



## By-law 2023-12

A BY-LAW TO AMEND BY-LAW 2002-168 BEING A BY-LAW TO DESIGNATE  
THE WILLIAM READ HOUSE, 9899 HIGHWAY #48

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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. 2002-168, "The William Read House" was designated as being of historic and/or architectural value or interest; and,

WHEREAS authority was granted by Council to designate the property at 9899 HIGHWAY #48 as being of cultural heritage value or interest; and,

WHEREAS the By-law requires amendment to correct the legal description of the property and the Statement 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,

WHEREAS Schedule "A" of By-law No. 2002-168 contains an incorrect legal description and a correction is required; and,

WHEREAS Schedule "B" of By-law No. 2002-168 contains a Statement of Cultural Heritage Value or Interest that requires amendment; 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

That By-law No. 2002-168 be amended to correct the legal description of the Heritage Property formerly municipally-known as 9899 Highway #48 from PT. LOT 20, CON. 8 Markham AS IN R420171, Town of Markham Regional Municipality of York to YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 18, City of Markham, Regional Municipality of York; and

1.1. That the legal description contained in Schedule "A" of By-law No. 2002-168 be replaced with the legal description as contained in Schedule "A" of this By-law; and

1.2. That the Statement of Cultural Heritage Value or Interest contained in Schedule "B" of By-law No. 2002-168 be replaced with the Statement of

Cultural Heritage Value or Interest as contained in Schedule "B" of this By-law;

2. Schedule(s)

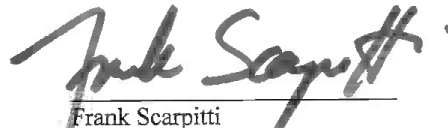
2.1. Schedule "A" – Legal Description

2.2. Schedule "B" – Statement of Cultural Heritage Value or Interest

Read a first, second and third time and passed this December 13, 2022.



Kimberley Kitteringham  
City Clerk



Frank Scarpitti  
Mayor

**SCHEDULE "A" TO  
BY-LAW 2023-12**

**REVISED LEGAL DESCRIPTION OF LAND**

**The William Read House**

In the City of Markham in the Regional Municipality of York, property description as follows:

YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 18

PIN: 29609-0018

## **SCHEDULE “B” TO BY-LAW 2023-12**

### **The William Read House 9899 Markham Road**

The William Read House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act for its design, historical, and contextual significance.

#### DESCRIPTION OF PROPERTY

The William Read House is a two-storey brick dwelling located on the east side of Markham Road midway between Castlemore Avenue to the south, and Major Mackenzie Drive to the north. The property is found to the north of the community historically-known as Mount Joy.

#### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

##### Design Value

The William Read House is a representative example of a two-store house designed in the Georgian architectural style. Built on a fieldstone foundation, the entire house is constructed of solid brick walls as evidenced by the sophisticated Flemish bond employed on the principal (west) elevation and the common bond brickwork found on the remaining walls. Even the one storey kitchen tail is executed in solid brick. Very unusual for Markham is the use of solid woodlintels shaped to resemble flattened brick arches which was a more cost effective method of spanning the window and door openings. The placement of windows and doors is rigidly symmetrical with all the elements vertically aligned. The large windows of the home features twelve-over-eight pane divisions. The front door, transom and sidelights adopt an early configuration with the transom sandwiched between the sidelights which do not have bottom panels and therefore do not extend down to the level of the floor. The house is capped with a hipped roof balanced by two original corbelled brick chimneys that emerge from the attic space at either end of the house.

##### Historical Value

The William Read House, located north of the community historically-known as Mount Joy, was constructed around the year 1840 and has associative value as a property reflecting the theme of American immigration and prosperity achieved in the Township of Markham. The house was built for William Read who was a farmer born in Maryland in 1801. Judging from the substantial scale and construction of the house, William Read must have achieved considerable success as a farmer. He likely brought some republican sentiment with him from the United States, as the Colonial Advocate of February 6, 1834 reported that he attended a public meeting at Hunter's Tavern in support of the famous rebel and reformer, William Lyon Mackenzie.

William Read married Sophia Henrick with the 1851 Census records indicating that they had four children and were members of the Wesleyan Methodist Church. The 1861 Census lists that the oldest son, James, was 33 years old and was born in Markham, revealing that the family had resided in Markham as early as 1828. James followed in his father's footsteps farming the land and living with his parents in the house with a young family of his own. William Read lived in the house until his death in 1888 at which time it was passed on to his youngest son Henry Read.

##### Contextual Significance

The William Read House reflects the architectural taste and prosperity attained by the early farming community surrounding Mount Joy.

#### DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The William Read House include:

- Rectilinear massing with a hipped roof and symmetrical three bay façade;
- Rear one-storey extension with gable roof;
- Wood soffits, frieze and fascia;
- Red brick masonry;
- Coursed, split fieldstone foundation;
- Divided lite wood windows, including but not limited to, units in a twelve-over-eight pattern;
- Wood lintels and projecting sills;
- Neo-classical entry with six paneled door, sidelites and transom. The sidelites and transom feature divided lites running in a horizontal and vertical pattern, respectively;
- Brick chimneys with corbelling.





