Report to: Development Services Committee Meeting Date: April 8, 2025

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase XVI

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 April 8, 2025, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVI", 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:

   - 10224 Highway 48 (Ward 6): "Christian and Nancy Hoover House"
   - 10388 Highway 48 (Ward 6): "Jesse and Emma Byer House"
   - 10535 & 10537 McCowan Road (Ward 6): "Joseph & Mary Steckley Houses"

3) THAT Council state its intention to designate 10224 Highway 48 (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 10388 Highway 48 (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 10535 & 10537 McCowan Road (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;

6) 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;

7) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;

8) 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 sixteenth 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 three heritage properties identified in this report constitute the sixteenth 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 intension 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.

Further, the three properties identified in this report are in a proposed secondary plan area ("Upper Markham Village") for which an Official Plan Amendment application has been received by the City and deemed

complete on February 11, 2025. Section 29(1.2) of the Act now restricts Council's ability to issue a NOID to a 90-day window after an application for a prescribed event (i.e. Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications) has been deemed complete. Should Council not issue a NOID within 90 days, it loses the ability to do so until the application process is complete (e.g. Council renders a decision on the relevant application, or an order is issued by the OLT in the event of an appeal). Inaction within the 90-day window poses a threat to heritage resources through either significant alteration or demolition.

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

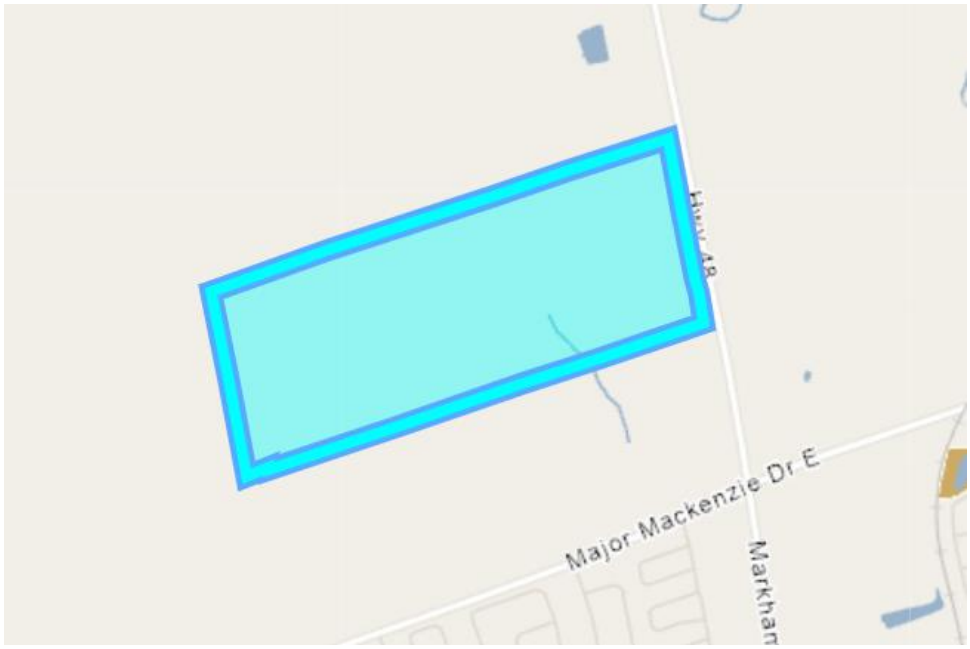
Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

Appendix 'A': Images of the Properties Proposed for Designation
Appendix 'B': Heritage Markham Extract
Appendix 'C': Statements of Significance
Appendix 'D': Research Reports

