

APPENDIX 'C': Letters of Objection



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July 22, 2025

File No. 311687

VIA EMAIL – clerkspublic@markham.ca

City of Markham
Clerk's Department
101 Town Centre Boulevard
Markham ON L3R 9W3

**Re: Objection to the Notice of Intention to Designate a Property under Part IV,
Section 29 of the *Ontario Heritage Act*
Proposed Upper Markham Village Secondary Plan
- Christian and Nancy Hoover House - 10224 Highway 48, Markham**

Aird & Berlis LLP represents Trinison Management Corporation which manages the Summerlane Realty Corp. lands located at 10224 Highway 48, immediately north of the intersection of Highway 48 and Major Mackenzie Road East.

The subject site is known municipally as 10224 Highway 48 (Ward 6) and is currently listed on Markham's Heritage Register. A minor portion of the subject site contains a one-and-a-half storey brick farmhouse which is significantly setback from the west side of the Highway 48 right-of-way and known as the "Christian and Nancy Hoover House". A future single detached dwelling lot is proposed for this house (refer to **Figure 1**).

Site and Area Context

The property at 10224 Highway 48 is approximately 103.49 acres in gross area with substantial frontage on Highway 48, to the north of Major Mackenzie Road East.

The lands are part of a series of holdings within the area known as Upper Markham Village (refer to **Figure 2**). This area is designated as New Community Area in the Region of York Official Plan which received approval by the Minister of Municipal Affairs and Housing in November 2022.

The subject site, and the area in which it is situated, is part of an active Official Plan Amendment Application to implement the Upper Markham Village Secondary Plan. The subject site is planned for residential growth and development, and our client intends to advance *Planning Act development* applications for this site later this year.

Objection to Notice of Intention to Designate

The purpose of this letter is to state our client's objection to the proposed designation of a portion of the property under Part IV, Section 29 of the *Ontario Heritage Act*, **as set out in the current form of the draft Statement of Significance.**

Our client does not have a principled opposition to the designation and protection of the Christian and Nancy Hoover House. However, it is important that the ultimate designation by-law is appropriately limited in scope in terms of both the geographic area and the stated heritage attributes. Our client would, therefore, be prepared to consent to the designation of a portion of the property under Part IV, Section 29 of the *Ontario Heritage Act*, to preserve the Christian and Nancy Hoover House, on the following conditions:

1. **The designation by-law shall be limited in geographic scope and to a proposed future single detached dwelling lot of 0.080 ha (approximately 24.0 m by 33.0 m) for the Christian and Nancy Hoover House only.** The portion of the subject site which appears to have potential heritage attributes as identified by the City occupies a footprint of approximately 132.35 m², and excludes the following: 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, and the framed summer kitchen and woodshed. Our client will prepare a draft R-Plan for a single detached dwelling lot upon which the heritage listed dwelling will remain in place and will work with City staff to finalize the same, prior to Council's consideration of a future draft designation by-law. This step will appropriately balance the protection of heritage attributes with the objective of future development of the property.
2. **The Statement of Significance will list "trees on site and in the vicinity" under the heading "Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance.** Staff have previously stated, in writing, that the trees on site and in the vicinity are not considered heritage attributes. Our client seeks confirmation, in the Statement of Significance, of Staff's position.
3. **Confirmation of "Residential Low-Rise" land use designation.** As noted above, the subject property forms part of an active Official Plan Amendment application. Attached as **Figure 3** to this letter is a draft land use concept, which is currently being reviewed by the City as part of the ongoing Official Plan Amendment process to implement the Upper Markham Village Secondary Plan. It is our client's intention that the portion of the property containing the Christian and Nancy Hoover House will be designated for "Residential Low-Rise" uses in the proposed Upper Markham Village Secondary Plan. Our client requests that City staff confirm that they are in agreement with the proposed designation and land use configuration, which will be in keeping with their need to retain the house *in situ* on a future single detached dwelling lot and integrate it into the proposed "Residential Low-Rise" community, rather than seeking a medium or high density land use designation for this portion of the property.

If staff are prepared to work with our client on the above noted conditions, our client is prepared to consent to the designation of the portion of the property known as the Christian and Nancy Hoover House.

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If you have any questions, please do not hesitate to contact me.

Yours truly,

AIRD & BERLIS LLP



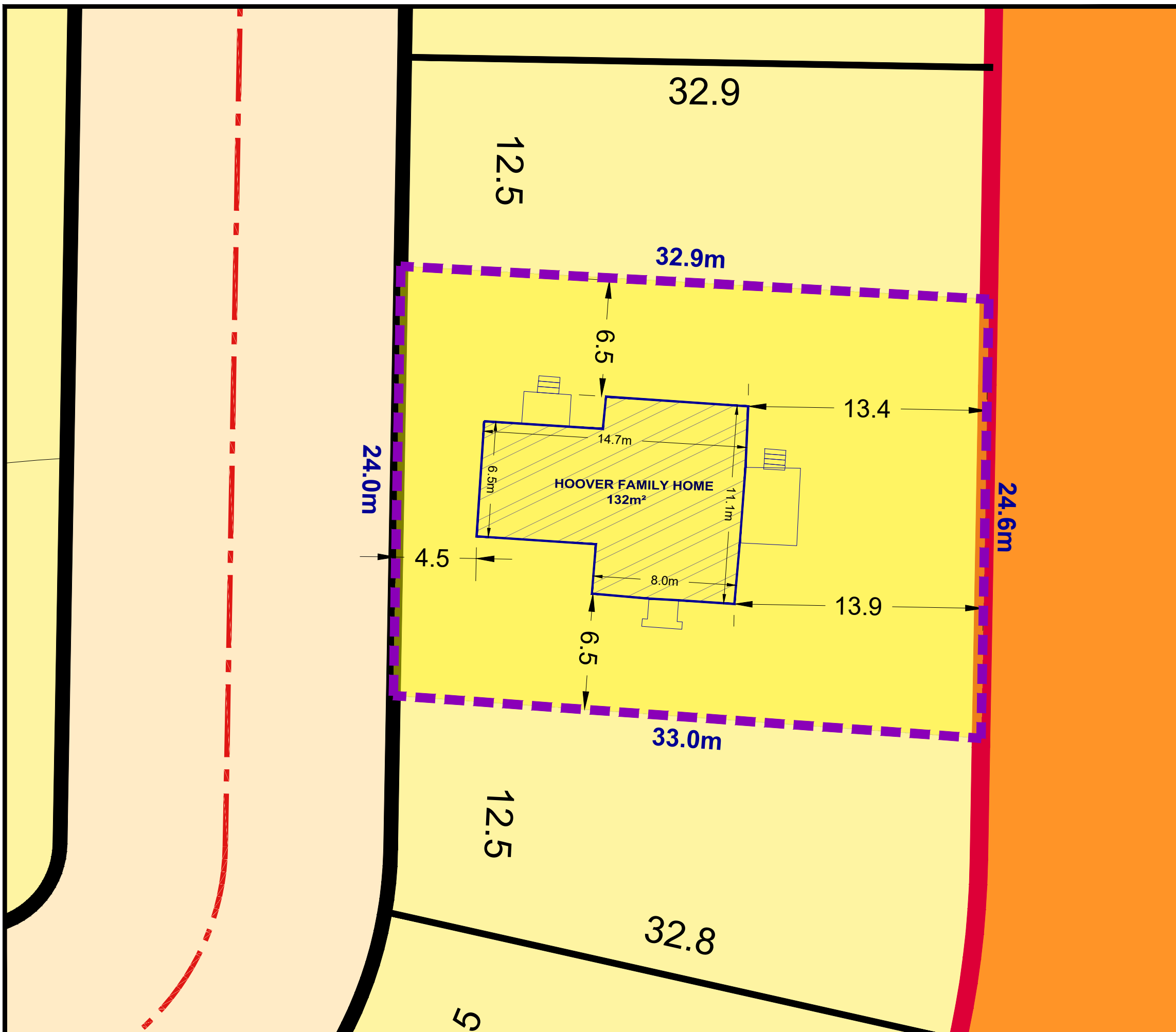
Matthew Helfand
MH/gg
Att.

65193310.3

Upper Markham Village
City of Markham

HERITAGE BLOCK

 Heritage Block = 0.080 ha



-- PRELIMINARY --
-- FOR DISCUSSION PURPOSES ONLY --

Upper Markham Village




TRINISON LANDS
City of Markham

SUMMERLANE REALTY CORP.



MAP SP1
DETAILED LAND USE MAP
UPPER MARKHAM VILLAGE SECONDARY PLAN
(OFFICIAL PLAN AMENDMENT XXX)

