



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** March 12, 2025

**SUBJECT:** Notice of Objection to the Inclusion of a Property on the Markham Register of Property of Cultural Heritage Value or Interest  
7775 Ninth Line ("James and Catharine Young House")

**FILE:** N/A

---

**Property/Building Description:** One-and-a-half storey dwelling constructed c1860 as per the appended Research Report

**Use:** Residential

**Heritage Status:** Listed on the Markham Register of Property of Cultural Heritage Value or Interest

### **Application/Proposal**

- The City has received a notice of objection to the inclusion of the property municipally known as 7775 Ninth Line (the "Subject Property") on the Markham Register of Property of Cultural Heritage Value or Interest (the "Heritage Register"). Refer to Appendix 'A' of this memo for an image of the dwelling's primary (west) elevation and a property map showing the location of the Subject Property within Box Grove.
- This objection, submitted by the Owners of the Subject Property, is included as Appendix 'D' of this memo. At this time, the objection does not accompany any application to alter or demolish the existing dwelling.

### **Background**

#### *Evaluation of Cultural Heritage Value*

- As part of the Priority Designation Project originally launched in response to Bill 23, Heritage Section Staff ("Staff") evaluated the Subject Property using Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest".
- This regulation, introduced by the Province in 2006 and revised in 2023, provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two (2) of the 9/06 criteria to warrant designation under the *Ontario Heritage Act* (the "Act").

- Based on a Research Report completed by Staff included as Appendix 'B' of this memo, it is the opinion of Staff that the Subject Property meets three (3) of the 9/06 criteria and is therefore a significant cultural heritage resources that merits designation under Part IV of the Act.

#### *Notice of Intention to Designate*

- Based on the conclusion that the Subject Property is a significant cultural heritage resource, Staff recommended that Council issue a Notice of Intention to Designate ("NOID") as part of Phase XV of the Priority Designation Project.
- At its meeting on November 12, 2024, the Development Services Committee of Council voted against issuing a NOID for the Subject Property in response to a deputation by the Owners opposing designation. Council affirmed this decision at its meeting on December 4, 2024.
- Note that Council's decision to not proceed with a NOID did not remove the Subject Property from the Heritage Register, nor does it preclude the future potential designation of the property (with some exceptions). As per the deadline imposed by Bill 200, any property currently listed on a municipal Heritage Register will remain listed until January 1, 2027 after which point it will automatically be deleted from the Register.

#### **Legislative and Policy Context**

##### *Ontario Heritage Act*

- Section 27 (7) of the Act provides a mechanism for an owner to object to the inclusion of their property on a municipal heritage register.
- Section 27 (8) of the Act directs the council of a municipality to consider the notice of objection and make a decision as to whether the property should continue to be included on the heritage register or whether it should be removed. Note that there are no timelines within the Act for Council consideration of the notice of objection.

##### *City of Markham Official Plan (2014)*

- Chapter 4.5 of the Official Plan ("OP") contains policies concerning cultural heritage resources. The following are relevant to the request to remove 7775 Ninth Line from the Heritage Register:
- Concerning the identification and recognition of ***cultural heritage resources***, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of ***cultural heritage resources*** for inclusion in the ***Register of Property of Cultural Heritage Value or Interest*** and/or for individual property designation, by utilizing the criteria for determining ***cultural heritage*** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham's Heritage Resources Evaluation System.*

- Concerning the protection of **cultural heritage resources**, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any **significant cultural heritage resource** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

### **Staff Comment**

#### *Notice of Objection*

- The owners of the Subject Property provided written notice to the City of their objection to listing via email on February 3, 2025. Below are excerpts from the objection letter along with responses from Staff:

#### **1. Significant Renovations and Alterations**

- The dwelling underwent extensive renovations in 2010, including substantial alterations to its structure, layout, and exterior design.*
- The original siding has been removed. In 2010, new cladding was installed as required by the Heritage Committee to obtain a building permit for the addition. This cladding replaced vinyl siding from the 1980s, and the material of the original siding is unknown.*
- The roofline was significantly altered to accommodate a new addition, which has changed its profile. The current medium-pitch roof is a common design that does not distinguish the dwelling as a heritage property.*
- All windows were replaced post-2007 with modern, double-hung, double-glazed units.*

