



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase XVII

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVII", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information:
 - 10982 McCowan Road (Ward 6): "Pipher-Lewis House"
 - 11276 Kennedy Road (Ward 6): "John and Adeline Miller House"
 - 4180 Nineteenth Avenue (Ward 6): "Robson and Amanda Jewitt House"
 - 7635 Highway 7 East (Ward 5): "Justus and Mary Reynolds House"
 - 10484 Ninth Line (Ward 5): "Henry and Susan Wideman House"
 - 10760 Victoria Square Blvd (Ward 2): "Williams House"
- 3) THAT Council state its intention to designate 10982 McCowan Road (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 11276 Kennedy Road (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 5) THAT Council state its intention to designate 4180 Nineteenth Avenue (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 6) THAT Council state its intention to designate 7635 Highway 7 East (Ward 5): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 7) THAT Council state its intention to designate 10484 Ninth Line (Ward 5): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 8) THAT Council state its intention to designate 10760 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 9) THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 10) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 11) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on the seventeenth batch of “listed” properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) originally in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council and noted in the recommendations of this report.

BACKGROUND:***Markham has a robust Heritage Register that includes both listed and designated properties***

There are currently 1718 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the “Register”). These include a mixture of individually-recognized heritage properties and those contained within the city's four Heritage Conservation Districts (“HCD”) located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both “listed” properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At the start of 2023, there were 316 listed properties on the Register.

Bill 23 has implications for the conservation of properties “listed” on municipal Heritage Registers

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be “re-listed” for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on a municipal register at the time a *Planning Act* application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

Bill 200 extended the timeline for designation of properties “listed” on municipal Heritage Registers

On June 6, 2024, Bill 200 (*Homeowner Protection Act*) received Royal Assent. Schedule 2 of Bill 200 amends the Act by extending the timeframe for municipalities to review “listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality's voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Should a property not be designated prior to the aforementioned deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request.

The same applies to properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

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:

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 not a 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 the 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.

Culturally significant “listed” properties for Part IV designation have been identified

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 “listed” properties ranked as “High”, 78 ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately 3-5 designation recommendations for Council consideration at any one time. The six heritage properties identified in this report constitute the seventeenth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the properties).

Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property, but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property included as Appendix ‘D’.

Heritage Markham (the “Committee”) supports the designations

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (refer to Appendix ‘B’).

Staff have communicated with affected property owners

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g., information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal ("OLT") should they wish to object to designation. For additional information, see the bulleted list in the last section.

Staff note that the material sent to the owners has been undertaken as a courtesy to provide advance notice of an upcoming meeting where Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

Deferral of the Notice of Intention of Designate is not recommended

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review of the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective is to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive. While Bill 200 extended the deadline for designation, Staff have the necessary time and resources to designate all significant listed properties by the deadline as originally created by Bill 23 and do not recommend delaying the protection of our cultural heritage resources.

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, as amended, 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;

- 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 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 full force. Should an appeal 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 recent amendments to the Act through Bill 23. 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 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': Images of the Properties Proposed for Designation