 BOUNDARY OF SECONDARY PLAN AREA




RESIDENTIAL

-  RESIDENTIAL HIGH-RISE
-  RESIDENTIAL MID-RISE
-  RESIDENTIAL LOW-RISE


MIXED USE

-  MIXED USE MID RISE
-  MIXED USE HIGH RISE



GREENWAY SYSTEM

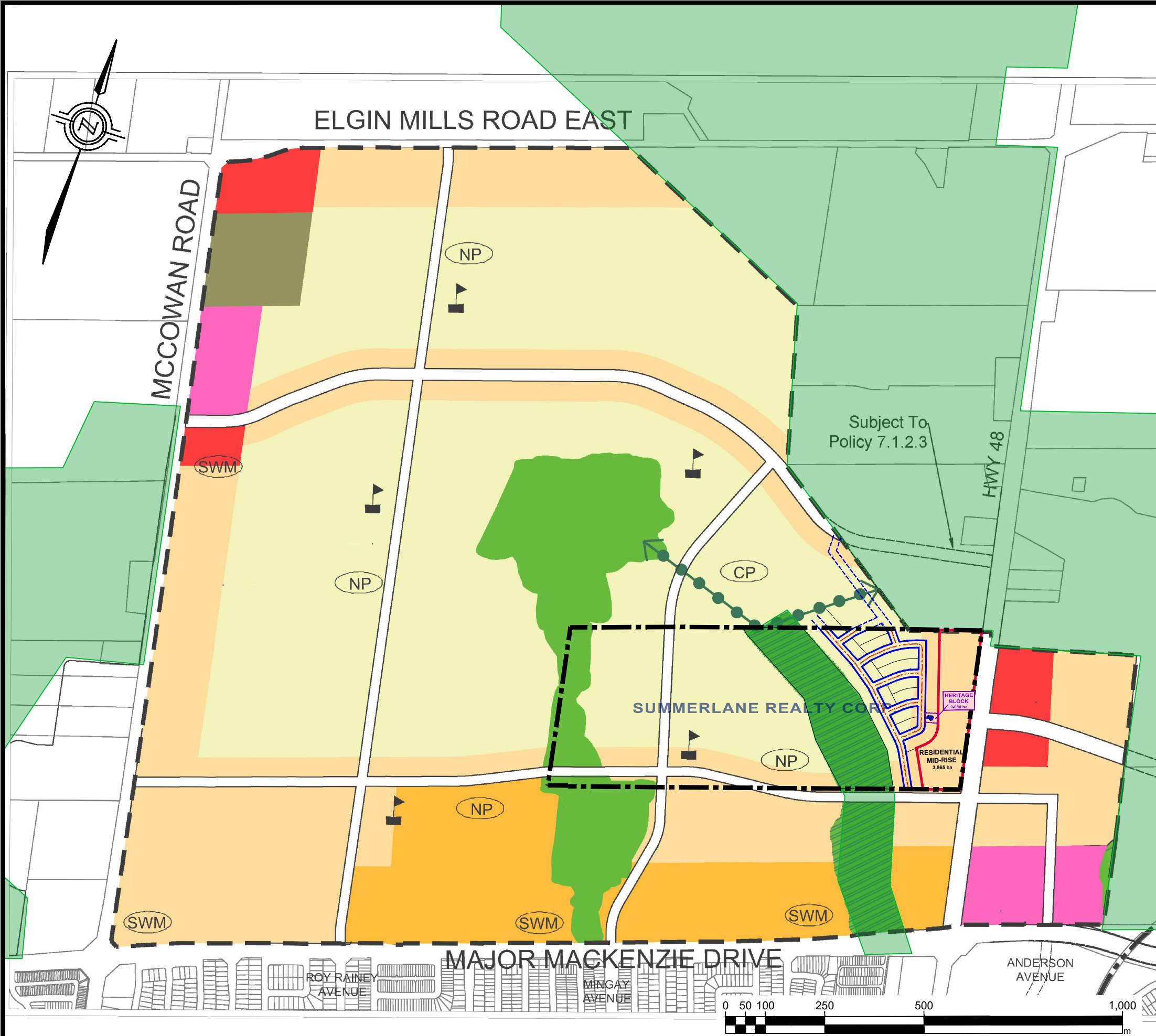
-  GREENBELT PLAN AREA
-  GREENWAY SYSTEM
-  GREENWAY SYSTEM LINKAGE

PARKS AND OPEN SPACE

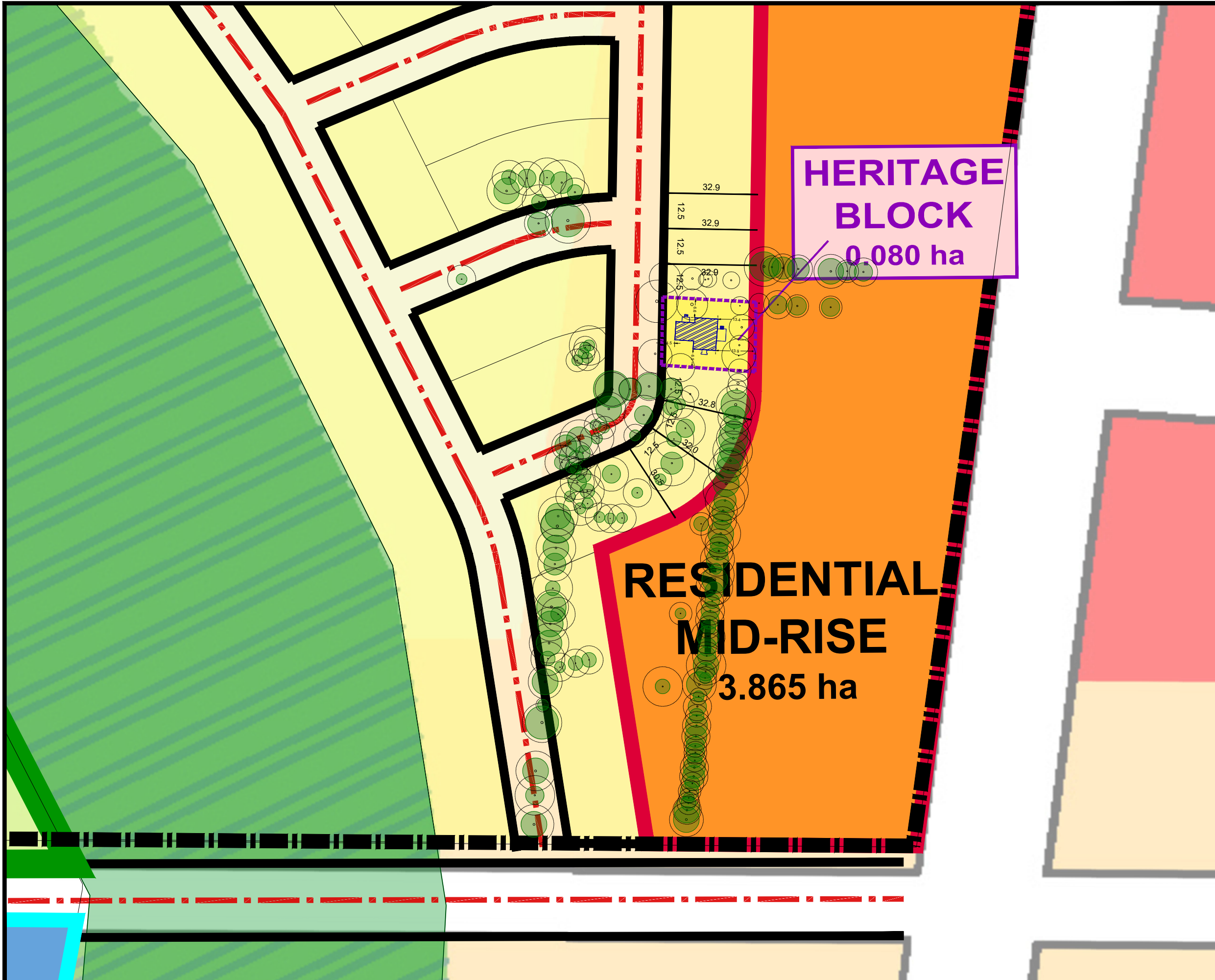
-  COMMUNITY PARK
-  NEIGHBORHOOD PARK
-  STORMWATER MANAGEMENT FACILITY
-  UTILITIES

COMMUNITY INFRASTRUCTURE

-  ELEMENTARY SCHOOL
-  RAILWAY



HERITAGE BLOCK



*-- PRELIMINARY --
-- FOR DISCUSSION PURPOSES ONLY --*

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July 18, 2025

VIA EMAIL

kkitteringham@markham.ca
clerkspublic@markham.ca

Kimberley Kitteringham
City Clerk
City of Markham
101 Town Centre Blvd
Markham ON L3R9W3

Dear Ms. Kitteringham,

**RE: 7635 Highway 7 East
Notice of Objection by 2091825 Ontario Ltd. to the Notice of Intention
to Designate issued by the City of Markham on June 18, 2025
Ontario Heritage Act, Section 29(5)**

We are the lawyers for 2091825 Ontario Ltd. (“the **Owner**”), being the owner of the property municipally known as 7635 Highway 7 East (the **Property**) in the City of Markham (the **City**).

On June 18, 2025, the City of Markham (the **City**) issued a Notice of Intention to Designate the Site under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended (the **Notice of Intention**). The Notice of Intention indicated that publication would occur on June 23, 2025. On behalf of our client, we hereby object to the Notice of Intention pursuant to Section 29(5) of the *Ontario Heritage Act* (the **Notice of Objection**). Our general reasons in support of the Notice of Objection are set out on a preliminary basis below.

The Property

The Property is generally located on the south side of Highway 7 East, north of Highway 407, and east of Reesor Road. The Property is approximately 1.91 acres in size with approximately 116 metres of frontage onto Highway 7 East.

The Property is currently occupied by a two-storey single detached dwelling and two accessory structures. The two-storey dwelling, which we understand has been subject to a number of additions and alterations over the years, is clad with mixed materials and rests on a modern concrete foundation (the **Primary Dwelling**).

Background

By way of background, the City provided our client with correspondence titled *Future Designation under Part IV of the Ontario Heritage Act*, dated April 17, 2025 (the “**Advanced Notice**”), which advised that the City was proposing to designate the Property under Part IV of the *Ontario Heritage Act*. The Advanced Notice explained that the City was initiating the designation process as a result of the legislative changes introduced through Bill 200 (the “**Homeowners Protection Act**”), which included a requirement that all properties “listed” on a municipal heritage register be designated by the end of 2026, or removed from the register (the “**Bill 200 Deadline**”).

Following receipt of the Advanced Notice, we undertook a review of the Report titled *Designation of Priority Properties – Phase XVII* (the “**Priority Designation Report**”), which was prepared for consideration by the City’s Development Services Committee at its Meeting on May 13, 2025. As part of our review, we also reviewed the background research report included as Appendix D to the Priority Designation Report (the “**Background Report**”). A copy of the Priority Designation Report, including the Background Report is enclosed herewith as **Attachment “1”**.