## 2002-168

A by-law to designate a certain property as being of  
Historic and/or Architectural Value or Interest  
The William Read House

WHEREAS Pursuant to Part IV of the Ontario Heritage 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 historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Mario and Frank Greco  
73 Oranewood Crescent  
Scarborough, Ontario  
M1W 1C5

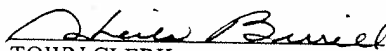
and upon the Ontario Heritage Foundation, notice of intention to designate The William Read House, located at 9899 Highway #48, Markham, having a general circulation in the municipality;

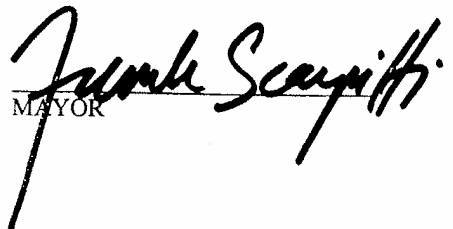
AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN 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 historic and/or architectural value or interest:  
  
The William Read House  
9899 Highway #48  
Town of Markham  
The Regional Municipality of York
2. THAT the Town 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 THIS  
26<sup>TH</sup> DAY OF JUNE, 2002.

  
TOWN CLERK

  
MAYOR

## **SCHEDULE 'A' TO BY-LAW 2002-168**

In the Town of Markham in the Regional Municipality of York, property description as follows:

PT. LOT 20, CON. 8 MARKHAM AS IN R420171  
TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

## SCHEDULE 'B' TO BY-LAW 2002-168

### STATEMENT OF REASONS FOR DESIGNATION

The William Read House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical, architectural and contextual significance.

#### Historical Reasons

The house was built c.1840 on Lot 20, Concession 8, Markham Township by William Read, a farmer, born in Maryland in 1801.

The land was first leased in 1804 by James Pettibone. In 1828, the property was patented by the Crown to Kings College. William Read purchased part of the east half of the property in 1854 and the property on which the house stands in 1865 for \$450. However it is known that William Read was residing on the property prior to that time, since the 1851 Census shows William Read residing on the property with his family in a 2-storey brick house.

The 1851 Census shows William S. Read, Farmer, aged 50, born in the USA, residing in a brick 2 storey house with his wife Sophia (Henrick) aged 49 and their family which included James aged 23, Mary Jane aged 17, Lucy aged 15, and Henry, aged 11. Also residing in the house was Maria Lount, aged 34. The census also indicates that William Read passed away on June 24, 1888, and that his son James Read passed away on February 10, 1892.

The 1861 Census shows William Read living in a two storey, brick house with his wife Sophia and family. At the time William was aged 59 and was described as a farmer, born in Maryland U.S.A. who was a member of the Wesleyan Methodist Church. Sophia was aged 57 and was described as being born in Virginia.

Their family included son James, also a farmer who lived in the house with his wife Nancy (Miller). James was 33 years of age at the time and it is indicated that he was born in Markham Township. This indicates that the family had lived in Markham since at least 1828. Also residing in the house were two of William and Sophia's children, Harrison, aged 20, Lucy, aged 24, and presumably James and Nancy's children, Ellen, aged 6, Franklin D. aged 4, and Harriet, aged 3. George Scott, a labourer, aged 12 also resided in the house.

According to *The Colonial Advocate* of February 6, 1834 William Read was living in Markham at that time and was in attendance at a meeting at Hunter's Tavern on the 6<sup>th</sup> Line, Unionville, to protest the repeated expulsions of the County Representative, William Lyon Mackenzie. Mr. Read signed a petition supporting MacKenzie. It is possible that the Reads were residing on the property at that time. The style and methods of construction used in the house lasted for a number of decades, so it is possible that the house also dates from that time.

On the death of William S. Read in 1888, the property was passed to his son, Henry Read. In 1920 the property was sold by Charles and Elsie Read to Jessie L. Thompson. Thompson owned the property for five years before selling it in 1925 to Charles E. Brillinger. Brillinger sold the property in 1928 to Wm. J. Wilson. In 1930 the property was owned by Thomas Gibson and in 1931 it was acquired by James Murdock. In 1945 the property was sold to Thomas Hassal and in 1977 it was sold to Gino Talenti.

#### Architectural Reasons

The William Read House is an excellent example of a Neo-Classical house from the second quarter of the 19<sup>th</sup> Century. The house is two storeys in height with a hipped roof and a symmetrical 3 bay facade. The windows on the house are characterised by decorative wood pediments.

The main part of the house is rectangular in form with a rear one storey kitchen wing with a gable roof.

The house sits on a coursed, split fieldstone foundation, part of which has now been parged.

Originally the windows on the house were 8/12, wood, multi-pane windows with black sash and white frame. These windows were replaced in the 1980s with modern slider windows. On the rear wing the windows were 12/8. The rear of the kitchen wing features two square windows, typical of local architectural style for the period.

The house features a neo-classical doorway with sidelights and a transom. Originally the glass in the transom and the sidelights would have been divided. The house features an historic wood 6 panelled front door.

On either side of the roof, evidence of historic corbelled chimneys exists. On the rear wing is evidence of the original kitchen wing chimney with a slightly corbeled top.

The house features traditional wood soffits and fascia.

To the rear of the house can be seen a wood porch.

The windows feature typical, local wood sills.

Originally the house would have been clad in wood shingles.

The house is made of a soft local brick, that appears to be hand made and may have been manufactured from clay obtained on the property.

On the rear kitchen wing can be seen evidence of a door on the east elevation which has now been filled in.

#### Contextual Reasons

The William Read house is of contextual significance as an important reminder of the historic community in the area, to the north of the village of Mount Joy.