Appendix 'B': Heritage Markham Extract

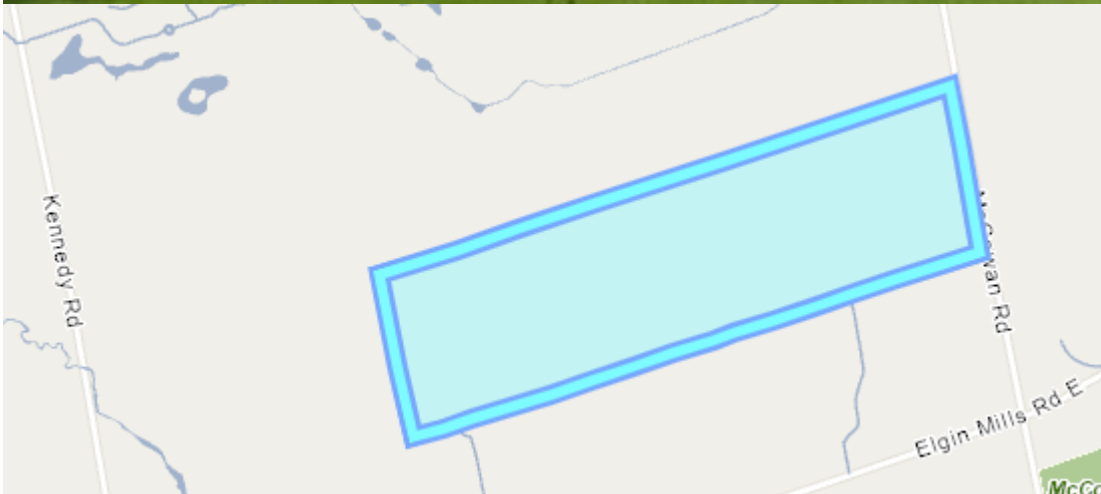
Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

APPENDIX 'A': Images of the Properties Proposed for Designation

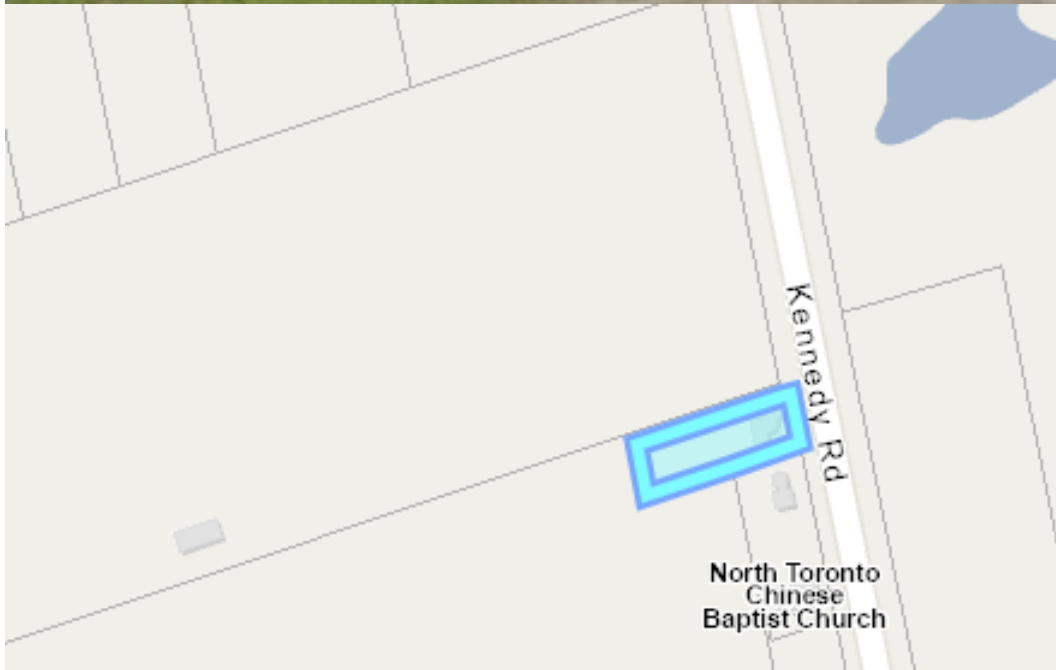
10982 McCowan Road (Ward 6): "Pipher-Lewis House"