#### **Staff Response**

- The dwelling is composed of two visually distinct volumes: a rectilinear volume sited closest to the street (this is the historic portion of the dwelling) and a lower volume that extends to its north and south (these are largely contemporary additions). In its scale, massing and overall configuration, the front volume is readily identifiable as a historic structure despite the installation of new material over the original siding, the infilling of the original front door, and the replacement of the original windows. As part of a future potential restoration scope, the original door opening could easily be reinstated and period-appropriate new wood windows installed. The roofline of the historic portion of the dwelling is also intact. As noted in the Statement of Significance included as Appendix 'C' of this memo, the additions are not considered to be of heritage significance nor is the interior layout of the historic portion of the dwelling.

#### **2. Demolition of the Blacksmith's Shop**

- The blacksmith's shop, historically associated with the property, was demolished many years ago. Its foundation, located near 14th Avenue, no longer exists.*

#### **Staff Response**

- The absence of the blacksmith's shop does not diminish the design value of the historic portion of the dwelling, nor does it negate the dwelling's historical and contextual value to Box Grove.

### **3. Lack of Historical and Associative Value**

- Although the property may have connections to the development of the hamlet of Sparta/Box Grove, the dwelling is not unique within the area. Numerous buildings in Box Grove and Markham subdivisions share similar historical connections.
- The property is not distinguishable from other buildings in the area and does not retain unique attributes that justify its heritage listing. Furthermore, Box Grove is not designated as a heritage district.

#### **Staff Response**

The Research Report and the Statement of Significance from which it flows state that the Subject Property is unique within Box Grove as an *evolved* building. Buildings need not remain unaltered over the course of their history to retain historic value. The evolution of a structure makes legible the changing character of a community, telling a story of how that community matured over time. Staff are also of the opinion that the dwelling is clearly distinguishable from other residential buildings in the area, notably recent infill projects. The conservation of a critical mass of historic dwellings in Box Grove is required to retain the historic character of the community, especially considering the recent increase in suburban-style growth (there are five properties designated under Part IV of the Act within 100m of the Subject Property at: 7739 Ninth Line, 7798 Ninth Line, 7801 Ninth Line, 6731 Fourteenth Avenue and 6772 Fourteenth Avenue).

### **4. Unsubstantiated Contextual Value**

- Claims that the property's location supports the historic character of the hamlet are not supported by evidence. There is no verifiable documentation proving that the current dwelling is situated on its original site.
- The historical records and photographs provided by the city are vague and do not accurately represent the current structure. For instance, the photograph depicting the blacksmith's shop does not correspond to the house currently located at 7775 Ninth Line.

#### **Staff Response**

The Owners do not provide evidence that the dwelling is not on its original site. Even if the dwelling were to have been relocated within its original parcel, it would not diminish the heritage significance of the dwelling. The Research Report prepared by Staff is detailed and thoroughly researched. We do not concur with the assessment that the material is "vague".

### **5. Notarized Letter from the City of Markham**

- A notarized letter from the City of Markham, dated 1981, confirms that there were no intentions to designate this property as a heritage site.

- The property was subsequently added to the heritage inventory list in 1991 without notice to the property owner.

### Staff Response

The letter referenced by the Owners is nearly half a century old and best practice in heritage conservation has evolved considerably since 1981. The conservation of a broad cross-section of built form and landscape is now considered desirable from a heritage perspective, a shift from an earlier emphasis in conserving almost exclusively landmarks and other prominent buildings/landscapes. Further, the letter is not binding on Staff nor on the future actions of Council. It is archival material relevant only to its time. Regarding notification of “listing”, there was no statutory obligation under the Act at the time the Subject Property was listed requiring owner notification (only designation under the Act required notification). The Act was recently amended to require a municipality to notify an owner should their property be listed on a municipal heritage register.

