



SUBJECT: RECOMMENDATION REPORT
Objection to Notice of Intention to Designate – Phase XII Properties

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated November 26, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase XII Properties", be received;
- 2) THAT the written objection to designation under the *Ontario Heritage Act* as submitted on behalf of the property owner of 5970 Elgin Mills Road East (Ward 6), be received as information;
- 3) THAT Council affirm its intention to designate 5970 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT the Clerk’s Department be authorized to place a designation by-law before Council for adoption;
- 5) THAT the Clerk’s Department be authorized to publish and serve notice of Council’s adoption of the designation by-law as per the requirements of the *Ontario Heritage Act*;
- 6) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on an objection submitted for one property for which Council has stated its intention to designate under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”), in accordance with the Staff recommendations adopted by Council on July 17, 2024, and noted in the recommendations of this report.

BACKGROUND:

Notice of Council’s Intention to Designate has been provided to the Property Owner

On July 17, 2024, Council stated its intention to designate three properties under Part IV, Section 29 of the Act as part of Phase XII of the Priority Designation Project. A Notice of Intention to Designate (“NOID”) was provided to the affected property owners and the Ontario Heritage Trust. The NOID for each property was also posted on the City’s website in accordance with the Act. The statutory objection period ended on September 18, 2024.

The City Clerk received a notice of objection for for 5970 Elgin Mills Road East (“Peter Milne Jr. House” or the “Property”) within the timeframe set out in the Act. Refer to Appendix ‘A’ for an image of the Property.

The Act requires that Council consider and make a decision on an objection within 90 days from the end of the objection period. Council may decide to withdraw, amend, or affirm its intention to designate. If Council decides not to withdraw the NOID, Council may pass a by-law designating the property or properties. Council has 120 days from the date of publication of the NOID to pass a designation by-law (notice occurred on August 19, 2024). Should Council not act within these timeframes, the NOID is deemed to be withdrawn. The deadline for the Phase XII properties is December 17, 2024.

Properties are to be assessed using Provincial Designation Criteria

Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

OPTIONS/ DISCUSSION:

Heritage Section Staff (“Staff”) considered the property owner’s reasons for objection to the Notice of Intention to Designate

5970 Elgin Mills Road East

Staff received a letter via email from an agent of the Property owner outlining their objection to designation (refer to Appendix ‘C’). It is the position of the agent that the Property does not meet the required O.Reg 9/06 criteria to merit designation under Part IV of the Act. Specifically, the agent contests the design/physical value of the Property, is of the opinion that Staff overstated the historical/associative significance of Peter Milne Jr., and finds that the Property lacks contextual significance.

Staff have reviewed the reasoning provided by the agent in the appended letter and remain of the opinion that the Peter Milne Jr. House is a significant heritage resource that warrants designation under the Act. Below is a response to the agent’s assessment organized by three groupings of O.Reg 9/06 criteria:

Design/Physical Value

The agent states that the dwelling has been significantly altered and that these alterations “not only obscure its original design but also diminish its capacity to serve as a true representation of the Ontario Classic style”. Staff do not contest that the building has been altered, as is the case with the vast majority of extant nineteenth century buildings, but find that it remains clearly legible as an representative example of the Ontario Classic style in its scale, form and massing. Many of the alterations that have been undertaken are reversible such as the replacement of period appropriate windows and doors, the infilling of the original door along the east (primary) elevation, and the removal of a front veranda. In fact, these types of alterations are commonly made to heritage buildings and are relatively easily remedied as can be seen in the substantial number of Part IV-designated properties within the city where successful restoration work has been undertaken as a condition of development approval.

The agent further states that “the Research Report lacks a comparative analysis often used to address the test under O.Reg 9.06 of rarity, uniqueness, or age.” A comparative analysis was not provided because Staff do not contend that the dwelling is rare or unique, rather Staff find that it is *representative* example of its type. For the first O.Reg 9/06 criterion to be met, a property need not meet all of the following: “*rare, unique, representative or early example of a style, type, expression, material or construction method*” but rather only one of these qualities. As such, Staff are of the opinion that the Property meets this criterion based on the information provided in the appended SOS and Research Report.

Historical/Associative Value

The agent contends that the Property’s association with Peter Milne Jr. is not significant and that the existing dwelling was constructed posthumously. As the later home of the person after whom Milnesville is named (he served as a store and sawmill owner, and the community’s first postmaster from 1852 to 1863), it is the position of Staff that this alone conveys historical significance, and as such the Property meets the fourth O.Reg 9/06 criterion as it has “*direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*”. Further, it is the opinion of Staff that the MPAC date of construction of 1880 cannot be relied upon as fact as it is not uncommon for MPAC records to be inaccurate. As such, Staff are confident that the existing dwelling was built in Peter Milnes’s lifetime.