Primary Elevation and Property Map



11276 Kennedy Road (Ward 6): “John and Adeline Miller House”

Primary Elevation and Property Map

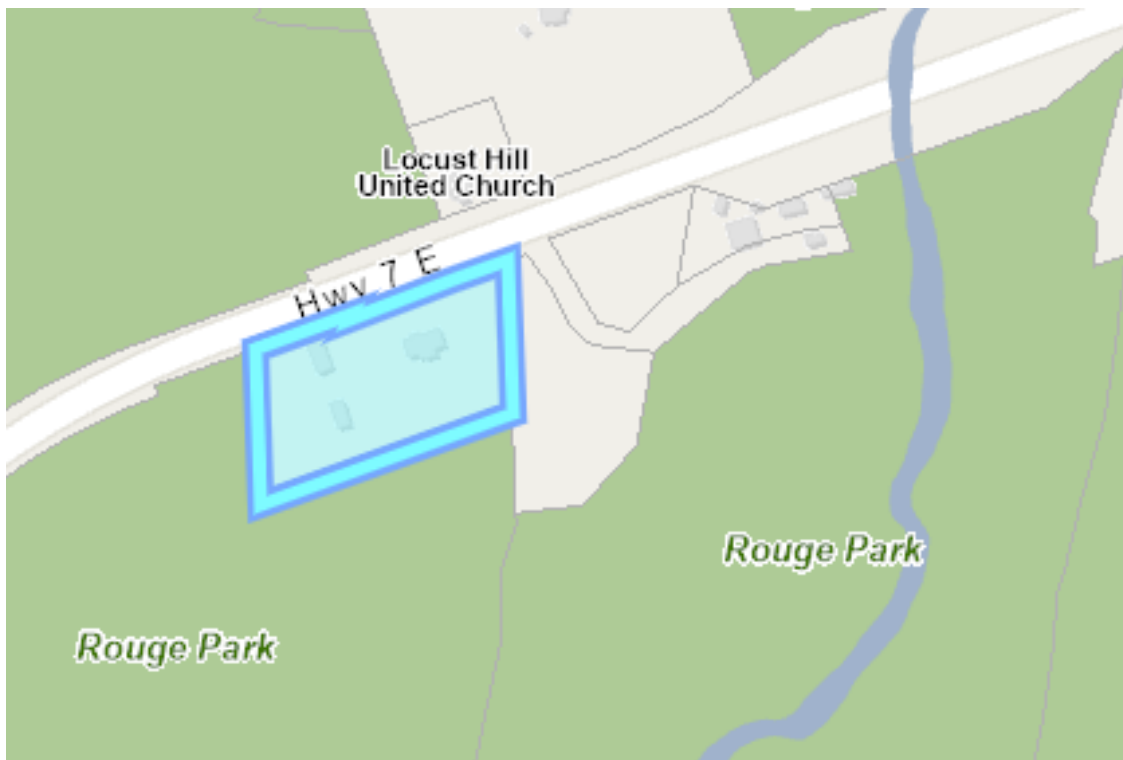


4180 Nineteenth Avenue (Ward 6): “Robson and Amanda Jewitt House”
Primary Elevation and Property Map

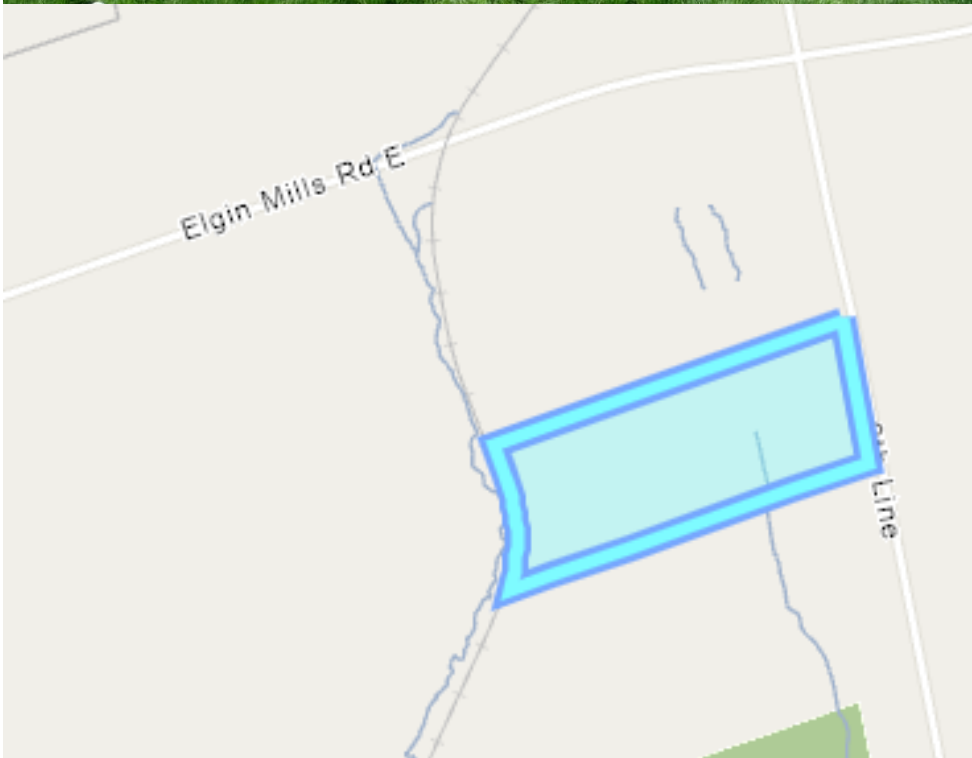


7635 Highway 7 East (Ward 5): “Justus and Mary Reynolds House”

Primary Elevation and Property Map



10484 Ninth Line (Ward 5): “Henry and Susan Wideman House”
Primary Elevation and Property Map



10760 Victoria Square Blvd (Ward 2): “Williams House”
Primary Elevation and Property Map



APPENDIX 'B': Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

Date: June 23, 2023

To: R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 14, 2023

6. PART FOUR - REGULAR

6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION

DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)

File Number:

n/a

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into "High", "Medium", and "Low" as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation

of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

Carried

APPENDIX 'C': Statements of Significance**STATEMENT OF SIGNIFICANCE**

Pipher-Lewis House

10982 McCowan Road

c.1860

The Pipher-Lewis 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 Pipher-Lewis House is a one-and-a-half storey frame dwelling located on the west side of McCowan Road, north of Elgin Mills Road, east of the historic community of Cashel. The house faces east.

Design Value and Physical Value

