



By-law 2024-215

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“PETER MILNE JR. HOUSE”
5970 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 Peter Milne Jr. House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on July 17, 2024, has caused to be served on the owners of the lands and premises at:

Chung & Jao Development Corp
12 Delevan Court
Richmond Hill, Ontario
L4B 3W8

and upon the Ontario Heritage Trust, notice of intention to designate the Peter Milne Jr. House, 5970 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:

“Peter Milne Jr. House”
5970 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 December 4, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-215

In the City of Markham in the Regional Municipality of York, the property municipally known as 5970 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PT LT 26 CON 7 MARKHAM AS IN R434410 EXCEPT PT 1 65R30337,
MARKHAM; T/W MA71954

PIN: 03062-0411

SCHEDULE 'B' TO BY-LAW 2024-215

STATEMENT OF SIGNIFICANCE

Peter Milne Jr. House

5970 Elgin Mills Road East
c.1870

The Peter Milne Jr. 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 Peter Milne Jr. House is a one-and-a-half storey stucco-clad brick dwelling located at the northwest corner of Elgin Mills Road East and Highway 48 in the historic rural community of Milnesville. The house was originally accessed from the east but its entrance is now on the south elevation.

Design Value and Physical Value

The Peter Milne Jr. House has design and physical value as an altered, restrained representative example of a rural 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 picturesque Gothic Revival style, but in the case of the Peter Milne Jr. House, this is limited to its steep centre gable on the east wall. The essential form of the Ontario Classic was symmetrically balanced with a centrally-placed front door flanked by a window on either side, a hold-over from the long-standing, conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. The Peter Milne Jr. House is now missing its front door, but the space where it once existed remains evident. A one-and-a-half storey height and an L-shaped or T-shaped plan were typical of this house form, with the rear portion of the house usually functioning as a kitchen wing. Here, the rear wing is one-and-a-half storeys rather than the more common single-storey.

Historical Value and Associative Value

The Peter Milne House Jr. has historical or associative value representing the theme of agriculture, economic development and government services in relation to the diverse activities that took place on this property in the nineteenth century, and for its association with Peter Milne Jr., a prominent early resident of the rural community of Milnesville. He was a major landowner in Markham Township as well as being a store and sawmill owner, and the community's first postmaster from 1852 to 1863. Peter Milne Jr. is also noteworthy for his alleged association with the Upper Canadian Rebellion of 1837. Peter Milne Jr. was a son of Alexander Milne, a Scottish-American immigrant who arrived in Markham Township with his brother Peter Milne in the 1820s. Peter Milne Jr. was initially a bookkeeper for his uncle Peter Milne in Reesorville (later known as Markham Village). In 1838, he was arrested and imprisoned in Kingston for his alleged participation in the Upper Canadian Rebellion of 1837, and later pardoned. Peter Milne Jr. purchased the eastern half of Markham Township Lot 26, Concession 7 in 1837 which contained a store that he ran from 1852 to 1863. He also owned a sawmill on Little Rouge Creek and a considerable amount of property south of Box Grove. In 1852, Peter Milne Jr. named his community's local post office "Milnesville" after his family. He was married to Hannah (McKay) Milne and lived both on this property and on the adjacent land he owned on Lot 25, Concession 7. In approximately 1870, he constructed a new brick house for his retirement to replace his older frame house on Lot 26, Concession 7 which he rented to a tenant farmer. The property remained in

the ownership of the estate of his married daughter Elizabeth Wilcox (Milne) Gibson of Toronto until 1937.

Contextual Value

The Peter Milne Jr House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that once served Peter Milne Jr. and later tenant farmers on the Milne farm on Lot 26, Concession 7. It is located in the historic rural community of Milnesville, where it has stood since c.1870. It is historically linked to the Milne House at 10666 Highway 48 on Lot 25, Concession 7.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a restrained, representative example of a Ontario Classic dwelling:

- L-shaped plan;
- One-and-a-half storey height;
- Stucco-clad brick walls;
- Medium-pitched cross gable roof with projecting, open eaves and steeply-pitched gable centred on the east wall;
- Flat-headed, rectangular single-hung windows with two over two panes.

Heritage attributes that convey the property's historical value and associative value, representing the theme of agriculture, economic development, and government services in relation to the diverse activities that took place on this property in the nineteenth century, and for its association with Peter Milne Jr., a prominent early resident of the rural community of Milnesville:

- The dwelling is a tangible reminder of the former agricultural, industrial and commercial/post office use of the property and of Peter Milne Jr., long-time owner, farmer, sawmill owner, store owner and the community's first postmaster.

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 at the northwest corner of Elgin Mills Road East and Highway 48, within the historic rural community of Milnesville, where it has stood since c.1870.

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

- One-storey addition on the south side of the building;
- Square shaped ground floor window on west gable-end wall;
- Chimney;
- Accessory buildings.