Contextual Value

The agent finds that the Property lacks contextual significance. Specifically, the agent states that “the farmhouse lacks the necessary characteristics to be physically, functionally, visually, or historically linked to its surroundings in a way that satisfies the criterion for contextual value”. Staff note there is no test within O.Reg 9/06 to determine significance for this criterion. From a Staff perspective, the Property has clear and significant physical, functional, visual and historical linkages to the hamlet of Milnesville. This is demonstrated through its high-degree of visibility near a major crossroads (Elgin Mills Road East and Highway 48) in a portion of the city that is still agricultural in character, much as it was at the time the dwelling was constructed. In this way the Property serves as a contextual anchor with significant visual and historical linkages to the formerly dominant agricultural character of Markham and one of its constituent nineteenth century communities (Milnesville). Staff maintain that it is important from a heritage perspective to maintain legibility of the layers of Markham’s growth, that this approach supports an accurate reading of our history, and is a reminder that the city is an evolved landscape.

The protection and preservation of heritage resources is consistent with City policies

Markham’s Official Plan 2014 contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are a non-renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council’s policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The new Provincial Planning Statement (PPS) issued under Section 3 of the *Planning Act* came into effect October 20, 2024 and replaces the Provincial Policy Statement, 2020. The PPS (2024) includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Designation provides a mechanism to achieve the necessary protection.

Designation acknowledges the importance of a cultural heritage resource

Designation signifies to an owner and the broader community that a property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The Process and Procedures for Designation under Part IV of the Act are summarized below

- Staff undertake research and evaluate the property under O.Reg. 9/06 to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;

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- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City's website);
 - **Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;**
 - Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the Ontario Land Tribunal ("OLT") of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

There has been a significant increase in the number of designation by-laws adopted by Council in response to amendments to the Act through Bill 23 and Bill 200. As a result, there may be an increase in the number of OLT appeals relative to previous years, along with the potential need to secure additional funds from Council to support Staff preparation and attendance at the OLT. Should existing funding sources be found inadequate, staff will advise Council through a future Staff report.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks and Planning and Urban Design Department (Heritage Section) will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

Appendix 'A': Location and Image of the Property

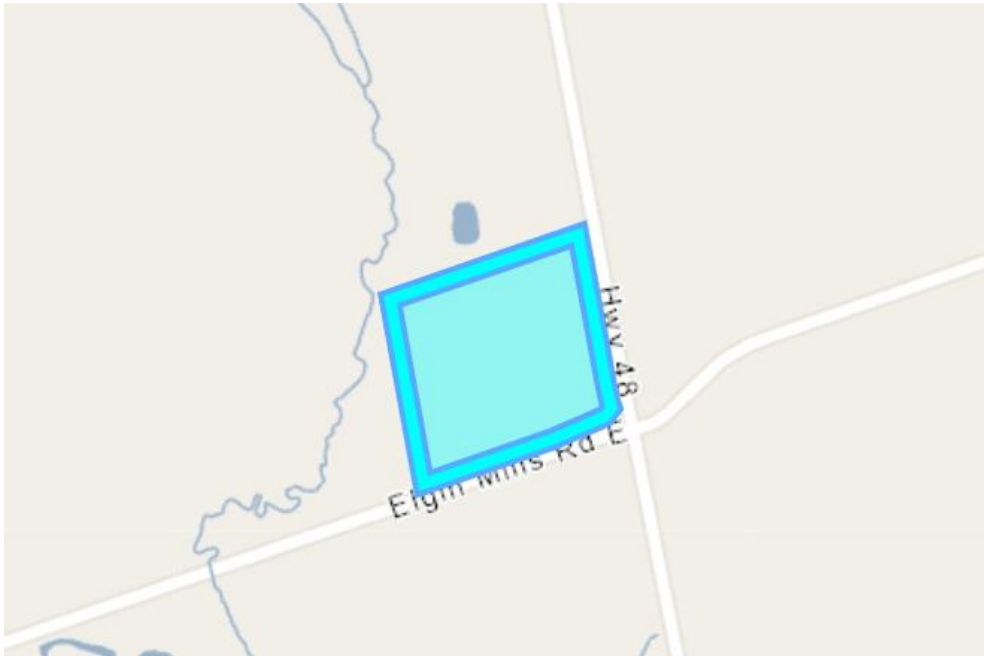
Appendix 'B': Statement of Significance

Appendix 'C': Letter of Objection

Appendix 'D': Research Report

APPENDIX ‘A’
Location and Image of the Property

5970 Elgin Mills Road East (Ward 6): “Peter Milne Jr. House”
Primary Elevation and Property Map



APPENDIX 'B': Statement of Significance

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 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.