The Pipher-Lewis House has design value and physical value as an altered representative example of a vernacular farmhouse in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s. The design was promoted in architectural pattern books of the time. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as is the case with the Pipher-Lewis House, with its pointed-arched window and curvilinear bargeboards in its centre gable. Ontario Classic dwellings were 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. Alterations to the Pipher-Lewis House illustrate how dwellings undergo changes to suit the needs and tastes of different owners over time. In this case, the changes have left the essential architectural character of the original building largely intact.

Historical Value and Associative Value

The Pipher-Lewis House has historical value as it makes legible the contributions made by descendants of early settler families to the agricultural development of their community, and for its association with the Pennsylvania German Mennonite Pipher family, whose patriarch, Samuel Pfeiffer, came to Markham Township in 1801. It has further historical and associative value for its association with the Lewis family who operated a dairy farm there from 1926 to the 2000s. The eastern 130 acres of Markham Township Lot 27, Concession 6, were purchased by Joseph Pipher Sr., a son of Samuel Pfeiffer, in 1840. This property was leased to others before it became the farm of Joseph Pipher Jr. and his wife, Elizabeth (Long) Pipher when they married. A frame farmhouse in board and batten siding was constructed as their home between 1856 and 1860. In 1926, the farm was purchased by Ambrose Lewis,

beginning a long association with the Lewis family with this property. From the 1980s to 2019, the Lewis farm was the location of an annual demonstration of vintage farm equipment and agricultural practices.