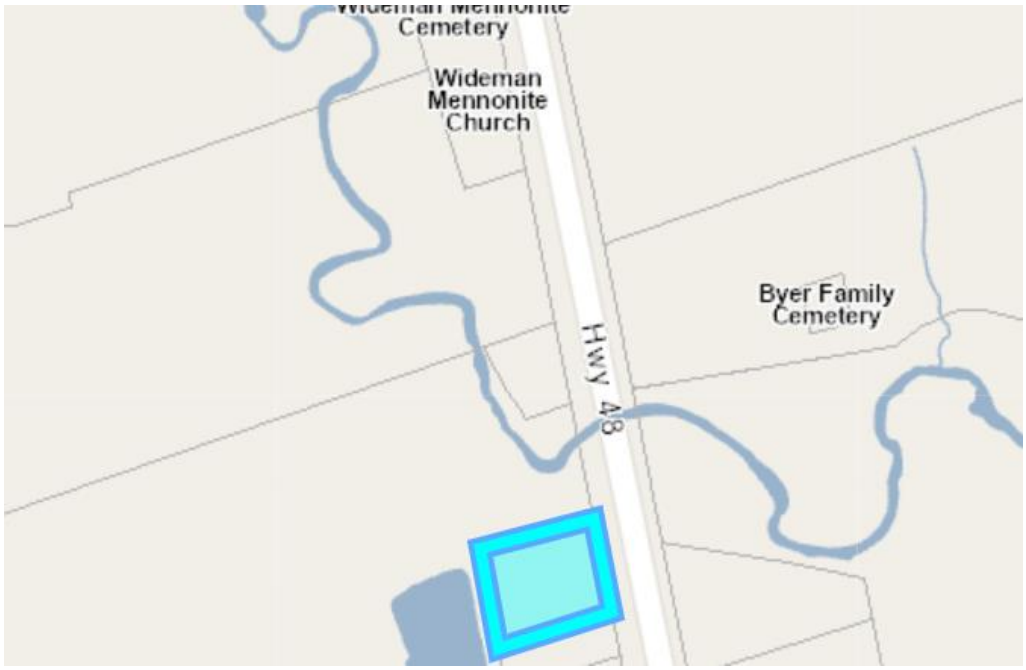
APPENDIX 'A': Images of the Properties Proposed for Designation

10224 Highway 48 (Ward 6): "Christian and Nancy Hoover House"
Primary Elevation and Property Map



10388 Highway 48 (Ward 6): "Jesse and Emma Byer House"

Primary Elevation and Property Map



10535 & 10537 McCowan Road (Ward 6): "Joseph & Mary Steckley Houses"

Primary Elevations and Property Map


Elgin Mills Rd E
McCowan Reservoir
McCowan Rd

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

Christian and Nancy Hoover House

10224 Highway 48
c.1882

The Christian and Nancy Hoover 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 Christian and Nancy Hoover House is a one-and-a-half storey brick farmhouse located on the west side of Highway 48, in the historic community of Milnesville. The house faces east.

Design Value and Physical Value

The Christian and Nancy Hoover House has design and physical value as a fine representative example of a late-nineteenth century Ontario Classic farmhouse. This house form was popular from the 1860s to the 1890s, with similar examples constructed throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gables ornamented with turned finials and kingposts, and the eyebrow-like window and door heads. With its one-and-a-half storey form, T-shaped plan, symmetrical 3-bay front, patterned brickwork, and segmentally-headed 2 over 2 windows, this vernacular building is representative of farmhouses built in old Markham Township in the third quarter of the nineteenth century.

This house is also one of Markham's best examples of polychromatic or patterned brickwork, a style that originated as a revival of the colourful brickwork of Medieval Venice that was in vogue in Southern Ontario from the mid-1840s to the 1880s.

Historical Value and Associative Value

The Christian and Nancy Hoover House has historical value or associative value representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. The Hoover family were Pennsylvania Germans of the Mennonite faith that came to Markham from Lancaster County, Pennsylvania in the 1810s. There were four brothers: John, Martin, Daniel and Christian. The Christian Hoover that purchased Lot 22, Concession 7 in 1864 was the son of Daniel Hoover and Anna Stouffer. Christian Hoover and his wife, Anne (Barkey) Hoover lived on Lot 29, Concession 7, a number of farm lots to the north, therefore this property was purchased as an investment, likely with the idea that one of their sons would farm there.