APPENDIX 'C': Letter of Objection

Provided under separate cover

APPENDIX ‘D’: Research Report

RESEARCH REPORT



Peter Milne Jr. House
East Half Lot 26, Concession 7
5970 Elgin Mills Road East, Milnesville
c.1870

Heritage Section
City of Markham Planning & Urban Design
2024

History

The Peter Milne Jr. House is located on a portion of the eastern half of Markham Township Lot 26, Concession 6, in the historic rural community of Milnesville.

The community of Milnesville, south of Dickson Hill, began to take shape in the 1830s with the establishment of a general store at the northwest corner of the Eighth Concession (known today as Highway 48) and Elgin Mills Road East. The Markham and Elgin Mills Plank Road connected the community to Yonge Street by the 1850s. In time, two blacksmith shops were established near the crossroads along with two sawmills, a brickworks, a pottery, and the Wideman Mennonite Church. A post office was established in the general store in 1852. Milnesville was a diffuse community rather than a hamlet. Most of the land in the vicinity was agricultural, with many farms owned by Pennsylvania German Mennonite families.

Martin Holder received the Crown patent for the entire 200 acres of Markham Township Lot 26, Concession 7 in 1801. In 1804, Holder sold to Martin Hoover, a member of Markham's Pennsylvania German Mennonite community. In 1821, Martin Hoover sold a five-acre parcel at the southeast corner of Lot 26, Concession 7 to Abraham Holdeman, and it was upon this property that a store was established in the 1830s. John Harrington (or Herrington) was the storekeeper and his presence on Lot 26, Concession 7 was noted in Walton's 1837 directory of Markham Township. John Harrington's portrait appears on page 277 of *Markham 1793-1900*. According to the 1851 census, John Herrington was born in Ireland, therefore he does not seem to be related to the well-known Harrington family of American origin who are best known in Markham's history for their association with the Planing Mill at Unionville.

In 1837, Peter Milne Jr. (1803-1878), a son of Alexander Milne (1777-1877), purchased the five acres of Lot 26, Concession 7 containing the store. The Milne family were originally from Forfarshire, Scotland. Several brothers emigrated to the United States during the late 1700s-early 1800s where they became successful in business and industry. Peter Milne Sr. and his brother Alexander came to Markham Township in the 1820s and purchased a sawmill and gristmill built by Nicholas Miller on the eastern part of Lot 9, Concession 7 (Reesorville, later known as Markham Village). Alexander Milne operated the mills and his brother Peter Milne Sr. ran a store. In time, Alexander Milne moved to York Township to establish Milneford Mills on the Don River (today the location of Edwards Gardens). Alexander Milne was first married to Jane Gibson (1773-1835). His second wife was Ann Kirk.

Peter Milne Jr. was the first postmaster of Milnesville, giving his family name to the local post office. He served in this capacity from 1852 to 1862-63. In late 1837, Peter Milne Jr. acquired the rest of the western half of Lot 26, Concession 7 to add to the five acres purchased earlier in that same year. In 1845, he received the Crown patent for the eastern half of Lot 25, Concession 7 where he had lived in the 1840s to the early 1850s. A sawmill was located on Little Rouge Creek in the early 1850s. The mill pond is shown on the McPhillips map of Markham Township, 1853-54.

In addition to his properties in Milnesville, Peter Milne Jr. owned considerable acreage within the eastern parts of Lots 1, 2 and 3 in the Eighth Concession (south of Sparta, later known as Box Grove). He owned another sawmill on the Rouge River, south of Sparta. Earlier in his career, he worked as a bookkeeper at his uncle Peter Milne Sr.'s mills near Markham Village.

Peter Milne Jr. was a noted Reformer. Following the Upper Canadian Rebellion of 1837, he was arrested for his role in the uprising (which he denied) and held at Fort Henry. At the time he was living on Lot 1, Concession 8, south of Sparta. (His wife, Hannah (McKay) Milne (1812-1902), is said to have ridden on horseback to Kingston carrying her young child to petition for the release of her husband. He was later pardoned. The Markham Museum has a collection of letters written by Peter Milne Jr. to his wife, and to his brother William, while he was incarcerated in Kingston in 1838. A photographic portrait of Peter Milne Jr. is found on page 191 in *Markham 1793-1900*. Further stories about Peter Milne Jr.'s life that shed some light on his personality are found in a history of Milnesville in *Pioneer Hamlets of York*.