Contextual Value

The Pipher-Lewis House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this property for over 150 years, where it has stood since c.1860. In this role, the property has historical linkages to the agricultural foundation of Markham Township, a driver of economic and population growth for much of its history.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Pipher-Lewis 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 an altered, representative example of a vernacular farmhouse in the Ontario Classic style:

- Rectangular plan and one-and-a-half storey height of the main block;
- One-storey rear kitchen wing;
- Fieldstone foundation;
- Wood board-and-batten siding;
- Medium pitched gable roof with projecting, open eaves;
- Steeply pitched centre gable with curvilinear bargeboards and arched two-over-two window;
- Three bay configuration of the primary (east) elevation with front doorcase fitted with a single-leaf door and multi-paned sidelights with panelled aprons;
- Single-leaf door on the south gable end;
- Six-over-six single-hung windows;
- Gable-roofed front and side porches supported on square wood Classical columns;
- South side porch with its roof being an extension of the gable roof of the rear wing, supported on slender, square posts.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the contribution of later generations of early settler families to the agricultural development of their community, and for its association with the Pipher and Lewis families:

- The dwelling is a tangible reminder of the Pipher and Lewis families that historically resided here.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings:

- The location of the building facing east, where it has stood since c.1860, making legible the agricultural foundation of Markham Township.

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 Cashel:

- The location of the building on its original site, facing east, in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain the legibility of Cashel as a crossroads settlement dating from the nineteenth century.

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

- Bay window on primary (east) elevation;
- Modern window on south gable end, to the left of the side door.
- Brick chimneys;
- Barn and other accessory buildings.

STATEMENT OF SIGNIFICANCE

John and Adeline Miller House

11276 Kennedy Road

c.1895

The John and Adeline Miller 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 John and Adeline Miller House is a two-storey painted brick dwelling located on the west side of Kennedy Road, north of the historic crossroads hamlet of Cashel. The house faces east.

Design Value and Physical Value

The John and Adeline Miller House has design value and physical value as a representative example of a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style. The American version of the Queen Anne Revival style, the most eclectic style of the Victorian period, was popular in late nineteenth century Markham Township. Designs were offered in pattern books that featured spacious dwellings with picturesque, irregular massing, complex rooflines with multiple gables, projecting bays, deep verandas, and multiple textures in cladding materials. The main design principle was balance rather than symmetry. Many examples in Markham have ornate fretwork decoration in gables and on porches and verandas. The Miller House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline, and ornamented gables characteristic of the Queen Anne Revival. Its essential historical fabric and design intent remain largely intact, notwithstanding reversible changes such as the painting of the brick, window replacement within original openings, and an enclosed porch.

Historical Value and Associative Value

The John and Adeline Miller House has historical value and associative value, representing the theme of urban development, specifically the expansion of the rural hamlet of Cashel in the mid to late nineteenth century. The crossroads hamlet of Cashel, first known as Crosby's Corners, was mainly settled by Scottish and Scots-Irish immigrants in the early nineteenth century. The community was an early focus of Presbyterian worship in Markham Township, owing to the presence of Reverend William Jenkins. Melville Presbyterian Church was constructed on a rise of land north of the crossroads hamlet in 1848. By the mid-nineteenth century, a number of dwellings were constructed on the eastern portion of Markham Township Lot 29, Concession 5, in the vicinity of the church. In 1882, John Miller, the son of Scottish immigrant and local tenant farmer Walter Miller, purchased the former house and property of Henderson Bell, a weaver associated with Cashel. John Miller and his wife, Adeline (Cook) Miller, initially resided in a frame dwelling on the property and later

constructed a two-storey brick house c.1895. John Miller was an elder and long-time caretaker at Melville Presbyterian Church (later Melville United Church). The property remained in the Miller family until 1937.

Contextual Value

The John and Adeline Miller House is of contextual value for being physically, functionally, visually and historically linked to its site to the north of the core of the historic crossroads hamlet of Cashel, where it has stood since c.1895. It is historically linked to the former Melville Presbyterian Church, located nearby at 11248 Kennedy Road, where John Miller served as an elder and long-time caretaker.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Adeline Miller 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 a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style:

- L-shaped plan;
- Two-storey height;
- Fieldstone foundation;
- Brick veneered walls with projecting plinth, radiating arches over window openings, and string courses;
- Cross-gabled roof with projecting open eaves and decorative fretwork brackets and grilles;
- Two-storey canted bay windows on south and east gable ends;
- Tall, narrow window openings with segmental arches and projecting lugsills.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the expansion of the rural hamlet of Cashel in the mid to late nineteenth century:

- The dwelling is a tangible indication of the expansion of the rural crossroads hamlet of Cashel in the mid to late nineteenth century, in the vicinity of the former Melville Presbyterian Church.