In response to the Advanced Notice and following our initial review of the Priority Designation Report, we wrote to the Development Services Committee requesting that the matter be deferred and that City Staff be directed to consult with the Owner and its consultant team before any recommendations regarding the potential designation of the Property were considered by City Council. A copy of our correspondence, dated May 12, 2025, was also provided to City Council for consideration at its meeting on May 27, 2025 (the “**Request to Defer**”). A copy of the Request to Defer is enclosed herewith as **Attachment “2”**.

We note that the stated objective of the Advanced Notice was to “*begin a conversation about future potential designation of the property*”. The Advanced Notice further stated that “*Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law*”.

Notwithstanding the above, Council adopted the recommendations to state its intention to designate 6 individual properties, including the Site, without any discussion at its meeting on May 27, 2025. Our client subsequently received the formal Notice of Intention on June 18, 2025.

Reasons for Objection

We note at the outset that the Priority Designation Report acknowledges that Heritage Section staff developed a matrix consisting of four criteria against which all listed heritage

properties were evaluated to determine their degree of cultural heritage significance as “high”, “medium”, or “low” so that staff could prioritize the highest ranked properties for designation consideration under Part IV of the *Ontario Heritage Act* prior to the Bill 200 Deadline.

The six properties identified in the Priority Designation Report constituted **the seventeenth (17th) phase of recommended designations**. It stands to reason that Staff have considered the designation of the Property to be a relatively low priority.

Notwithstanding the above, the Notice of Intention states that the Site is worthy of designation under Part IV of the *Ontario Heritage Act* on the basis that the Site has cultural heritage value that meets all three of the criteria set out in Ontario Regulation 09/06 (“**O. Reg 09/06**”).

For the reasons set out below, we submit that the Property is not a significant heritage resource worthy of designation under Part IV of the Ontario Heritage Act.

Design or Physical Value

O.Reg 09/06 states that a property has design or physical value if it satisfies one or more of the following three criteria:

- i. It is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- ii. It displays a high degree of craftsmanship or artistic merit; or,
- iii. It demonstrates a high degree of technical or scientific achievement.

The Statement of Significance attached to the Notice of Intention suggests that the Primary Dwelling has design and physical value as “*a locally rare example of a two-storey frame farmhouse in the Georgian architectural tradition*”.

In order to verify Staff’s evaluation of the Property, our client engaged ERA Architects Inc. (“**ERA**”) to independently evaluate the condition and integrity of the Property. ERA conducted a site visit on July 9, 2025.

As a general proposition, we submit that design or physical value requires that a heritage resource exhibits architectural integrity to satisfy the legislative intent under this criteria for designation. This appears to be recognized in the Background Report itself where it states that “*the aesthetic appeal of the Georgian tradition houses was based on symmetry, proportion, and both quality of construction and materials rather than decorative details*”.

In the present case, the Primary Dwelling has undergone substantial alterations and additions that have disrupted the symmetry and proportion associated with the Georgian tradition vernacular. In addition, several key components of the original construction and material palette have been replaced. As a whole, these unsympathetic alterations have resulted in a loss of integrity as a potential cultural heritage resource demonstrating physical or design value.

Specifically, we note the following alterations to key physical features on the Primary Dwelling:

1. Both the first and second floor have been clad with different coloured modern materials, diminishing any value tied to the quality of the building's original materials.
2. Several window openings on the primary elevation have been expanded or altered which has affected the Primary Dwelling's symmetry and proportions. Notably, the proposed heritage attributes identified in the Statement of Significance include "existing window openings". The Background Report recognizes the expanded window openings as an "*obvious alteration*". These alterations should not, as a matter of good heritage planning, be purported to have any heritage value.
3. A substantial one storey addition has been constructed on the east side of the Primary Dwelling. Additionally, multiple porches have been constructed and affixed to the side of the Primary Dwelling. These additions have significantly degraded the buildings symmetry and legibility as a Georgian tradition farmhouse.
4. The Primary Dwelling, which now rests on a contemporary concrete foundation, has been moved from its original location, which was closer to Highway 7. ERA also advised that the relocation of the Primary Dwelling onto a new foundation has further impacted the building's integrity as a cultural heritage resource. This is consistent with the findings of the Background Report which states that a previous owner moved the Primary Dwelling back from the road and onto a new foundation after Hurricane Hazel in 1954. Despite the fact that the Primary Dwelling's relocation is documented and known, and as further discussed below, the Statement of Significance incorrectly asserts that the Primary Dwelling has contextual value for being historically linked to its location "*where it has stood since c. 1840.*"

The Background Report notes that the Primary Dwelling underwent a "*mid-twentieth century remodelling.*" The Statement of Significance identifies that the front entry, being a prominent component of the Primary Dwelling visible from the public realm, exhibits an early twentieth century Arts and Crafts Movement aesthetic. The Statement of Significance purports that this feature is "*an interesting remnant of an intermediate state in the building's development.*" This alteration of the primary entrance to reflect design

elements associated with a different time period and movement further undermines the proposition that the Primary Dwelling exhibits cultural heritage value as a rare example of a traditional Georgian Farmhouse.

We note that Section 4 of the *Designating Heritage Properties Guide*, which forms part of the Ontario Heritage Tool Kit states that “*if a property is important for its architectural design or original details, and that design is irreparably changed, it loses its heritage value and its integrity.*”

Based on the above, and on the advice of our client’s heritage consultant, ERA, as it relates to condition and integrity, the Primary Dwelling is not a rare or exemplary example of a Georgian tradition farmhouse worthy of designation under Part IV of the *Ontario Heritage Act*.

Historical or Associative Value

O.Reg 09/06 states that a property has historical or associative value if it meets one or more of the following three criteria:

- i. It has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- ii. It yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
- iii. It demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. (*emphasis added*)

The basis for the proposed designation under the head of historical or associative value relies entirely on (i) above by drawing a connection to the youngest son of an American Loyalist family who immigrated to New Brunswick in 1783 and later settled in Markham around 1800, which is also stated to be associated with “*the theme of immigration to Markham Township*”.

The Statement of Significance identifies the Primary Dwelling as being “*a tangible reminder of the Reynolds Family that historically resided on this property from 1800 to 1877*”. There is no information provided to substantiate the proposition that the Reynolds Family is significant to the City of Markham. With respect, being the son of an affluent American family who happened to reside in the area does not make Justus Reynolds a significant person to the community.

The theme of immigration is a theme common to Ontario and Canada as a whole. That individuals immigrated from other countries and resided in dwellings in various

municipalities across the country is not unique, let alone significant to a community for the purposes of justifying designation under Part IV of the *Ontario Heritage Act*.

There is no qualitative evidence to support the proposition that the Property has direct associations with a person or theme that is significant to the City of Markham. The criteria for historical or associative value has not been met to support the proposed designation.

Contextual Value

O.Reg 09/06 states that a property has contextual value if it meets one or more of the following three criteria:

- i. it is important in defining, maintaining or supporting the character of an area;
- ii. it is physically, functionally, visually or historically linked to its surroundings; or,
- iii. it is a landmark.

At the outset, we note that there is no suggestion in the Background Report nor in the Statement of Significance that the Property is important in defining, maintaining or supporting the character of an area, or that it is a landmark.

Rather, the Statement of Significance relies entirely on criteria (ii). In support of this, the Statement of Significance states that the location of the Primary Dwelling “*on the western edge of the historic hamlet of Locust Hill, where it has stood since c. 1840*” is an attribute that conveys the Property’s contextual value as a building historically linked to its surroundings. As noted above, this statement is factually incorrect as the Primary Dwelling has in fact been relocated from its original location onto a new, contemporary concrete foundation, in addition to the many other physical alterations that have been made to the Primary Dwelling.

The Statement of Significance further purports that the Property is historically linked to other land owned by the Reynolds family. In support of this proposition, the Statement of Significance appears to rely on a description of historical development of the surrounding area, including by members of the Reynolds family. The Statement of Significance notes that some of these other properties are designated under the *Ontario Heritage Act*.

As a general proposition, every property is historically linked to its surroundings by virtue of historically existing. The assertions contained in the Statement of Significance do not substantiate a nexus between the Property and its surrounding context to warrant designation, nor does the fact that other properties owned by the Reynolds family demonstrate that the subject Property has contextual value.

There is no qualitative evidence to support the proposition that the Property is physically, functionally, visually or historically linked to its surroundings in a manner that supports designation under Part IV of the *Ontario Heritage Act*. The criteria of contextual value has not been met to support the proposed designation.

Request

For the reasons set out above, we submit that the proposed Statement of Significance and the related Background Report do not demonstrate that the Property satisfies any of the criteria under O. Reg 09/06, let alone two of the criteria, as required under the *Ontario Heritage Act*.

We strongly urge Council to withdraw the Notice of Intention in accordance with Section 29(7) of the Ontario Heritage Act.

We hereby request notice of any future meetings to consider this Notice of Objection.

Should you require any further information, documentation, or any other thing to constitute this Notice of Objection, please advise the undersigned and Rowan Barron (rbarron@overlandllp.ca).

