



By-law 2024-61

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Thomas Read House”
3056 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 Thomas Read House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Jeffery Bird and Heather Brown
3056 Elgin Mills Road East
Markham, Ontario
L6C 1A7

and upon the Ontario Heritage Trust, notice of intention to designate the Thomas Read House, 3056 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:

“Thomas Read House”
3056 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 April 3, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2024-61

In the City of Markham in the Regional Municipality of York, the property municipally known as 3056 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PCL 17-1 SEC M1719; LT 17 PL M1719; MARKHAM

PIN: 030550033

SCHEDULE 'B' TO BY-LAW 2024-61

STATEMENT OF SIGNIFICANCE

Thomas Read House

3056 Elgin Mills Road East
c.1861

The Thomas Read 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 Thomas Read House is a one-and-a-half storey brick dwelling located on the north side of Elgin Mills Road, west of Thomas Reid Road, in the historic community of Victoria Square. The house faces south.

Design and Physical Value

The Thomas Read House has design and physical value as a representative example of an Ontario Classic farmhouse. The Ontario Classic farmhouse is a typology 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, as was the case with the Thomas Read House, with its pointed-arched window in its centre gable. While exhibiting Gothic Revival detailing, the overall character of the Thomas Read House adheres to the Georgian architectural tradition common in the mid-nineteenth century. This includes the one-and-a-half storey scale of the dwelling, symmetrical composition, patterned brick work, medium-pitched roof, and a prominent Classic Revival front doorcase with a transom light and sidelights.

Historical and Associative Value

The Thomas Read House has historical and associative value as the former residence of two generations of the Read family, a leading family of English origin after which the historic crossroads community of Read's Corners was named. The community was known as Read's Corners until 1854 when a post office was established under the name "Victoria Square". From as early as 1834, Thomas and Ann Read were associated with the western half of Markham Township Lot 26, Concession 4. Initially a tenant, Thomas Read formally purchased the land from Benjamin Thorne and other investors in 1846. By the mid-nineteenth century, Read owned four 100-acre farms in Markham Township. A fine brick dwelling was erected on the portion of the Read farm closest to the hamlet c.1861. The widowed Ann Read lived here until her death in the mid-1880s. The property was willed to her grandson, Thomas Read, who lived here with his wife Sarah until 1940 when the property was sold out of the family. Former Markham mayor Anthony "Tony" Roman was a notable later owner.

Contextual Value

The Thomas Read House has contextual value as one of a number of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square. The Thomas Read House has stood on this property since c.1861. A nearby street called Thomas Reid Road was named for Thomas Read.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Thomas Read 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 representative example of an Ontario Classic farmhouse:

- The rectangular plan of the main (historic) block of the dwelling;
- One-and-a-half storey height;
- Brick walls with variegated local brick including traces of buff or white brick quoining and splayed arches over door and window openings;
- Medium-pitched gable roof with overhanging eaves and a centre gable on the south elevation;
- Front doorcase with single-leaf door, flat-headed transom light, and sidelights with paneled aprons;
- Existing flat-headed window openings on the east, west and south elevations with splayed arches and lugsills;
- Pointed-arched window in the front gable.

Heritage attributes that convey the property's historical value and associative value as the former residence of two generations of the Read family:

- The dwelling is a tangible reminder of two generations of the Read family that historically resided here.

Heritage attributes that convey the property's contextual value as a building that helps define the character and extent of the historic hamlet of Victoria Square:

- The location of the building facing south, west of Thomas Reid Road, within the historic hamlet of Victoria Square.

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

- Modern windows within old window openings;
- Non-functional window shutters;
- Wrap-around veranda;
- Attached garage;
- Rear addition.