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, facing east, proximate to the core of the historic crossroads hamlet of Cashel, and north of the former Melville Presbyterian Church.

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 Cashel:

- The location of the building on its original site, facing east, in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain the legibility of Cashel as a crossroads settlement dating from the nineteenth century.

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

- Modern replacement windows within original openings;
- Enclosed front porch;
- Painted finish applied to brick walls;
- Rear addition;
- Attached garage.

STATEMENT OF SIGNIFICANCE

Robson and Amanda Jewitt House

4180 Nineteenth Avenue

c.1892

The Robson and Amanda Jewitt 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 Robson and Amanda Jewitt House is a one-and-a-half storey frame and brick dwelling located on the north side of Nineteenth Avenue, on the west side of Bruce Creek, in the historic mill hamlet of Almira. The house faces south.

Design Value and Physical Value

The Robson and Amanda Jewitt House has design value and physical value as a representative example of a village 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. A design for a “cheap country dwelling house” appeared in an edition of the journal *The Canada Farmer* in 1865 which no doubt helped to popularize this style. These vernacular dwellings were often decorated with features associated with the Gothic Revival style. In this case, a pointed-arch window enlivens the steep centre gable of the dwelling’s primary (south) elevation. Although the exterior cladding has been updated and a large addition has been added to the rear, the essential features of the Ontario Classic house form remain prominent and intact.

Historical Value and Associative Value

The Robson and Amanda Jewitt House has historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic mill hamlet of Almira centred around the combined grist mill and woolen mill established by Benjamin Bowman on Bruce Creek in 1844. Amanda (Woodward) Jewitt, the spouse of farm labourer Robson Jewitt, purchased property to the east of the mill complex in 1892. Robson Jewitt was an English immigrant from Yorkshire who came to Canada in 1881. The Jewitt family either remodeled and enlarged a modest millworker’s cottage or built an entirely new dwelling in the early 1890s. Amanda Jewitt moved to Southwestern Ontario to be nearer to her married children several years after the death of Robson Jewitt in 1935. The property was sold out of the family in 1944.

Contextual Value

The Robson and Amanda Jewitt House has contextual value as one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent

of the historic community of Almira. The property is historically related to the nearby site of the Amira Mills at 4160 Nineteenth Avenue.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Robson and Amanda Jewitt 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 a village dwelling in the Ontario Classic style:

- Rectangular plan;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting eaves and steep centre gable;
- Three bay configuration of the primary elevation with central principal entrance within an enclosed porch;
- Pointed-arch window opening in steep centre gable;
- Flat-headed rectangular window openings with two-over-two paned windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the nineteenth century development of the historic mill hamlet of Almira centred around the combined grist mill and woolen mill established by Benjamin Bowman on Bruce Creek in 1844:

- The dwelling is a tangible reminder of the nineteenth century development of the historic mill hamlet of Almira.

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 mill hamlet of Almira:

- The location of the building on its original site, facing south, within the historic mill hamlet of Almira, where it has stood since c.1892. Its continued presence helps define the historic extent of Almira and maintains its legibility as a community dating from the nineteenth century.

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

- Modern wood and brick exterior wall cladding;
- External brick chimney on west gable end;
- Modern windows within old window openings;
- Enclosed front porch;
- Rear addition and carport.

STATEMENT OF SIGNIFICANCE

Justus and Mary Reynolds House

7635 Highway 7

c.1840

The Justus and Mary Reynolds 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 Justus and Mary Reynolds House is a two-storey frame dwelling located on the south side of Highway 7 on the western edge of the historic hamlet of Locust Hill. The house faces north.