### *Conclusion*

Staff recommend that the Subject Property remain listed on the Heritage Register. This will allow Staff to be alerted of any future applications for Building Permit or Demolition Permit until January 1, 2027. In the case of demolition, Section 27 of the Act indicates that an owner of a listed property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days’ notice in writing of the owner’s intention. This type of notice provides the City with the opportunity to take whatever action is deemed appropriate including photo-documenting the property.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham is of the opinion that 7555 Ninth Line is a significant cultural heritage resource and objects to the removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest.

---

### ATTACHMENTS:

Appendix ‘A’	Primary Elevation and Property Map
Appendix ‘B’	Research Report for 7775 Ninth Line
Appendix ‘C’	Statement of Significance for 7775 Ninth Line
Appendix ‘D’	Letter of Objection

Q:\Development\Heritage\PROPERTY\NINTH\7775\HM Reports & Extracts

## Appendix 'A'

### 7775 Ninth Line (Ward 7): "James and Catharine Young House"

*Primary Elevation and Property Map*



## **Appendix 'B'**

### *Research Report for 7775 Ninth Line*

#### **RESEARCH REPORT**



### **James and Catharine Young House** **Part Lot 2, Block D & Part Lot 1, Block E, Plan 19** **7775 Ninth Line, Box Grove** **c.1860**

**Heritage Section**  
**City of Markham Planning & Urban Design, 2024**

#### **History**

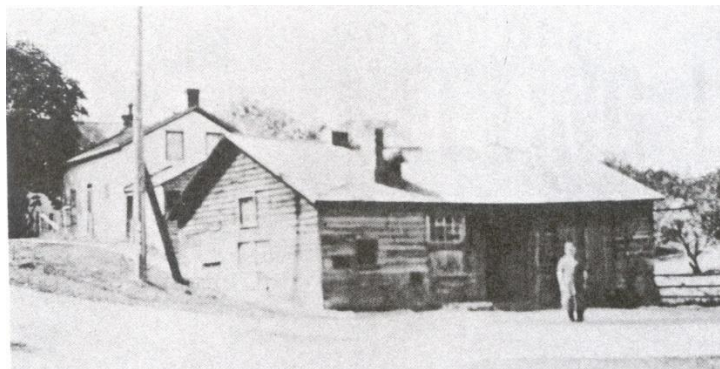
The James and Catharine Young House is located on the southern part of Lot 2, Block D and the northern part of Lot 1, Block E, Plan 19, in the western part of Markham Township Lot 6, Concession 9, in the historic crossroads hamlet of Box Grove.

In the mid-nineteenth century, a hamlet of tradesmen and labourers grew up around a cluster of industries located on the banks of the Rouge River, near the crossroads of Fourteenth Avenue and Ninth Line. In the early years, the community was known as Sparta, after the celebrated city-state of ancient Greece. By 1867, the year of Canada's Confederation, a local post office was opened with the name Box Grove.



The Tomlinson family, along with the Kirkhams, played a prominent role in the establishment of a sawmill, a woollen mill, and a shoddy mill (for recycling old cloth) in the Rouge River valley. These and other industries took advantage of the waterpower available from the creation of a dam and mill pond in the hollow. In time, modest houses for workers in the numerous industries were built on village lots subdivided from the Tomlinson and Beebe farms. A general store, a Methodist Church, a school, two taverns, two blacksmith shops, and a cooperage were built to serve the needs of local residents and surrounding farm families.

William Ellis Beebe (1801-1874), an American-born blacksmith, established himself in the crossroads hamlet of Sparta after moving from the Buttonville area in the early 1830s. In 1833, he purchased the western 36 acres of Markham Township Lot 6, Concession 9, from Jacob Stover. Beebe's shop produced edge tools and agricultural implements. Evidently, he was also interested in land development because in 1850, he created a plan of subdivision along with Joseph Tomlinson who owned land on the opposite side of Ninth Line. There were already a number of existing buildings on the Beebe property at the time that Plan 19 was laid out. Many of the lots were sold to people who laboured in the local cluster of industries that centred on the Rouge River. These families built modest frame dwellings along the Ninth Line and Fourteenth Avenue frontages within the crossroads hamlet.



Archival photograph of W. E. Beebe's blacksmith shop with the house at 7775 Ninth Line in the background.