Yours truly,
Overland LLP



Per: Daniel B. Arsenosi
Partner

Attachment 1



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

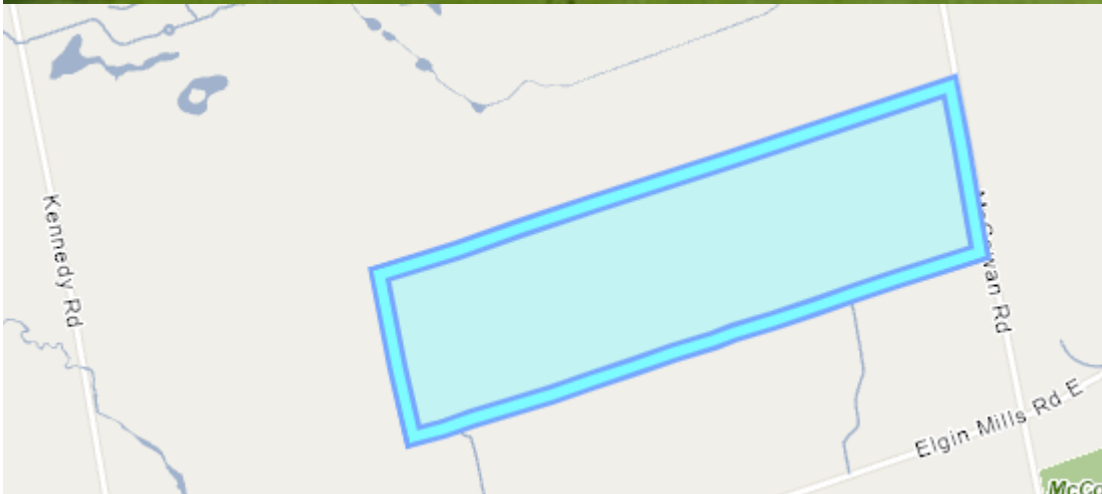
Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

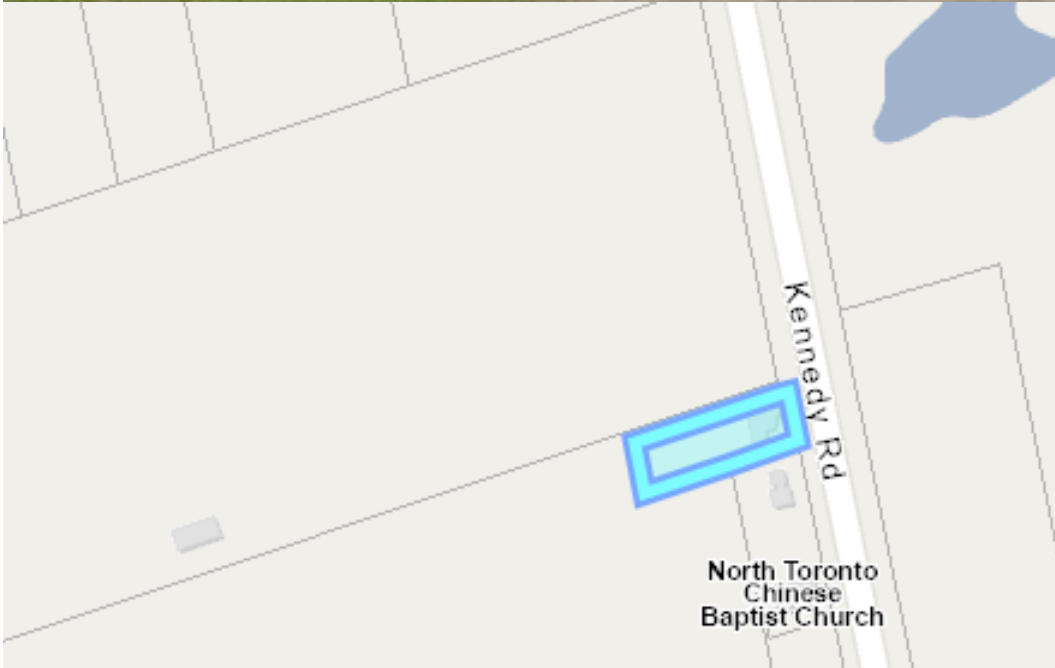
APPENDIX 'A': Images of the Properties Proposed for Designation

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

Primary Elevation and Property Map



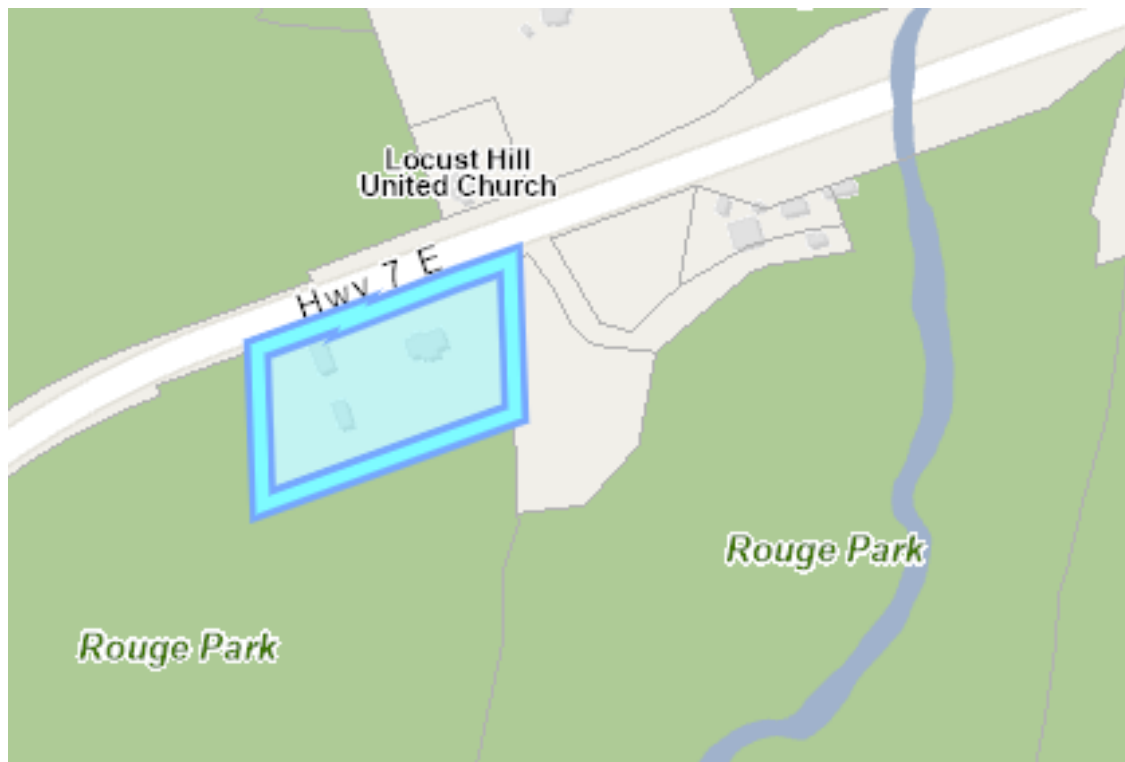
11276 Kennedy Road (Ward 6): “John and Adeline Miller House”
Primary Elevation and Property Map



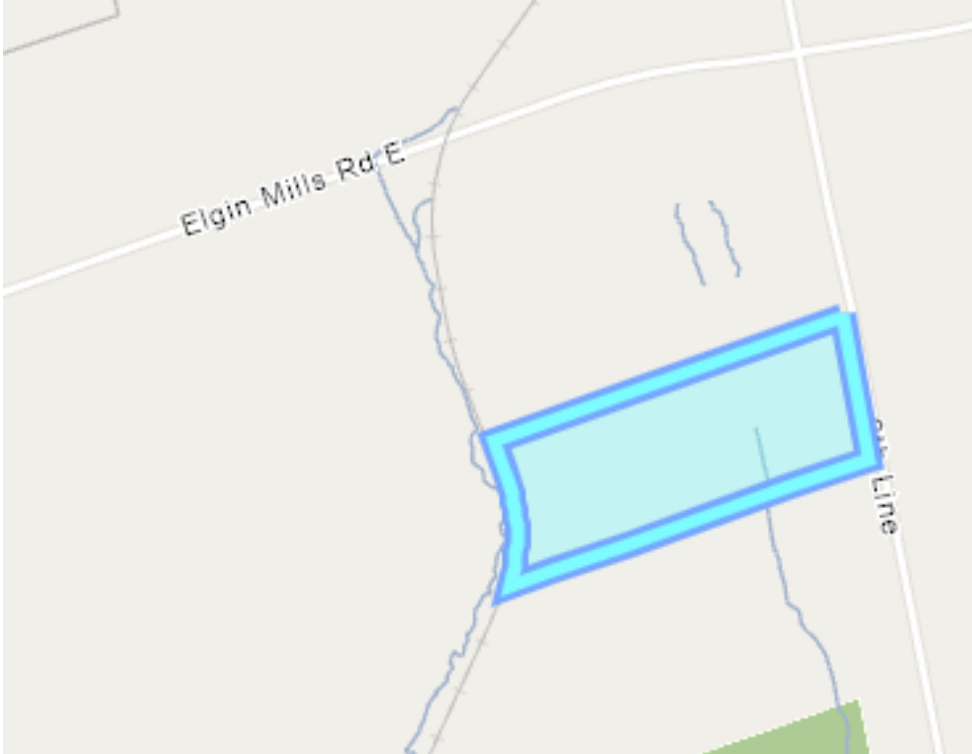
4180 Nineteenth Avenue (Ward 6): “Robson and Amanda Jewitt House”
Primary Elevation and Property Map



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

APPENDIX 'D': Research Reports

RESEARCH REPORT



Pipher-Lewis House **East Part Lot 27, Concession 6** **10982 McCowan Road** **c.1860**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Pipher-Lewis House is located on the eastern half of Markham Township lot 27, Concession 6, northwest of the Markham Fairgrounds.

King's College, the forerunner of the University of Toronto, received the Crown patent for the entire 200 acres of Markham Township Lot 27, Concession 6, in 1828. This was formerly a Crown Reserve lot. King's College sold to Benjamin Oberholsen in 1832 who sold the property in two parts. The larger eastern portion, consisting of 130 acres, was sold to Joseph Pipher Sr. of Dickson Hill in 1840.

Joseph Pipher Sr. was a son of Samuel Pfeiffer and Barbara (Labar) Pfeiffer, Pennsylvania German Mennonites who came to Markham Township in 1801. The Pfeiffer's were listed as residing on Lot 27, Concession 7 in William Berczy's census of Markham settlers taken in 1803. Berczy did not include the name of Samuel Pfeiffer's wife. Three children were listed: Margaretha, age 14, John, age 12, and Joseph, age 3. The spelling of the family name was later changed to "Pipher."

