served on the owners of the lands and premises at:

Ming Kuai Yu
15 Victoria Street
Markham, Ontario
L6V 1A7

and upon the Ontario Heritage Trust, notice of intention to designate the Frisby House, 15 Victoria Street, 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:

“Frisby House”
15 Victoria Street
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 October 23, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-190

In the City of Markham in the Regional Municipality of York, the property municipally known as 15 Victoria Street, Markham, Ontario, and legally described as follows:

LT 13 PL 184 MARKHAM; PT LT 14 PL 184 MARKHAM AS IN R481332;
MARKHAM

PIN: 030530142

SCHEDULE 'B' TO BY-LAW 2024-190

STATEMENT OF SIGNIFICANCE

Frisby House

15 Victoria Street
c.1873

The 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 Frisby House is a one-and-a-half storey stucco dwelling located on the east side of Victoria Street, in the historic hamlet of Victoria Square. The house faces west.

Design Value and Physical Value

The Frisby House has design and physical value as a representative example of a village dwelling in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style as is the case here with the steep centre gable containing a pointed-arched casement window. With its one-and-a-half storey height, rectangular plan, symmetrical three-bay facade, and steep centre gable, this vernacular dwelling possesses the essential characteristics of the Ontario Classic.

Historical Value and Associative Value

The Frisby House has historical and associative value representing the theme of urban development, specifically the nineteenth century development of the crossroads hamlet of Victoria Square, originally named Read's Corners. Victoria Square was located along the route of the Markham and Elgin Mills Plank Road which was constructed across Markham Township in 1850. A significant phase of development in the hamlet occurred with the subdivision of village lots by blacksmith William G. Hingston in 1856 at the northwest corner of Markham Township Lot 25, Concession 4. The Frisby House, built c.1873, is one of a number of dwellings constructed within the Hingston subdivision in the latter half of the nineteenth century. The Frisby House has further historical and associative value for its association with the locally significant Frisby family. John and Lucy Frisby emigrated from England in 1831 and settled in the vicinity of what would become the crossroads hamlet of Victoria Square. The family played a significant role in the agricultural and industrial development of the community. John Frisby tragically died during a business trip to Milwaukee when the steamship *Niagara* burned and sank on Lake Superior in 1856. His son, Thomas Frisby Sr., purchased a group of lots on Victoria Street between 1872 and 1883 where a frame house was constructed for his widowed mother, Lucy Frisby. The house was later lived in by Thomas Frisby Sr. and his family.

Contextual Value

The Frisby House is of contextual value as one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square, and for being historically linked to the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the 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 village dwelling in the Ontario Classic style:

- Rectangular plan;
- One-and-a-half storey height;
- Stucco cladding;
- Medium-pitched gable roof with projecting, open eaves and steep centre gable;
- Three-bay composition of the primary (west) elevation;
- Centrally-placed, single-leaf door opening;
- Flat-headed single-hung windows with six-over-six panes;
- Pointed-arched casement window in the centre gable;
- Edwardian Classical front porch with pedimented gable roof supported on square wooden posts resting on brick pedestals.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the crossroads hamlet of Victoria Square, and for its association with the locally significant Frisby family:

- The dwelling is a tangible reminder of the development of village lots in Victoria Square in the nineteenth century and of the locally significant Frisby family that owned the property from c.1873 to c.1922.

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 hamlet of Victoria Square:

- The location of the building on its original site, facing west, within the historic 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 second storey casement windows on north and south gable ends;
- Rear additions;
- Accessory building.