According to the 1851 census, Peter Milne Jr. and Hannah Milne had six children at that time: Elizabeth, age 20; Ellen (or Helen) age 18; Jane Ann, age 17; Hannah, age 15; Peter, age 13; and William, age 8. While Peter Milne Jr. and his family were living on Lot 25, Concession 7 at the time of the 1851 census, the store on Lot 26, Concession 7 was rented to John Herrington. He lived in a one-storey frame house with his wife Sarah (Hastings) Herrington and their ten children between the ages of 1 and 19. Also on the property was Peter Kribs, a toll-keeper for the tollgate on the eastern end of the Markham and Elgin Mills Plank Road. He lived in a one-storey frame dwelling.

By the time of the 1861 census, Peter Milne Jr. and Hannah Milne were living in a two-storey frame house on Lot 26, Concession 7 with two of their children, Hannah and William. Also in the household were labourers and a servant. The property on Lot 25, Concession 7 was rented to tenants. In 1871, Peter Milne Jr. was an owner-farmer on Lot 26, Concession 7, while Joseph Truman was a tenant farmer in a separate household. Joseph Truman's wife was Helen (Naylor) Truman.

Perhaps the farmhouse at 5970 Elgin Mills Road East was constructed by Peter Milne Jr. for his retirement, leaving his earlier frame dwelling for the use of the tenant farmer. A dwelling is shown in the approximate location of the existing house at 5970 Elgin Mills Road East on the map of Markham Township in the *Historical Atlas of the County of York, Ontario, 1878*. The MPAC date of construction is 1880, however, since Peter Milne Jr. died in 1878, it seems unlikely that his heirs would undertake the construction of a new dwelling on the property at that time. His widow, Hannah Milne, moved in with her daughter Helen (Milne) Freeman on Lot 1, Concession 9, south of Box Grove.

Peter Milne Jr. willed both of his Milnesville properties to his daughter, Elizabeth Wilcox (Milne) Gibson (1830-1918), sometimes known as "Eliza," who was married to William Milne Gibson. William Gibson was a son of David Gibson and Eliza (Milne) Gibson of York Township. Eliza (Milne) Gibson was Peter Milne Jr.'s sister. David Gibson, a Scottish-born land surveyor, lived in Willowdale. He was a member of the Legislative Assembly of Upper Canada in 1834 and 1836 and a leading Reformer who was a significant figure in the 1837 Upper Canadian Rebellion of 1837. His second residence, replacing a dwelling burned by government troops during the Rebellion, is now the Gibson House Museum at 5172 Yonge Street, Toronto. His son, William M. Gibson, became a mill owner in Windham Township, North Norfolk County, by the 1870s. After her husband's death, Elizabeth W. Gibson moved to St. David's Ward, Toronto, where she was living by the time of the 1891 census. The house she lived in still stands at 48 Rose Avenue in the Cabbagetown neighbourhood.

Elizabeth W. Gibson was a non-resident owner that rented her Milnesville properties to tenants. According to census records, Nelson Herrington was a tenant farmer on Lot 26, Concession 7 in 1881 along with his wife Susannah (Byer) Herrington and their children. The 1892 Directory placed farmer Donald Douglas and farm labourer Enos B. Hoover on Lot 26, Concession 7, as the tenants of Eliza Gibson of Toronto. According to the 1891 census, Donald Douglas, a Scottish immigrant, lived with his family in a two-storey frame dwelling containing five rooms. Enos Hoover lived with his wife Delilah and their infant son in a two-storey brick dwelling containing six rooms (the existing house at 5970 Elgin Mills Road East). At the time of the 1921 census, Joseph G. Kirk, a farmer, was the tenant on the property, living in a six-room brick dwelling with his wife Minnie and their five children between the ages of 9 and 22. There is a Kirk family

connection to Alexander Milne, suggesting that Joseph Kirk may have been a relative of Eliza W. Gibson. In addition to the Milnesville properties, Elizabeth W. Gibson owned considerable land south of Box Grove that was previously owned by her father.

In 1937, the administrators of Elizabeth W. Gibson's estate sold the property to Ella L. Bell and Elizabeth E. Bell. In 1961, Ella and Elizabeth Bell transferred the property to Donald and Gwen Boyington. The brick dwelling may have been stucco-clad at around this time. The Boyingtons transferred a 10.29-acre parcel containing the residence to Harvey James Brown in 1970, and the larger acreage to the Runnymede Development Corporation Limited in that same year. In 1987, Harvey J. Brown sold to Kirk and Donna Globocki. The current owner is the Chung and Jao Development Corporation.