In 1875, Christian and Anne Hoover sold the farm to their son, Christian B. Hoover, who was noted as living on the property at the time of the 1871 census. He was married to Anna (Burkholder) Hoover, who went by Nancy. In 1882, the family built a new brick farmhouse, representing the theme of improvements to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase and a certain degree of wealth was achieved. The house was occupied by their descendants until the 2000s.

Contextual Value

The Christian and Nancy Hoover House has contextual value as a farmhouse historically linked to the rural community of Milnesville. It is one of several local properties historically associated with other Pennsylvania-German families including Koch, Wideman, Raymer, Byer and other members of the Hoover family. Wideman Mennonite Church and Cemetery are located to the north of this property at 10530 Highway 48.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Christian and Nancy Hoover 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 very good representative example of late nineteenth century Ontario Classic farmhouse:

- T-shaped plan;
- One-and-a-half storey height;
- Common bond red and buff brick walls;
- Marble datestone;
- Fieldstone foundation;
- Medium-pitched cross-gable roof with projecting, open eaves and steep centre gables with turned finials and kingposts on east and north sides;
- Front doorcase with single-leaf glazed and paneled wood door, three-part segmentally-headed transom light, and two-paned sidelights with paneled aprons;
- Elaborately turned wood half posts on either side of the front door and a wooden nailing strip above the ground floor door and window openings (remnants of a former full-width veranda);
- Single-leaf, wood door in the front gable;
- Single-leaf wood doors on the north and south sides of the rear wing;
- Gable-roofed, brick exterior cellar entrance enclosures on south wall of the main block and west wall of rear wing;
- Segmentally-headed 2/2 single-hung wood windows with projecting lugsills;
- Shed-roofed veranda on south side of rear wing.

Heritage attributes that convey the property's design value or physical value as one of Markham's best examples of polychromatic or patterned brickwork and the high quality of its solid brick construction:

- Common bond red brick body trimmed with buff brick accents consisting of a plinth, quoins, window and door heads, and belt course.

Heritage attributes that convey the property's historical value or associative value, representing the cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, as the former residence of several generations of the Hoover family, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:

- The dwelling built in 1882 is a tangible reminder of the Hoover family that historically resided here.

Heritage attributes that convey the property's contextual value as a building historically linked to the historic community of Milnesville:

- The location of the building facing east, within the historic community of Milnesville.

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

- Existing front porch;
- Exterior concrete block chimney;
- Enclosed area of veranda on south wall of rear wing;
- Shed-roofed veranda on north wall of rear wing;
- Frame summer kitchen and woodshed.

STATEMENT OF SIGNIFICANCE

Jesse and Emma Byer House

10388 Highway 48
c.1915

The Jesse and Emma Byer 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 Jesse and Emma Byer House is a two-storey red brick dwelling located on the west side of Highway 48, south of Little Rouge Creek, in the historic rural community of Milnesville. The house faces east.

Design Value and Physical Value

The Jesse and Emma Byer House has design value and physical value as a representative example of a rural dwelling in the form of an American Foursquare, with Edwardian Classical features. It is typical of the practical, simply detailed houses built on farms and in villages throughout Markham Township in the early twentieth century. Its architectural detailing is characteristic of Edwardian Classicism that was popular from the early 1900s through the 1920s. The house was constructed in the form of an American Foursquare, with a functional, compact shape and a deep front porch with Edwardian Classical details. The red pressed brick cladding, two-storey form and broad hipped roof are representative features of the style however the asymmetrical placement of door and window openings on the ground floor front is unusual for an early twentieth century house of this style.

