



By-law 2024-165

A BY-LAW TO AMEND BY-LAW 2024-98 BEING A BY-LAW TO DESIGNATE
GEORGE AND NELLIE FREEMAN HOUSE, 6472 STEELES AVENUE EAST

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS by By-law No. 2024-98, “The George and Nellie Freeman House” at 6472 Steeles Avenue East was designated by Council as being of cultural heritage value or interest;

AND WHEREAS Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA) authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to clarify or correct the statement explaining the property’s heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations; and

AND WHEREAS Schedule “B” of By-law No. 2024-98 contains a Statement of Cultural Heritage Value or Interest that requires amendment; and

AND WHEREAS the owner of the Property was provided with notice of this by-law in accordance with the requirements of the *Ontario Heritage Act*, Section 30.1(3) and (4) and no notice of objection was filed;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. General

- 1.1. That the Statement of Cultural Heritage Value or Interest contained in Schedule “B” of By-law No. 2024-98 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule “A” of this By-law.

2. Schedule

- 2.1. Schedule “A” – Statement of Cultural Heritage Value or Interest

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25TH DAY OF SEPTEMBER,
2024.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

SCHEDULE “A” TO BY-LAW 2024-165

STATEMENT OF SIGNIFICANCE

George and Nellie Freeman House

6472 Steeles Avenue East
c.1901

The George and Nellie 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 George and Nellie Freeman House is a one-and-a-half storey brick and frame dwelling, located on the north side of Steeles Avenue East, in the historic community of Cedar Grove. The house faces south.

Design Value and Physical Value

The George and Nellie Freeman House has design and physical value as a unique expression of vernacular domestic architecture, combining an older frame dwelling with a Queen Anne Revival style addition to create a farm residence with a distinctive architectural “split personality.” It is an unusual vernacular dwelling because of the visual disconnect between its eastern and western portions. The design of the western brick veneered portion reflects the ornate and eclectic High Victorian Queen Anne Revival style, and is the most prominent aspect of the house. The eastern portion is a simple gable-roofed rural dwelling of an earlier time period, albeit altered from its original appearance. It is curious that the older portion of the house was not brick veneered to match the newer western portion when it was added in 1901.

Historical Value and Associative Value

The George and Nellie Freeman House has historical value for its long-time association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century, and for its association with Markham Township’s important agricultural community. 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 property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the east 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. About 1885 an impressive new farmhouse in the vernacular Italianate architectural style was built against a portion of an earlier frame dwelling on the property. In 1901 the frame dwelling was relocated eastwards on the same property and enlarged with a two-storey brick addition to its western end to become the home of their son, George Milne Freeman, and his wife Nellie Ann Dimma. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

Contextual Value

The George and Nellie 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. It also has contextual value as a remnant of Cedar Grove’s agricultural community and because it is historically linked to the Joseph and Helen Freeman House at 6470 Steeles Avenue East.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the George and Nellie Freeman 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 unique expression of vernacular domestic architecture:

- Fieldstone foundation;
- Two and one-and-a-half storey height and L-shaped plan;
- Red brick veneer with shallow frontispiece on the front gable end, raised plinth and circular motif in the front gable;
- Steeply-pitched gable roof of the western portion of the dwelling with projecting open eaves and ornate wooden gable ornament and eave brackets;
- Medium-pitched gable roof of the remodeled eastern portion of the dwelling;
- Front window with stone or concrete lugsill, semi-elliptical arched transom light, and radiating brick arch with a raised border;
- Tall, narrow, flat-headed window openings on the second storey of the primary (south) elevation, and on the west elevation, with splayed brick arches and stone or concrete lugsills.

Heritage attributes that convey the property's historical value for its long-time association with the Milne-Freeman family, and for representing the locally significant theme of agriculture, particularly the creation of secondary residences on farms for the use of family members:

- The dwelling is a tangible reminder of the Milne-Freeman family, multi-generational, 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 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 1901, and is historically linked to the Joseph and Helen Freeman House next door at 6470 Steeles Avenue East.

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 windows;
- Chimney;
- Horizontal siding;
- Shed-roofed enclosed porch with its door and window;
- Shed-roofed front dormer;
- Rear wing;
- Agricultural buildings including main barn and sheds.