The property purchased in 1840 by Joseph Pipher Sr. was directly across the road from the farm of his father. Samuel Pfeiffer died in 1842. Joseph Pipher Sr. did not reside on

this property. He lived on Lot 29, Concession 8, Dickson Hill, a property he purchased in 1826. According to census records, Joseph Pipher Sr. was a farmer born in Canada in 1800. His first wife was Catherine Kleiser who died in 1836. His second wife was Leah Kaiser. In 1861, the family constructed a fine two-storey stone house that still stands at 33 Dickson Hill Road.

The property on Lot 27, Concession 6 (the subject property) later became the farm of Joseph and Catherine Pipher's son, Joseph Pipher Jr., born in 1834. At the time of the 1851 census, at the age of 17, Joseph Pipher Jr. was unmarried and living with his parents on Lot 29, Concession 8. By the time of the 1861 census, Joseph Pipher Jr. was married, and lived on Lot 27, Concession 6 with his wife Elizabeth (Long) Pipher, and their two young daughters, in a two- storey frame house. The frame farmhouse at 10982 McCowan Road is estimated to have been constructed between 1856-1860.

Joseph Pipher and Elizabeth (Long) Pipher had at least 7 children. The Pipher family was originally Mennonite, but changed to the Methodist Church over time, as shown in census records. After his father's death in the late 1860s, Joseph Pipher Jr. became the owner of the farm on Lot 27, Concession 6. At the time of the 1891 census, two daughters were living in their household: the widowed Ellen Robinson, and Josephine, who was unmarried. Their dwelling was described as a two-storey wood house containing 10 rooms.

When Joseph and Elizabeth Pipher retired from farming in about 1895, they moved to a new house at 1 Peter Street in the community of Mount Joy, north of Markham Village. In 1919, the executors of Joseph and Elizabeth Pipher's estate sold the farm property to John. H. Hargraves, who in turn sold to Thomas Hargraves in 1924. In 1926, the farm was sold to Ambrose Lewis, beginning a long history of ownership by the Lewis family. In 1957, the farm passed from Gordon Lewis to brothers Murray Lewis and Harry Lewis. Harry John Lewis and his wife, Esther Mae (Reesor) Lewis, operated a dairy farm on this property. The farm was sold out of the family in 2019.

Of particular historical interest concerning the Lewis farm was an annual event held in the summer each year from the 1980s to 2019 where vintage agricultural implements of all kinds were operated as a demonstration of old-time farming technology. Most of the equipment was horse-drawn, carefully restored to operating condition, and painted in original colours. The yearly pageant of old-time farming provided much inspiration to the late Murray Pipher, a local artist and a member of this old Markham family. His depiction of rural scenes, farm life and farm animals are very much admired by people familiar with his paintings in acrylic. His paintings depict a vanishing way of life, the family farm, and truly capture the feeling of the people, animals and places in a way that will preserve them forever.

Architecture

The Pipher-Lewis House is a one-and-a-half storey frame dwelling on a fieldstone foundation, sided in wood board and batten. The main block has a rectangular plan shape. There is a rear kitchen wing offset to the south, on the rear wall. The board and

batten siding is divided by a wide horizontal band between the ground floor and the second storey. This band indicates the former presence of a veranda that once wrapped around the front and south sides of the house. The northern end of the band on the front wall shows the distinctive curved outline of a bellcast roof.

The medium-pitched gable roof has projecting, open eaves. There is a steep centre gable on the primary (east) elevation that contains a small, pointed-arched, 2/2 window. The gable is trimmed with delicate, curvilinear bargeboards. There is a single-stack red brick chimney at the north end of the roof, and an exterior red brick chimney on the front wall, set close to the south corner of the building. Both of these chimneys date from the modern era.

On the front or east wall is a gable-roofed porch that shelters the front entrance. The porch is supported on heavy, square, full-height wood columns in the Edwardian Classical style. The south side entrance is sheltered by a similar, but smaller porch. There is a shed-roofed veranda on the south wall of the kitchen wing, in the ell. The veranda roof is supported on slender, plain wood posts.

The house has a 3-bay front with a centre doorcase containing a single-leaf door flanked by three-paned sidelights with panelled aprons below. To the right of the door is a single-hung window with 6/6 panes. On the left side of the door is a modern bay window in the approximate location of where the original, smaller window opening was once located.

On the south gable end ground floor level there is a single-leaf door on the right, within the side porch, and a modern, horizontally-oriented window on the left. On the upper storey, there are two, single-hung 6/6 windows.

Architecturally, the Pipher-Lewis House is an altered, representative example of the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be 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 village throughout Markham Township. The design was promoted in architectural pattern books, and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Pipher-Lewis House, with its pointed-arched window and curvilinear bargeboards in its centre gable. The essential form of the Ontario Classic was 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. A one-and-a-half storey height and a T-shaped plan were typical, with the rear portion of the “T” being a single-storey kitchen wing.

The alterations to the Pipher-Lewis House, particularly the addition of Edwardian Classical porches and a modern bay window, illustrate how dwellings undergo changes to suit the needs and tastes of different owners over time. In this case, the changes have left the original architectural character of the building largely intact.

Context

The Pipher-Lewis House is located on a farm to the east of the historic crossroads hamlet of Cashel. The property is a complete farmstead that includes a gambrel-roofed barn and other outbuildings. It is one of a number of nineteenth century farmhouses that remain in this area of Markham which is currently rural, but will in time become part of the City’s urban fabric. To the south of this property is Peaches United Church, an historic place of worship. The Markham Fairgrounds is located to the south-east, on the opposite side of McCowan Road.

Sources

Deed Abstract for Markham Township Lot 27, Concession 6.

Canada Census: 1851, 1861, 1871, 1881, 1891.

Directories of Markham Township: Mitchell (1866), Nason (1871), 1892 Directory.

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

Property Files for 10982 McCowan Road and 33 Dickson Hill Road.

Murray Pipher, Artist website pipher.ca

Markham Historical Society Newsletters *Remember Markham*: Summer 2014 and Fall 2019.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 30 and 327.

The Reesor Family in Canada 1804-2000. Page 311-312.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Pipher-Lewis House has design value and physical value as an altered, representative example of a vernacular farmhouse in the Ontario Classic style.

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

The Pipher-Lewis House has historical and associative value, representing the theme of the continuing contribution of later generations of early settler families to the agricultural development of their community, and for its association with

the Pennsylvania German 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 into the 2000s.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Pipher-Lewis House has contextual value as the farmhouse that historically served this property for over 150 years, where it has stood since c.1860. The dwelling is in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain legibility of Cashel as a crossroads settlement dating from the nineteenth century.

RESEARCH REPORT



John and Adeline Miller House Southeast Quarter Lot 29, Concession 5 11276 Kennedy Road c.1895

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

History

The John and Adeline Miller House is located on a portion of the southeast quarter of Markham Township Lot 29, Concession 5, in the vicinity of the historic hamlet of Cashel.

George Mustard received the Crown patent for the entire 200 acres of Markham Township Lot 29, Concession 5, in 1839. According to William Berczy's 1803 census of Markham settlers, George Mustard was associated with this property as early as 1801. In 1803 he was listed as residing there.

George Mustard's history is well documented in historical records. He was a son of Alexander Mustard of Farness County, Scotland. His brother, James Mustard, left Scotland in 1795 and reached Markham Township in 1801 via Pennsylvania. He and his wife, Elizabeth (Gordon) Mustard settled on Lot 29, Concession 6. They were also listed in Berczy's 1803 census.

James and George Mustard were strong supporters of the Presbyterian Church, attending St. Helen's Church at Cashel and later, Melville Church. George Mustard donated a parcel of land for Melville Presbyterian Church and Cemetery in 1849.

At the time of the 1851 census, George Mustard was a widower, age 82. He lived in a one-storey log house on Lot 29, Concession 5. His son, William Mustard, also resided on the property in a separate household with his wife, Anna or Annie (Graham) Mustard and their four young children. An additional Mustard family household on Lot 29 was that of James G. Mustard, another son of George Mustard. He lived in a one-storey frame dwelling with his wife, Jane (Gibson) Mustard and their young son, George. They resided on the eastern part of the farm.

George Mustard sold the western half of Lot 29, Concession 5 to his son William Mustard in 1853. William Mustard constructed a stone farmhouse on the property c.1862, which still stands at 11303 Warden Avenue.

George Mustard Sr. died in 1853. The George McPhillips map of Markham Township dated 1853-54 shows James Mustard's name on the northeast quarter of Lot 29, Concession 5, and his brother Alexander Mustard's name on the southeast quarter. Based on Markham Township directories, Alexander Mustard did not reside on the property during this time period.

From the land records, it appears that after the death of George Mustard Sr., Alexander Mustard became the owner of the northeast quarter of Lot 29, Concession 5, and his brother James G. Mustard the southeast quarter.

A weaver named Henderson Bell (1804-1880) became associated with a half-acre parcel on the eastern half of Lot 29, Concession 5 by the mid-nineteenth century. He was associated with the hamlet of Cashel, and was listed in a directory of the community in Mitchell's directory of 1866. At the time of the 1851 census, Henderson Bell, his second wife Jane, and their four children, all born in Ireland and members of the Presbyterian Church, were residing on the property as tenants of James G. Mustard.

In 1860, Henderson Bell purchased the half-acre parcel from James G. Mustard and his wife. At the time of the 1861 census, Henderson Bell was a widower residing with his children Mary, Maria, Margaret and John in a one-storey frame dwelling. In 1863, Henderson Bell sold the property to his daughter Mary Ann Bell (1846-1930). Although the property was sold, Henderson Bell continued to reside there with his unmarried daughter, as indicated in the 1871 census. Henderson Bell died in 1880 in Springfield, Elgin County, Ontario.

In 1882, Mary A. Bell sold her property in Markham Township to John Miller (1843-1919). At the time of the 1871 census, Scots Presbyterian immigrants Walter Miller and Janet (Burke) Miller were tenants on 50 acres of Lot 29, Concession 5. In the same household were their four unmarried adult children Walter, Margaret, John and William,

all born in Ontario. Their neighbours were Henderson Bell and his daughter, Mary Ann, and Jane Briggs, a widow. John Miller, son of Walter and Jane Miller, was the same John Miller that purchased the Bell property in 1882.