Design Value and Physical Value

The Justus and Mary Reynolds House has design value and physical value as a locally rare example of a two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century. The dwelling exhibits the formality and symmetry typical of Georgian architecture with the exception of the one-storey eastern addition which is not of nineteenth century construction. The two-storey height is an indication that this was a superior class of residence in its day when the typical Markham farmhouse was one-and-a-half storeys in height. The essential lines and some of the details of the c.1840 dwelling are still discernable despite the mid-twentieth century remodeling. The bracketed canopy over the front entry exhibits an early twentieth century Arts and Crafts Movement aesthetic, an interesting remnant of an intermediate stage in the building's development.

Historical Value and Associative Value

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of the Reynolds family who were United Empire Loyalists fleeing the American Revolution. Samuel Reynolds and his wife, Margaret Van Rensselaer, were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, before coming to Markham Township in approximately 1800. They settled on Lot 10, Concession 10, for which they received the Crown patent in 1813. In the 1830s, Samuel Reynolds sold off parcels of the property to his sons. The youngest son, Justus Reynolds, purchased 60 acres of the eastern half of Lot 10 in 1838, and an additional 9 acres in the western half that same year. The dwelling at 7635 Highway 7, thought to date from c.1840, is located in a portion of the 9-acre parcel. The property remained in the ownership of Justus Reynolds until 1877.

Contextual Value

The Justus and Mary Reynolds House has contextual value for being historically linked to its location on the western edge of the historic hamlet of Locust Hill where it has stood since c.1840. The property has additional contextual value for being historically linked to the former site of the Locust Hill Wesleyan Methodist Church, and the remaining cemetery, established on land donated by the Reynolds family in 1855. The property is also historically linked to the William Reynolds House at 7482 Highway 7 which was constructed in the early nineteenth century by Justus Reynold's older brother.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Justus and Mary Reynolds 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 an altered, but locally rare example of a full two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century:

- Two-storey height and rectangular plan of the original dwelling;
- Symmetrical placement of altered window openings on the ground floor of the front wall;
- Existing window openings on the second storey of the front wall.
- Existing rectangular window openings on the west gable end wall;
- Existing rectangular window openings on the second storey of the east gable end wall;
- Glazed and paneled front door, and its flanking sidelights;
- Medium-pitched gable roof with overhanging, boxed eaves and wide eave returns;
- Gable-roofed, bracketed canopy over the front entrance.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, as the former residence of Justus and Mary Reynolds:

- The dwelling is a tangible reminder of the Reynolds family that historically resided on this property from c.1800 to 1877.

Heritage attributes that convey the property's contextual value as a building that is historically linked to its surroundings:

- The location of the building facing north, on the western edge of the historic hamlet of Locust Hill, where it has stood since c.1840. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.

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

- Board and batten and horizontal vinyl cladding;

- One storey east addition and rear vestibule;
- Concrete foundation;
- Modern windows;
- Brick chimneys;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Henry and Susanna Wideman House

10484 Ninth Line

c.1850

The Henry and Susanna Wideman 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 Henry and Susanna Wideman House is a one-and-a-half storey fieldstone dwelling located on the west side of Ninth Line, in the vicinity of the historic community of Milnesville. The house faces south.

Design Value and Physical Value

The Henry and Susanna Wideman House has physical and design value as a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition. It is a modestly scaled example of its type with its rational form embellished with bold brick door and window surrounds, cut stone quoins, and a bold wood cornice. The large size of the ground floor windows is noteworthy. The design of the Wideman House is in keeping with the tendency of many Pennsylvania German Mennonite families to build their dwellings in the formal, conservative Georgian tradition.

Historical Value and Associative Value

The Henry and Susanna Wideman House has historical value as its associated with the early religious diversity of Markham Township, namely Pennsylvania German Mennonites who arrived in the early nineteenth century. Henry Wideman came to Markham Township from Buck's County, Pennsylvania in 1803 and settled on Lot 24, Concession 8. He was one of the first ordained Mennonite minister in Upper Canada and the first in Markham. His son, Christian Wideman, received the Crown patent for the family homestead in 1824. In 1843, he sold 65 acres of the south-east part of the property to his son, Henry Wideman, grandson of Reverend Henry Wideman. By 1851, a one-and-a-half storey fieldstone farmhouse was constructed on the property. The Wideman family resided on the property until the early 1880s.