In the mid-1850s, William E. Beebe sold Lot 2, Block D, Plan 19 to James Young. He also sold him the northern section of adjoining Lot 1, Block E. Plan 19 illustrates the outlines of buildings that were standing at the time the plan was created in 1850. A small building that straddles the lot line between Lots 1 and 2 appears on the plan and is labelled "B. S. Shop." This note is believed to refer to William Beebe's blacksmith shop. A larger structure south of the smaller one may have been associated with the business. The house at 7775 Ninth Line stands on the approximate site of the small building labelled as the blacksmith shop on Plan 19. It may be that the original shop was replaced by the larger building to the south, and the old shop was replaced by the modest frame house that stands on the property today. Alternatively, it is possible that the shop was mis-labelled on Plan 19 and 7775 Ninth Line is a dwelling standing at



the time the plan was created. Both shop and house appear in an archival photograph in *Markham 1793-1900* (page 288). When the photograph was printed, it seems to have been printed backwards because the blacksmith shop in the image was located at the crossroads, and the dwelling was to the north of the shop. In view of the above history and its inherent uncertainties, a conservative date of c.1860 is suggested for the construction date of 7775 Ninth Line, but it may be at least a decade older.

James Young was a Canadian-born labourer who may have worked in William Beebe's blacksmith shop or in one of the other local industries. In the 1861 census, James Young was noted as living in a frame house with his wife Catharine (McIntyre) Young and their four children. Prior to this, according to the 1851 census, the family resided on Lot 8, Concession 8, just south of Markham Village. At that time, James Young's occupation was given as "Butcher."

In 1855, James Young was assessed for one-half acre on Markham Township Lot 6, Concession 9. By 1860, his land holdings had increased to three quarters of an acre. In 1870, his land holdings went back to one-half acre.

At some point in the 1860s, Lot 3, Block D, came into the ownership of James Young. The abstract of deeds does not show how he acquired this property, which was previously owned by Robert Garwood, a local general merchant.

In 1870, James and Catharine Young moved to Pickering Township. They sold their land holdings in Box Grove to Sarah Minerva Boyce who was a widow who may have been related through marriage to local shoemaker, George Boyce, who lived on Lot 5, Concession 8, within Box Grove. According to the 1871 census, Sarah M. Boyce was American born and had a teenaged daughter in the household. At the time of the 1881 census, her son Elija was living with her. He was employed as a farm labourer.

In February of 1890, Sarah M. Boyce sold the property to Watson Collinson, a local farmer and owner of several other properties in the Box Grove area. He lived at 7801 Ninth Line, so this was an investment property for him. Watson Collinson sold the south part of Lot 2, Block D and the northern portion of Lot 1, Block E to Hannah Hague later in 1890. According to the Markham Township assessment roll of 1900, Thomas Hague Jr. was a mail carrier. In 1906, Thomas and Hannah Hague sold to Eleanor A. Armstrong who was living with her widowed mother Mary (Little) Armstrong at the time of the 1891 census. After that, the property passed through other owners, including Frank Beckett who was awarded ownership by the Directory of Titles in 1981.

## **Architecture**

The James and Catharine Young House is a one-and-a-half storey frame dwelling clad in recently installed wood board and batten siding. With its rear wing and eastern and northern additions, the building plan is complex. The oldest portion is the one-and-a-half storey southwestern volume combined with the core of the one-storey rear wing which would have historically

contained the kitchen. Substantial additions were constructed in the early 2010s, coinciding with the application of board and batten siding.

The one-and-a-half storey section has a medium-pitched gable roof with projecting, open eaves. There are no eave returns. The foundation material is unknown. The ground floor is set close to grade and poured concrete curbing obscures the view of the foundation behind it. Originally, the house had a three-bay facade with a door placed roughly at its centre, flanked by flat-headed windows with a six-over six-pane division. At some point in the history of the building, the door was deemed unnecessary and closed in. On the south gable end is a single, six-over-six paned window placed toward the rear, and two smaller, six-over-six paned windows on the second floor. On the north gable end, a portion of the ground floor wall is now concealed by the modern addition, but on the second floor there is a single one-over-one paned window centred on the wall. Window trim is flat and simple, with projecting window sills.