When the 1881 census was taken, John Miller was employed as a labourer. He had married in 1877. His wife's name was Adeline (Cook) Miller (1853-1937). They resided on the eastern part of Lot 10, Concession 5, in the vicinity of Unionville. No children were listed.

At the time of the 1891 census, John and Adeline Miller were living on the half-acre property on Lot 29, Concession 5 in the Cashel area. Their home was described as a two-storey wood building containing six rooms. This may have been the frame house previously occupied by Henderson Bell and his daughter Mary Ann, perhaps improved with a second storey from its previous single-storey state as described in the 1861 census. John and Adeline Miller may have constructed a completely new dwelling on the property in the mid-1890s, based on its architectural detailing, which resembles that of other Markham examples from that general time period. A detailed examination of the underlying structure of the existing house at 11276 Kennedy Road would be necessary to fully understand the origin of the structure, to determine if an older phase of construction is embedded within it.

The present two-storey brick-veneered dwelling at 11276 Kennedy Road reflects the architectural tastes of late nineteenth century Markham Township. The MPAC date of construction is 1880, which predates the Miller period of ownership and is therefore subject to question as to its accuracy.

Taking all of the above information into consideration, a tentative date of construction for the John and Adeline Miller House in its present form is c.1895, based on its architectural detailing.

John Miller was an Elder of Melville Presbyterian Church, ordained in 1914 and serving until his death in 1919. He also served as the church caretaker for many years, according to a history of Melville Church published in 1945.

John Miller willed the property to his wife Adeline in 1919. Her estate sold to Jane Breckon in 1937. John and Adeline Miller were interred at Melville United Church Cemetery, not far from this property. A number of owners followed: Viola Henry (1954), Clarence and Edith Wideman (1956), Dorothy Bell (1976), June Rose Henry (1984), Patrica Rose English (2000) and Robert Bisset and Janice Saville (2003). A large two-storey frame addition was made to the rear of the house at some point after the Miller period of ownership.

Architecture

The John and Adeline Miller House is a two-storey brick veneered dwelling with an L-shaped plan. There are two-storey canted bay windows on both the south and east gable ends, and an enclosed later porch within the street-facing ell. At the rear of the

heritage building is a large, two-storey frame addition with a hip roof. A two-car garage made of painted concrete block is attached to the south wall of the rear addition.

The heritage structure rests on a fieldstone foundation. The brickwork, laid in running bond, has been painted for many years, based on photographs in the City of Markham's files. The colour of the brick beneath the paint is not known. The brickwork is ornamented with a projecting brick plinth, radiating segmental brick arches over window openings, and a string course between the level of the ground floor and second floor on the bay windows. There is also a string course below the level of the eaves.

The steeply-pitched cross-gable roof has wide, projecting, open eaves. No historic chimneys remain. The eaves have a cutaway profile on the south and east gable ends that extend to roof over the bay windows. The gable ends are ornamented with fretwork brackets that visually support a grille of plain, upright wood slats. In other Markham examples of late nineteenth century houses of this style, the gable ornamentation extends into the upper angle of the gable. It is possible that some decorative woodwork on this house has been removed over time. No archival photographs have been located to show the Miller House prior to its current state.

The enclosed front porch is an obvious later addition and conceals the principal entrance. Based on the style and period of the building, there was likely an open porch withing the ell at one time.

Window openings are tall and narrow in proportion, with projecting lugsills, typical of the late nineteenth century period of construction. The window openings are segmentally-headed, suggesting that the original windows were also segmentally-headed. At present, the old openings contain modern replacement windows. Decorative window shutters visible in the photograph used in this report have been removed but were not of an historic nature.

The John and Adeline Miller House is a representative example of a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in late nineteenth century Markham Township for houses in village and in rural areas, with examples in frame and brick. It was the most eclectic style of domestic architecture in the nineteenth century, originating in England and adopted by American architects who created their own interpretation suited to American tastes. The American version of the Queen Anne Revival influenced domestic architecture in neighbouring Canada. 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. Some designs featured corner towers. 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 changes such as the painting of the brick, window replacement within old openings, and a modern-era enclosed porch. All of the changes are reversable. The large rear addition and attached garage do not seriously affect the integrity of the mid-1890s structure because of their position at the back of the late Victorian dwelling.

Context

The John and Adeline Miller House is just north of the former Melville United Church (11248 Kennedy Road, in the process of designation under the Ontario Heritage Act) and its former manse (11264 Kennedy Road). The property is situated to the north of the historic crossroads hamlet of Cashel, and a little to the south of the historic mill hamlet of Almira. The Upper Unionville Golf Club is situated directly across the road from the subject property. The Miller House stands on its original site. There are no associated historic accessory structures remaining on the property.

Sources

Deed abstracts for Markham Township Lot 29, Concession 5.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), 1892 Directory.

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

Research Reports on 11303 Warden Avenue and 11288 Kennedy Road, containing research on Lot 29, Concession 5, Heritage Section, City of Markham Planning & Urban Design.

Mustard Family File, Heritage Section.

"William Mustard." *History of Toronto and County of York, Ontario, Volume II: Biographical Notices*. Toronto: C. Blackett Robinson, 1885. Page 300.

"Death of N. Mustard Recalls an Historic Family Background." *The Stouffville Tribune*. February 10, 1944.

John Miller and Adeline Cook, Find-a-Grave Website.

Bruce, Alexander D. *Historical Sketch of Melville Church and its Presbyterian Background from 1801*. Markham: Privately published, 1945. Pages 26 and 41.

Champion, Isabel (ed.) *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 76-77, 142, 206-207, 326.

RESEARCH REPORT



Robson and Amanda Jewitt House West Half of East Half, Lot 31, Concession 5 4180 Nineteenth Avenue c.1892

**Heritage Section
City of Markham Planning & Urban Design
2023**

History

The Robson and Amanda Jewitt House is located on the western half of the east half of Markham Township Lot 31, Concession 5.

The property upon which the house at 4180 Nineteenth Avenue stands was originally part of a Clergy Reserve, consisting of the 200 acres of Lot 31, Concession 5, leased to John Klein as early as 1804. In 1850, Benjamin Bowman received the Crown patent for the western 40 acres of the eastern half of Lot 31, later adding to his holdings in the centre of the Township lot by receiving the Crown patent for the eastern 50 acres of the western half of Lot 31 in 1862. Bruce Creek, a tributary of the Rouge River runs through the 40-acre parcel which created an opportunity for a mill in that location. This characteristic of the property is likely what led Benjamin Bowman to select it.

Walton's Directory of 1837 lists Benjamin Bowman as residing on Lot 31, Concession 5, several years prior to his formal acquisition of the property from the Crown. It is likely that he was leasing the land at that time, but what is not precisely known is when he initially settled there or began work on his mills. The 1851 census tells us that Benjamin Bowman, a clothier by trade (i.e. cloth or clothing manufacturer), was born in Ireland and was a member of the Free Presbyterian Church. He was 55 years of age and married to Jane (Dowling) Bowman, age 50, also born in Ireland. John Bowman, their eldest son, was a miller, and his younger brothers Robert and Benjamin were employed with their father as clothiers. Another son, Scott, was a farmer. The traditional date of construction of the Almira flour and woolen mills is 1844 with Benjamin Bowman credited as the builder. The mill was a two-and-a-half storey brick building.

The 1861 census listed four residences on the Bowman property: a two-storey brick house occupied by Benjamin Bowman, at that time a merchant (and local Postmaster) rather than a clothier, and three frame houses, one occupied by Scott Bowman, a farmer, another occupied by John Bowman, a clothier, and the last occupied by Joseph Cook, also a clothier. It was typical to have a miller's residence, and also mill worker's cottages for the employees, in connection with milling operations in the historical development of Ontario communities. The establishment of a mill in association with a river or stream was often the impetus for the emergence of settlements in the early days of the Province, as was the case in Almira.

One of the three frame dwellings noted in the 1861 census may have been on the site of 4180 Nineteenth Avenue. The MPAC date of construction is 1851. The house immediately to the west at 4167 Nineteenth Avenue was made up of two separate buildings joined together at some point in their history, perhaps to create a double house, or a larger single residence.

Benjamin Bowman died in 1862. The mill property passed to Benjamin and Jane Bowman's son, John. John Bowman operated the business for a period of time, then sold to William Spofford in 1869. William Spofford sold to Alfred Spofford in 1877. In 1880, the mill property was purchased by Samuel Boyer Lehman who operated the Amira Mills under the name S. B. Lehman & Sons until 1943 when the building was severely damaged by fire. A remnant of a later addition to the c.1844 mill, renovated and expanded, stands at 4160 Nineteenth Avenue. That property is designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

Samuel Lehman sold a quarter acre portion of the mill property to Amanda Jewett (usually spelled "Jewitt") in 1892. This property possibly contained one of the three frame dwellings noted in the 1861 census. Amanda (Woodard) Jewett was married to Robson Jewett, an English immigrant who came to Canada in 1881. He was born in Settle, North Yorkshire. Four Jewett brothers emigrated to North America in the late nineteenth century, but Robson Jewett was the only one to permanently settle in Canada. His parents were Isaac Jewett and Mary (Robson) Jewett. Isaac Jewett was an English farmer who later became an employee of a railway.

Amanda Jewitt was the daughter of Amos Woodard and Sarah (Wideman) Woodard. After Amos Woodard died, Sarah married Jacob Horner. When Robson and Amanda Jewitt were first married in 1891, they lived in the household of Jacob and Sarah Horner on a rural property, Lot 32, Concession 2, west of Almira.