Contextual Value

The Henry and Susanna Wideman House has contextual value for being physically, functionally, visually and historically linked to its surroundings as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Milnesville, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since c.1850. The property is historically linked to the Samuel Wideman House at 10541 Highway 48, on the western part of Lot 24, Concession 8.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Henry and Susanna Wideman House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Medium-pitched gable roof with eave returns and wood cornice;
- Three-bay composition of the primary (south) elevation;
- Single-leaf door centred on the primary elevation;
- Rectangular window openings with cambered arches and projecting lugsills;
- One-storey siding with gable roof, clapboard siding, and single-hung windows with two over two panes.

Heritage attributes that convey the property's high degree of craftsmanship or artistic merit:

- Fieldstone walls with cut stone quoins and red brick door and window surrounds.

Heritage attributes that convey the property's historical value for its association with the early religious diversity of Markham Township, namely the arrival of Pennsylvania German Mennonites in the early nineteenth century, as the former residence of the Wideman family:

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

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, facing south, where it has stood since c.1850, making legible the historically significant role of agriculture in the development of Markham Township.

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

- Modern doors and windows within existing openings;
- Enclosed front porch;
- Brick chimneys.

STATEMENT OF SIGNIFICANCE

Williams House

10760 Victoria Square Boulevard

c.1898

The Williams 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 Williams House is a two-storey frame dwelling located on the west side of Victoria Square Boulevard, north of Elgin Mills Road, in the historic crossroads hamlet of Victoria Square. The house faces east.

Design Value and Physical Value

The Williams House has design value and physical value as a representative example of a vernacular village dwelling of frame construction dating from the late nineteenth century. Its sense of symmetry is rooted in the Georgian architectural tradition that continued to influence vernacular domestic architecture in Markham Township well past the end of the Georgian period. The restrained design of the Williams House represents the transition from the ornate designs of the Late Victorian period to the simplicity of residential design that began to emerge in the Edwardian period. The enclosed porch is a sympathetic alteration of the early twentieth century.

Historical Value and Associative Value

The Williams House has historical value for its association with the theme of urban development, specifically the late nineteenth century period of development of the historic crossroads hamlet of Victoria Square. This was the former residence of Martha Williams who purchased the property in 1899. The house appears to have been constructed during the brief ownership of non-residents Thomas and Fanny Boynton from 1898 to 1899. Martha Williams was married to George Henry Williams, a labourer, who did not reside in the household. The Williams family, associated with the Tunkard Church, were long-time owners. The house was built on Lot 5, Plan 404. This small plan of subdivision on the southeastern quarter of the Heise farm was created in 1875. Christopher Heise contributed to the development of Victoria Square by severing lots from his property and selling them to allow for the establishment of businesses, a temperance hall, and village residences.

Contextual Value

The Williams House has contextual value as one of a grouping of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Williams 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 vernacular village dwelling of frame construction dating from the late nineteenth century:

- Rectangular plan of the main block;
- Two-storey height;
- Frame construction;
- Medium-pitched gable roof with projecting, open eaves;
- Enclosed shed-roofed front porch with single-leaf door flanked by sidelights;
- Regularly placed flat-headed rectangular window openings, tall and narrow in proportion.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the late nineteenth century period of development of the historic crossroads hamlet of Victoria Square:

- The dwelling is a tangible indication of the late nineteenth century period of development within Victoria Square.

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 Victoria Square:

- The location of the building on its original site, facing east, in a highly visible location within the historic crossroads hamlet of Victoria Square. Its continued presence helps define the historic extent of Victoria Square and maintains its legibility as a community dating from the nineteenth century.

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

- Aluminum siding;
- Modern windows within existing openings;
- Non-functional shutters;
- Modern door within the existing opening;
- Rear additions;
- Detached garage.

APPENDIX 'D': Research Reports

Provided under separate cover