Historical Value and Associative Value

The Jesse and Emma Byer House has associative value for its link to the Byer family, members of the Pennsylvania German community who were early European arrivals to Markham Township, and for its link to the Byer apiary business. The house is located on a portion of the eastern half of Markham Township Lot 23, Concession 7, purchased by Jonas Boyer from York County, Pennsylvania, in 1820. The property became the home of his grandson John Hoover Byer, who was a farmer, sawmill owner, and minister of the Heise Hill Brethren in Christ Church from 1872 to 1892. The Byer family is said to have brought beehives from Pennsylvania when they settled in Markham in 1810-1811. Jesse Lewis Byer, John H. Byer's grandson, carried on the family tradition of honey production. He was a noteworthy innovator in the apiary field and, according to local sources, he developed the first commercial-scale honey production in Canada which was at one time the largest apiary in the country. J. L. Byer and Sons Brookside Apiaries carried on through several generations of the Byer family until operations ceased in 1991. In 1914, Jesse L. Byer purchased two acres of Lot 23, Concession 7, which are believed to have contained an early Byer family dwelling of frame construction. The old house was replaced by a new brick dwelling c.1915 which still stands at 10388 Highway 48.

Contextual Value

The Jesse and Emma Byer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as an early twentieth century dwelling within the historic rural community of Milnesville, where it has stood since c.1915, and for being historically linked to the Byer Homestead at 10235 Highway 48, and the former location of the Byer Brothers Brookside Apiaries at 10379 Highway 48.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Jesse and Emma Byer 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 brick rural dwelling in the form of an American Foursquare, with Edwardian Classical features:

- Square floor plan and cubic massing;
- Concrete foundation;
- Two-storey height;
- Red brick walls;
- Pyramidal roof with projecting eaves and flat soffits;
- Single-stack brick chimney on the north wall;
- Hip-roofed front veranda supported on full-height wood Tuscan columns with a simple railing with square balusters;
- Box bay window with mansard roof on the south wall;
- Three-bay front wall with off-centre single-leaf door;
- Flat-headed single-hung windows with one-over-one panes, radiating brick arches, and cast concrete lugsills.
- Small rectangular accent window on the south wall.

Heritage attributes that convey the property's historical value for its association with the Byer family, members of the early Pennsylvania German community within Markham Township, and for association with the Byer apiary business:

- The dwelling is a tangible reminder of the Byer family's long period of ownership of the property and of Jesse Lewis Byer and his nationally significant apiary business.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually and historically linked to its surroundings:

- The location of the building on its original site, facing east, opposite the site of Byer Brothers Brookside Apiaries, within the historic rural community of Milnesville.

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 one-storey frame addition;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Joseph and Mary Steckley Houses

10535 and 10537 McCowan Road

Stone House c.1850 and Brick House c.1855

The Joseph and Mary Steckley Houses are recommended for designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Joseph and Mary Steckley Houses consist of a one-and-a-half storey stone dwelling and a one-and-a-half storey brick dwelling, respectively, located on the east side of McCowan Road, south of Elgin Mills Road East. The houses are adjacent to one another on the same property and face south.

Design Value and Physical Value

The Joseph and Mary Steckley Houses have design value and physical value as a locally rare example of two separate Pennsylvania German multi-generational dwellings on the same property, and as representative examples of mid-nineteenth century farmhouses in the vernacular Georgian architectural tradition. In Pennsylvania German culture, when a farmer decided to retire and pass the operation of the family farm to one of his sons, it was common practice to construct a self-contained secondary dwelling unit, or "doddy house", as part of the main farmhouse, or as an addition to it, for the use of the parent(s). In the case of the Steckley family, a separate dwelling was constructed next to the main farmhouse for the use of Jospeh and Mary Steckley when the operation of the farm passed to their son, John Steckley. Both the stone farmhouse c.1850 and the brick farmhouse c.1855 are vernacular examples of the Georgian architectural tradition. They are restrained in design, with a sense of symmetry and formality that reflected the conservative approach to vernacular architecture in Ontario long after the Georgian period ended in 1830.