Robson Jewitt was a farm labourer, according to the 1901 census. At that time, Robson and Amanda Jewitt had three young children, Edwin, Elizabeth, and Elsie. Sarah Horner, a widow by that time, lived in the same household. The Jewitt family either remodeled and enlarged a modest millworker's cottage on their property or built an entirely new dwelling in the early 1890s. An archival photograph in the collection of the Markham Museum, taken before the mill was damaged by fire in 1943, shows the house at 4180 Nineteenth Avenue before it was updated by later owners. At that time, the house had vertical tongue and groove wood siding and a full-width, hipped-roofed front veranda.



House at 4180 Nineteenth Avenue (right) and the Almira Mills (centre) in a photograph taken before the mill was damaged by fire in 1943 (Source: Markham Museum Archival Collection)

In the 1911 census, Robson and Amada Jewitt had the same three children but at that time, Amanda Jewitt's widowed mother Sarah Horner and her widowed grandmother, Susie (Susannah) Wideman, also lived in the same household. Robson Jewitt's occupation was "labourer."

Robson Jewitt died in 1935. Amanda Jewitt sold the property in 1944 and moved to Southwestern Ontario to be nearer to her married children. The property subsequently passed through the ownership of the Painter, King, Chymbur and Slater families. The current appearance of the house likely dates from the most recent period of ownership by the Chymbur-Slater family, 1962 to present.

Architecture

The Robson and Amanda Jewitt House is a one-and-a-half storey wood and brick-clad frame dwelling with an irregular plan shape. The oldest part of the house is the front, or southerly portion, which has a rectangular plan and rests upon a raised fieldstone foundation. A substantial two-storey addition has been made to the rear, and a small vestibule has been added to the front wall, sheltering the front door. The rear addition extends past the east wall of the oldest part of the house.

The front wall of the house is clad in wide, horizontal wood siding with a rustic, wavy edge. The effect is cottage-like in character. The sidewalls are clad in brown and red modern-era brick. It is not known if the siding on the front wall covers similar brick. The vestibule is a modern-era frame structure with a hipped roof. The vertical wood cladding of the vestibule extends to the east to form a privacy screen around the front entrance

The roof of the front portion of the house is a medium-pitched gable with overhanging, open eaves. There is a steep centre gable on the front slope that until recently was trimmed with a modest display of curvilinear bargeboard in the peak. The centre gable contains a pointed-arched Gothic Revival window behind a flat-headed storm window. The original two-over-two paned window has been replaced with a modern unit. Until recently, two historic chimneys remained on each gable end of the roof. The lower portion of the westerly chimney was likely removed the last time the roof cladding was replaced. Windows flanking the enclosed front porch that shelters the principal entrance are flat-headed and have two-over-two panes. They appear to be recent replacements. Similar windows are seen on the east and west gable ends.

In terms of the historical development of this house, an examination of the underlying structure would be required to determine if the structure was built around a mid-nineteenth century mill worker's cottage. The most likely area to reveal this type of information would be the structure of the main floor, possibly visible in the basement.

Architecturally, the Robson and Amanda Jewitt House is a representative example of the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be 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. The design was promoted in architectural pattern books and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Robson and Amanda Jewitt House, with its pointed-arched window and curvilinear bargeboards in its centre gable. The essential form of the Ontario Classic was 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. A one-and-a-half storey height and a T-shaped plan were also typical with the rear portion of the “T” usually a single-storey kitchen. In this case, the kitchen wing has been replaced by a large, two-storey modern-era addition.

If the first phase of this house was indeed an older millworker’s cottage in the Georgian architectural tradition, it would be a similar situation as the George Pingle Jr. House at 4022 Major Mackenzie Drive, which started as a low, one-and-a-half storey Georgian tradition frame dwelling c.1842 that had its knee walls raised and a steeper roof added in the 1890s.

The archival photograph, showing vertical tongue and groove siding and a full-width, hipped-roofed front veranda, could allow the future restoration of some of the original features of the Robson and Amanda Jewitt House.

Context

The Robson and Amanda Jewitt House is one of a grouping of older buildings that define the character and extent of the historic community of Almira. It has contextual value due to its location in the centre of the hamlet of Almira, two properties to the east of the former site of the Almira Mills. The property is historically related to the site of the Almira Mills at 4160 Nineteenth Avenue, designated under By-law 2005-76, and the Almira Mill Worker’s Cottage at 4176 Nineteenth Avenue, next door to the west. At one time, all of these were part of the mill property.

Sources

Abstract Index of Deeds for Markham Township Lot 31, Concession 5.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911.

Jewitt, Wideman and Horner family research by Fred Robbins, Stouffville Historian. Stouffville Tribune Newspaper Archives.

Find-a-Grave: Robson and Amanda Jewitt – Heise Hill.

Markham Museum Archival Photograph Collection.

Almira Mill Worker’s Cottage, 4176 Nineteenth Avenue, Research Report, Heritage Section, City of Markham, 2011.

Champion, Isabel (ed.). *Markham 1793-1900*. Revised edition. Markham: Markham District Historical Society, 1989. Pages 121, 122, 225.

Keith, Fern in *More Pioneer Hamlets of York*. Kitchener: Pennsylvania-German Folklore Society, 1985. Pages 16-18.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Robson and Amanda Jewitt House is a representative example of a village dwelling in the Ontario Classic style.

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

The Robson and Amanda Jewitt House has historical or associative value as the home of Robson and Amanda Jewitt, and for its association with the Almira Mills property, an important local industry founded by Benjamin Bowman in 1844 and later owned by Samuel Boyer Lehman.

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

The Robson and Amanda Jewitt House is one of a grouping of older buildings that define the character and extent of the historic community of Almira. The property is historically related to the site of the Almira Mills at 4160 Nineteenth Avenue to the west, designated under under Part IV of the Ontario Heritage Act, and the Almira Mill Worker's Cottage at 4176 Nineteenth Avenue.

RESEARCH REPORT



Justus and Mary Reynolds House **West Half Lot 10, Concession 10** **7635 Highway 7** **c.1840**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Justus and Mary Reynolds House is located on a portion of the western half of Markham Township Lot 10, Concession 10, in the historic hamlet of Locust Hill.

Samuel Reynolds, U.E.L. (1755-1843), received the Crown patent for the entire 200 acres of Lot 10, Concession 10, Markham Township, in 1813. He also leased Lot 9, Concession 10, from the Crown in 1803. Lot 9 was directly south of Lot 10. Samuel Reynolds and his wife, Margaret Van Rensselaer (also known as Peggy) 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, having been displaced as refugees of the American Revolution. In 1779 or 1780, Samuel Reynolds petitioned the Crown for a land grant, and received Lot 10, Concession 10, Markham Township.

Samuel and Margaret Reynolds arrived in Markham Township about 1800. They were listed on William Berczy's 1803 census of Markham settlers on this property. The family included their five sons John, Azariah (also known as Asa), William, Henry, and Justus (also known as Justice, depending on the source).

In the 1830s, Samuel Reynolds sold off different parts of Lot 10, Concession 10, to his sons Azariah and Justus. Asa Reynolds purchased 50 acres, partly in the eastern half of the lot, and partly in the west, in 1832. 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 is located in a portion of the 9-acre parcel. The two parcels were not contiguous. The 60 acres were located at the far eastern end of Lot 10, while the 9 acres were notched out of the far western end of Lot 10.

William Reynolds inherited the family homestead, minus the 9 acres owned by his brother Justus, after the death of Samuel Reynolds in 1843. In 1855, William Reynolds donated an acre of land for a Wesleyan Methodist chapel and cemetery. William Reynolds also owned land in the eastern half of Lot 11, Concession 9, where an early fieldstone house still stands at 7482 Highway 7.

It may be that the two-storey frame house at 7635 Highway 7 was a later residence of Samuel and Margaret Reynolds which was intended to be passed down to their youngest son Justice. This might be why it was separated from the larger portion of the western half of Lot 10 in the late 1830s which was intended for an older son, William. A construction date of c.1840 is proposed by this research, but the dwelling, or a possible first phase of it, may be older.

Justus Reynolds was born in Nova Scotia in 1798. He married Mary Holden in 1827. Mary Holden was the Irish-born daughter of Sinclair Holden, a prominent early merchant in Markham Village, who came to Markham from Belfast, Ireland in the early 1820s and is said to have built the first house in the village. Justus and Mary Reynolds had one child, Jane, who married William Clarry and lived on Lot 20, Concession 7, north of Mount Joy after starting out in a log house on a portion of Lot 10, Concession 10.

In 1872, Justus Reynolds sold his 60 acres on the eastern half of Lot 10, Concession 10, to Albert Sinclair Clarry, a son of William and Jane (Reynolds) Clarry. The Albert Clarry House still stands at 165 Locust Hill Lane, a property within the Rouge National Urban Park.

In 1877, Justus Reynolds sold the 9-acre property containing the family home former to William Marr Button of The St. Claire Farm. According to the 1881 census, Samuel Cole, a farmer of German origin, born in New Brunswick, resided on the property. In 1885, Button sold to Jane Clarry who moved into the former Reynolds family home with five of her children after the death of her husband. In the 1891 census, the house was noted as a two storey frame building containing 8 rooms.

In 1891, Jane Clarry transferred ownership to her son, William W. Clarry. William and Sarah Clarry sold to David Dawson in 1910 who sold only two years later to Georgina Wilby. Georgina Wilby was married to Russell L. Wilby. They were long-time owners. They moved the old house back from the road and onto a new foundation after Hurricane Hazel in 1954. Georgina Wilby transferred the property to Anthony and Maria Engel in 1978.

Architecture

The Justus and Mary Reynolds House is a two-storey frame dwelling clad in mixed materials. The two-storey main block has a rectangular plan and rests on a modern concrete foundation. Within the basement, large, hewn sills and heavy log joists left in the round are visible, an indication of the structure's great age. A single-storey addition extends from the east gable end, and a small frame vestibule is located on the rear wall.