The one-storey rear kitchen wing, now subsumed within the modern additions, extends from the northern two-thirds of the rear wall of the main block. An enclosed veranda within a south-facing ell likely replaced an open veranda. It has a set of double doors and fixed multi-paned windows set high on the wall. A new gable roof now caps both the kitchen wing and the enclosed veranda, and the structure has been extended to the rear.

The northern addition takes design cues from the historical building in terms of its siding, roof form, and window shapes. The main block of the original building remains discernable within the context of the evolved structure.

The James and Catharine Young House is a modestly-scaled mid-nineteenth century tradesman's dwelling in a village setting. The floorplate of the one-and-a-half storey main block is about the same size as the minimum dwelling required by the Colonial government of Upper Canada to qualify to receive a land grant, generally a log cabin. In its original form, the three-bay facade, rectangular plan, and general sense of symmetry reflected the persistence of the formal, conservative Georgian tradition of domestic architecture in rural communities in Markham Township long after the Georgian period ended in 1830.

In its evolved form, the house has been sympathetically remodelled and added to, retaining the character of a historical building. If the front door had been added back to the facade, as originally proposed in the early 2010s renovation, it would have done much to restore the original character of the building, even if the door was a surface feature and not functional.

### **Context**

The James and Catharine Young House is one of a grouping of older buildings within the historic crossroads hamlet of Box Grove. These buildings are important in defining, maintaining and supporting the character of this nineteenth century crossroads community. Although modern

infilling has occurred, enough of the nineteenth century building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

The Young House, sympathetically remodelled and expanded in the early 2010s, remains recognizable as a heritage structure and therefore continues to contribute to the heritage character of old Box Grove. The oldest part of the building is prominent on the street, being set forward of its rear wing and modern additions. There is a twentieth century frame detached garage on the south side of the dwelling, set well back from street. The garage is not a heritage structure.

Several properties in the vicinity have been individually designated under Part IV of the Ontario Heritage Act, and several more properties are currently in the process of being designated.

### **Sources**

Abstract Index of Deeds for Lot 6, Concession 9, Markham Township.

Abstract Index of Deeds for Lots 2 and 3, Block D and 1, Block E, Plan 19.

Markham Township Assessment Rolls, 1870, 1880, 1890 and 1900.

Canada Census 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921 and 1931.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866) and 1891 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York, Ontario (1878).

Property File for 7775 Ninth Line, Heritage Section, City of Markham Planning & Urban Design.

Interview with Clarence Degeer at the Markham Museum, January 8, 2007. Recollections of old-time property owners in Box Grove.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Pages 91-96

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 287-289.

### **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 James and Catherine Young House has design value and physical value as a unique example of an evolved, modest vernacular village worker's cottage that originally reflected the Georgian architectural tradition.**

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

**The James and Catharine Young House has historical value and associative value for representing the theme of urban development, specifically the nineteenth century**

**development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line.**

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

**The James and Catharine Young House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove.**

## **Appendix 'C'**

### *Statement of Significance for 7775 Ninth Line*

#### STATEMENT OF SIGNIFICANCE

#### James and Catharine Young House

7775 Ninth Line

c.1860

The James and Catharine Young 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 James and Catharine Young House is a one-and-a-half storey frame dwelling located on the east side of Ninth Line, north of Fourteenth Avenue, in the historic crossroads hamlet of Box Grove.

#### **Design Value and Physical Value**

The James and Catharine Young House has design and physical value as a unique example of a modest vernacular village worker's cottage. The frame dwelling originally reflected the Georgian architectural tradition but has evolved to become part of a larger modern residence rendered in a sympathetic style. In its original form, its three-bay primary (west) elevation, rectangular plan, and general sense of symmetry reflected the local persistence of the conservative Georgian architectural tradition long after the Georgian period ended in 1830. In its evolved form, the house has been remodeled in a manner that has retained the character of an historical building.