Architecture

The Peter Milne Jr. House is a one-and-a-half storey stucco-clad brick dwelling with an L-shaped plan. If the foundation material is fieldstone, portions appear to have been parged. The front or eastern section of the building is rectangular in shape and once fronted onto Highway 48. Its central front door has been closed in and the alteration has been concealed by the application of stucco to the wall. The rear wing of the building is offset to the north, creating a south facing ell. A single-storey modern-era addition is located on the south side, leaving about half of the rear wing's ground floor exposed and all of the second floor exposed. The addition has a flat roof masked by a modern interpretation of a mansard roof.

The nature of the brick masonry beneath the stucco is unknown since no archival photographs of this property have been located. Given the c.1870 date of construction, this house may have had dichromatic brickwork in a combination of red and buff coloured brick, which was fashionable in this region from the 1850s to the 1880s. The updating of old brick houses with stucco was popular in the 1950s with several similar examples known in Markham.

The medium-pitched cross-gable roof has projecting, open eaves. There is a steep centre gable on the east wall. No historic chimneys remain. A heavy masonry chimney is located on the south gable end, offset to the left. This chimney is a twentieth century addition.

The house originally had a three-bay facade with the principal entrance centred on the ground floor between two windows. As noted earlier, the door has been covered over and the building is now entered from the south side. The window openings are flat-headed and rectangular with projecting lugsills. They contain single-hung windows with two-over-two panes. The window in the centre gable follows this design, as do most of the window openings on the other sides of the building.

The south gable end wall at the second storey has one window to the right of the exterior chimney. The western portion of the ground floor, not covered by the modern addition, contains a single-leaf door and a single window. It is not known if the portions of the ground floor wall concealed by the addition retain elements of their original openings. These may have been covered over or enlarged to provide a connection to the addition.

The north side of the house has not been altered. There is one window centred on the wall on the ground floor level on the north gable end, and one window at the second storey level offset to the right. There is one window on the ground floor level on the north side of the rear wing.

The rear, or west gable end, has a single square window centred on the wall at ground floor level. It has one-over-one panes and is either an enlargement of an old window opening or a later addition. There are two historic windows on the second floor level.

Architecturally, the Peter Milne Jr. House is an altered, restrained representative example of a rural dwelling in the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be 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. The design was promoted in architectural pattern books and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. 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. In the absence of an archival photograph that shows the building prior to its stucco cladding in the 1950s, it is not possible to say if any other decorative features were ever found on this building.

The essential form of the Ontario Classic was symmetrical with a centrally-placed front door flanked by windows, 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 usually functioning as a kitchen wing. Here, the rear wing is one-and-a-half storeys rather than the more common single-storey kitchen wing.

The single-storey addition on the south side of the building is out of character with the original structure but it appears to be a reversible change that, if removed, could restore the Peter Milne Jr. House to its original c.1870 form.

Context

The Peter Milne Jr. House is one of a number of nineteenth and early twentieth century farmhouses in the vicinity of the historic rural community of Milnesville that make legible the agricultural history of the area. There are no historic accessory buildings remaining. The property is in a rural setting. The property is historically linked to the Milne House at 10666 Highway 48, on the east half of Markham Township Lot 25, Concession 7.

Sources

Abstract Index of Deeds for Lots 25 and 26, Concession 7, Markham Township.
Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.
Directories of Markham Township: Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory, and 1918 Directory.
Markham Township Assessment Rolls, East Half, 1891 and 1901.
Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).
Milne Family Genealogy File, Markham Museum.
Genealogical Research on Elizabeth W. Gibson by Fred Robbins, Stouffville Historian.
Property File for 5970 Elgin Mills Road East, Heritage Section, City of Markham Planning & Urban Design.
Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 75-76, 190-192, 277, and 339.
Watson, Trevor. "Milnesville." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Page 145.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Peter Milne Jr. House has design value and physical value as an altered, restrained representative example of a rural dwelling in the Ontario Classic style.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

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 who was a major landowner in Markham Township, as well as a store and sawmill owner, and the community's first post master from 1852 to 1863. Peter Milne Jr. is also noteworthy for his alleged association with the Upper Canadian Rebellion of 1837.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Peter Milne Jr House has contextual value as the farmhouse that once served Peter Milne Jr. and later tenant farmers on the Milne farm (Lot 26, Concession 7), in the historic rural community of Milnesville. The dwelling has existed since c.1870, and is historically linked to the Milne House at 10666 Highway 48 on Lot 25, Concession 7.