Historical Value and Associative Value

The Jospeh and Mary Steckley Houses have historical value for their association with a community of early importance within early nineteenth century Markham Township, specifically Pennsylvania German Tunkers. This community was distinct from the Pennsylvania German Mennonites who settled the area during the same period. These houses are noteworthy examples of the cultural practice of Pennsylvania German families to provide multi-generational housing on their farms. Joseph Steckley was born in the Short Hills/Fonthill area of the Niagara region. His family was of Pennsylvania German origin. They were members of the Tunker Church, an Anabaptist sect related doctrinally and historically to the Mennonites that later became known as the Brethren in Christ. Joseph Steckley purchased the western 100 acres of Markham Township Lot 24, Concession 7 in 1832. His wife, Mary, was born in Pennsylvania. About 1850, the family was well-established on the farm and constructed a farmhouse of fieldstone construction to replace their earlier log dwelling. After the marriage of their son John Steckley to Mary Smith in 1855, Joseph and Mary Steckley built a

modest brick house for their retirement rather than constructing a "doddy house" addition to their home (this was the most common multi-generational housing arrangement among the Pennsylvania Germans in Markham Township). The stone farmhouse became the home of John and Mary Steckley. The farm remained in the ownership of the Steckley family until 1902.

Contextual Value

The Joseph and Mary Steckley Houses are of contextual value for being physically, functionally, visually and historically linked to their surroundings where they have stood since the mid-nineteenth century. They are two of several important mid-nineteenth century farmhouses on the stretch of McCowan Road between Major Mackenzie Drive East and Elgin Mills Road East. Together these farm residences are an indication of the prosperity of Markham's agricultural community in the mid-nineteenth century.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Mary Steckley Houses are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

Heritage attributes that convey the property's design value and physical value as a locally rare example of two separate Pennsylvania German multi-generational dwellings on the same property, and as representative examples of mid-nineteenth century farmhouses in the vernacular Georgian architectural tradition:

Stone House

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Medium-pitched gable roof with projecting eaves;
- Heavy red brick chimney at the east gable end;
- Three-bay primary (south) elevation with principal entrance consisting of a single-leaf door with flat-headed transom and sidelights;
- Flat-headed rectangular window openings with projecting lugsills and radiating red brick arches and quoin-like margins;
- Two-over-two paned windows on gable end walls.

Brick House

- Rectangular plan;
- One-and-a-half storey height;
- Masonry foundation;
- Red brick walls;
- Medium-pitched gable roof with projecting boxed eaves and eave returns;
- Heavy red brick chimney at the west gable end;
- Three-bay primary (south) elevation with a centrally-placed principal entrance;
- Flat-headed rectangular window openings with radiating brick arches and projecting lugsills;
- Gable-roofed brick exterior cellar entrance.

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

Stone House

- Multi-coloured coursed, split fieldstone walls;

Heritage attributes that convey the property's historical value for its association with a community of early importance within early nineteenth century Markham Township, specifically Pennsylvania German Tunkers. These houses are noteworthy examples of the practice of Pennsylvania German families to provide multi-generational housing on their farms:

- The stone and brick dwellings are tangible reminders of the Pennsylvania German Tunker Steckley family who owned the property from 1832 to 1902 and are an expression of the cultural practice of Pennsylvania Germans to provide multi-generational housing on their farms.

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 buildings on their original sites next to one another, facing south, where they have stood since the 1850s.

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

Stone House

- Enclosed front porch;
- Modern front windows within old window openings;
- External chimney on west gable end;
- Frame addition on north side;
- Accessory buildings.

Brick House

- Enclosed front porch;
- Frame addition to west gable end;
- Modern windows within old window openings.

APPENDIX ‘D’: Research Reports

Provided under separate cover