#### **Historical Value and Associative Value**

The James and Catharine Young House has historical value for its association with the theme of urban development in Markham Township, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line. The house was constructed c.1860 or earlier on Lot 2, Block D and part of Lot 1, Block E, within the Tomlinson-Beebe Plan 19 of the Village of Sparta, c.1850. The property was purchased by James Young from William E. Beebe in the mid-1850s. James Young was a Canadian-born labourer who may have worked in Beebe's blacksmith shop next door, or in one of the other local industries. James Young and his wife, Catharine (McIntyre) Young, moved to Pickering Township in 1870. Their modest village home passed through many owners after that. In the early 2010s, the Young House was enlarged and remodeled into its present form but remains recognizable as an historic structure within the hamlet.

### **Contextual Value**

The James and Catharine Young House is of contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the James and Catharine Young 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 example of an evolved vernacular village worker's cottage:*

- One-and-half storey main block of the dwelling with its rectangular plan;
- Board and batten siding;
- Medium-pitched gable roof with projecting, open eaves;
- Flat-headed rectangular single-hung windows with six-over-six panes.

*Heritage attributes that convey the property's historical and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line:*

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Sparta/Box Grove.

*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 crossroads hamlet of Box Grove:*

- The location of the building on its original site within the historic crossroads hamlet of Box Grove.

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

- Rear wing and rear and north side additions;
- Detached garage.



## **Appendix ‘D’**

### *Letter of Objection*

**February 03, 2025**

**Town Clerk**  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

**Evan Manning, MPL, CAHP**  
Senior Heritage Planner  
City of Markham Planning and Urban Design Department  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

**Re: Request for Removal of 7775 Ninth Line, Box Grove, Markham, Ontario, from the Heritage Registry**

Dear Town Clerk and Mr. Manning,

We are writing to formally request the removal of our property, located at **7775 Ninth Line, Markham, Ontario**, from the City of Markham’s registry of listed heritage properties under the **Ontario Heritage Act**.

### **Background and Justification**

While it is acknowledged that the original dwelling and an associated blacksmith’s shop may have been constructed in the 1880s, the property’s current condition no longer reflects its historical or heritage attributes. The following points outline the basis for our request:

#### **1. Significant Renovations and Alterations**

- The dwelling underwent extensive renovations in 2010, including substantial alterations to its structure, layout, and exterior design.
- The original siding has been removed. In 2010, new cladding was installed as required by the Heritage Committee to obtain a building permit for the addition. This cladding replaced vinyl siding from the 1980s, and the material of the original siding is unknown.
- The roofline was significantly altered to accommodate a new addition, which has changed its profile. The current medium-pitch roof is a common design that does not distinguish the dwelling as a heritage property.
- All windows were replaced post-2007 with modern, double-hung, double-glazed units.

## **2. Demolition of the Blacksmith's Shop**

- The blacksmith's shop, historically associated with the property, was demolished many years ago. Its foundation, located near 14th Avenue, no longer exists.

## **3. Lack of Historical and Associative Value**

- Although the property may have connections to the development of the hamlet of Sparta/Box Grove, the dwelling is not unique within the area. Numerous buildings in Box Grove and Markham subdivisions share similar historical connections.
- The property is not distinguishable from other buildings in the area and does not retain unique attributes that justify its heritage listing. Furthermore, Box Grove is not designated as a heritage district.

## **4. Unsubstantiated Contextual Value**

- Claims that the property's location supports the historic character of the hamlet are not supported by evidence. There is no verifiable documentation proving that the current dwelling is situated on its original site.
- The historical records and photographs provided by the city are vague and do not accurately represent the current structure. For instance, the photograph depicting the blacksmith's shop does not correspond to the house currently located at 7775 Ninth Line.

## **5. Notarized Letter from the City of Markham**

- A notarized letter from the City of Markham, dated 1981, confirms that there were no intentions to designate this property as a heritage site.
- The property was subsequently added to the heritage inventory list in 1991 without notice to the property owner.

## **Conclusion**

Given the extensive renovations, removal of original features, demolition of the blacksmith's shop, and absence of unique or verifiable heritage attributes, we respectfully request the removal of **7775 Ninth Line** from the City of Markham's heritage registry.

We kindly request your consideration of this matter and look forward to your response. Should you require any additional information or documentation, please do not hesitate to contact us directly.

Sincerely,

**Andrew Kam and Heather Beevor**  
7775 Ninth Line  
Markham, Ontario