The lower half of the building has wood, board and batten siding. The upper half is clad in horizontal vinyl. The main block has a 3-bay front and is 2 bays on the west gable end. The gable roof is medium-pitched with wide, projecting, boxed eaves and wide eave returns. There are small, single-stack brick chimneys on each gable end. The chimneys are in a traditional position but have a mid-twentieth century character in terms of materials and proportions.



7635 Highway 7 – Front (north) elevation (Source: City of Markham)

The house faces north. A glazed and panelled single-leaf wood door is centred on the front wall with single-paned sidelights. The entry is sheltered by a bracketed, gable-roofed canopy that has an early twentieth century character. The door appears to be of early nineteenth century origin. On either side of the entry are wide, modern three-part windows without pane divisions, an obvious alteration that required the widening of the original window openings in this location. On the second floor there are three windows, rectangular in shape, containing modern casement windows without pane divisions. The central window looks like it is a reduced version of what was once most likely a window opening matching those on either side. On the west gable end, the window openings do

not appear to have been altered, but they all contain modern casement windows without pane divisions. The arrangement of window opening follows a formal symmetry.

When viewed from the front, the Justus and Mary Reynolds House has the appearance of a mid-twentieth century, suburban, two-storey house. The west gable end is where the early-to-mid-nineteenth century character of the building becomes apparent in the treatment of the eaves and the shape and arrangement of the windows. Prior to the present claddings, the exterior wall finish was stucco.

Originally, the design of the Justus and Mary Reynolds House was Georgian in character. Georgian houses were built throughout Markham Township from the earliest period of European and American settlement into the 1860s. Typically, these houses were constructed as replacements of older log houses erected by early settlers. This style of conservative, symmetrical domestic architecture following a standardized formula of design and proportion was based on principles established by the sixteenth century Italian architect Andrea Palladio as interpreted by British architects in the 1700s. The Georgian tradition first came to North America via Britain's New England colonies then came to Canada with the arrival of Loyalists and later British immigrants. The use of the style continued in Canada long after the Georgian period had ended. This mode of design was adaptable and versatile, readily suited to the smallest of worker's cottages to the most pretentious of residences. The aesthetic appeal of Georgian tradition houses was based on symmetry, proportion, and both quality of construction and materials rather than decorative details.

In this example, a Georgian character of formality and symmetry remains, except for the addition to the east end. The full 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. 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 is indicative of the Arts and Crafts Movement popular in the early twentieth century, an interesting remnant of an intermediate stage in the building's development.

Context

The Justus and Mary Reynolds House is located in a semi-rural area to the west of the hamlet of Locust Hill. The Locust Hill United Church, an historic place of worship built in 1890 and designated under Part IV of the Ontario Heritage Act (By-law 15-96), is located on the opposite side of Highway 7. The historic cemetery associated with the church is next door to the subject property to the east. This property is historically related to the William Reynolds House at 7482 Highway 7, constructed in the early nineteenth century by Justice Reynold's older brother, William.

Also on the property at 7635 Highway 7, to the west of the dwelling, there is a one-and-a-half storey frame accessory building with a gable front facing Highway 7. The building has a residential unit on the second floor. It appears to be an old structure, possibly dating from the late nineteenth century, however, it has not been closely examined to verify its age or original purpose.

Sources

Deed Abstracts for Lots 9 and 10, Concession 10, and Lot 11, Concession 9.
Canada Census: 1851, 1861, 1871, 1881, 1891.
Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1877).
Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York (1878).
Reynolds Family File, Markham Museum.
Cemetery Transcriptions, Locust Hill United Church, Markham Museum.
City of Markham Heritage Section Property Files with Research: 7635 Highway 7, 7482 Highway 7, 165 Locust Hill Lane, and 9900 Markham Road.
Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 160 and 246.
Armstrong, Mrs. R. J. "Locust Hill." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Pages 63 and 64.
Historical Sketch of Locust Hill United Church – Centennial 1856-1956. Page 2.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Justus and Mary Reynolds House is 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.

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

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, for its direct association with the Reynolds family of Dutchess County, New York.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.

RESEARCH REPORT



Henry and Susanna Wideman House **South-east Part Lot 24, Concession 8** **10484 Ninth Line** **c.1850**

Heritage Section
City of Markham Planning & Urban Design
2024

History

The Henry and Susanna Wideman House at 10484 Ninth Line is located on the south-east part of Markham Township Lot 24, Concession 8. This lot was leased by the Crown to Pennsylvania-German immigrant Henry Wideman (originally spelled 'Weidman') in 1803, the year of his arrival in Markham Township. Henry Wideman (1757-1810) came from Buck's County, Pennsylvania with his wife, Catherine Van Hoben and their children. He was one of the first ordained Mennonite clergymen in Upper Canada, and the first in Markham Township. Tragically, Henry Wideman was killed by a falling tree while clearing the road allowance in front of his lot. The Wideman Church on Highway 48 was named for him.

Henry and Catherine Wideman's son, Christian Wideman, arrived in Markham Township in 1805, two years after his parents. He married Maria Kauffman. Christian Wideman received the Crown patent for the family homestead in 1824 and is listed on Lot 24 Concession 8 in Walton's Directory of 1837. Christian Wideman sold the south-

east 65 acres of Lot 24 (the location of 10484 Ninth Line) to his son Henry Wideman (1810-1871) in 1843. This Henry Wideman should not be confused with Henry Wideman Jr., the son of Henry Wideman Sr. and Catherine (Van Hoben) Wideman, who lived on Lot 28, Concession 7 in the area of Dickson Hill. In 1844, Christian Wideman sold the larger 135-acre westerly portion of the farm to Samuel Wideman, another son.

At the time of the 1851 census, farmer Henry Wideman and Susan (Lehman) Wideman, his second wife, were living in a stone house on Lot 24, Concession 8. In the same household were Catherine, Henry Wideman's 16 year old daughter from his first marriage, younger children Daniel age 9, and Peter age 6, Andrew Miller, a laborer and Matilda Hare, a servant. At the time of the 1861 census, the Wideman residence was described as a one-and-a-half storey stone house. The difference in the description of the stone house between the 1851 and 1861 census is due to enumerators for the 1851 census not always taking half storeys into account.

Henry Wideman was still living when the 1871 census was taken. He was age 60 at the time, but died that same year. His youngest son, Peter Wideman, age 24, farmed the property. In 1878, the estate of Henry Wideman assigned the farm to the London and Canada Loan and Savings Company, who sold to John McCreight in 1879. According to the 1881 census, Peter Wideman and his widowed mother Susannah continued to reside on the property. John McCreight lived on Lot 4, Concession 7, in the south east quarter of Markham Township.

John McCreight, an Irish Presbyterian immigrant, initially farmed in the north-east part of Scarborough Township. He and his Ontario-born wife, Sarah (Daniels) McCreight raised a family on a small farm located on Lot 11, Concession 5, near the present-day intersection of Steeles Avenue East and Morningside Avenue. In 1869, John McCreight purchased a 50-acre farm on the western part of Lot 8, Concession 9, Markham Township, just north of the hamlet of Box Grove. In the late 1870s, John and Sarah McCreight and several members of their family moved to Lot 4, Concession 7, a small farm located on the east side of today's McCowan Road to the north of Steeles Avenue. Their oldest son, Andrew, his brother Thomas, and sister Isabella, all unmarried, moved to the farm at Box Grove. James McCreight, another of the sons of John and Sarah McCreight, moved to the former Wideman farm at some point between the 1881 and 1891 census. James McCreight's wife was also named Sarah. John McCreight willed the farm to his son in 1892.

James M. McCreight (the son of James McCreight Sr.) and his wife Viola McCreight sold the property to Thomas J. H. Allen in 1948, after which it was owned by a series of others until 1969 when the farm was sold to real estate investors.

Architecture

The Henry and Susanna Wideman House is a one-and-a-half storey fieldstone farmhouse with a rectangular plan. The house is oriented to face south rather than Ninth Line. The foundation places the ground floor several steps above grade which provides for a basement lit by small windows. The principal entrance is contained with an

enclosed shed-roofed porch of twentieth century design. A one-storey frame side wing extends from the east gable end wall of the main block, offset to the north.

The walls are made from coursed, split random rubble. The local fieldstone consists of grey limestone, black basalt and grey and pink granite, glacial material likely gathered from the surrounding fields and stream beds. Alternating cut stone quoins decorate the corners, and red brick was used for tall splayed arches and quoin-like margins around door and window openings. The arches have a slight camber.

The medium-pitched gable roof has projecting, boxed eaves and eave returns. The wood cornice is decorated with simple, robust Classical mouldings. A shed-roofed dormer, a twentieth-century addition, is centred on the rear roof slope. There is a single-stack red brick chimney centred on the roof ridge, and an exterior single-stack red brick chimney that has been added to the east gable end wall.

The main block has a three-bay front. There is a centrally-placed single-leaf door within the enclosed porch. Flat-headed rectangular window openings with projecting concrete lugsills flank the front door and porch. The window openings are unusually wide in proportion compared with typical examples of similar stone houses from this period in Markham. Modern single-hung windows with one-over-one panes are found within these and all other window openings on the main block. Based on the age of the building, the original windows would have been multi-paned, perhaps eight-over-eight. The rear wall is also composed of three-bays, but the position of the door and flanking windows is asymmetrical. The back door has been partially bricked in and presently contains a small window high on the wall, perhaps an indication of a kitchen counter and sink.



Rear view of 100484 Ninth Line (Source: City of Markham)

Windows on the west gable end wall are regularly placed. There are two wide windows on the ground floor and two smaller windows above. On the east gable end, a single

wide window is positioned in front of where the side wing joins the wall, and two small windows, regularly placed, on the second floor.

The frame side wing is sided in clapboard and has a medium-pitched gable roof without eave returns. It appears to be a later addition, perhaps constructed in the late nineteenth century as a summer kitchen and woodshed. The windows on the side wing are flat-headed, rectangular single hung style, with two-over-two panes.

The Henry and Susanna Wideman House is a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition, an approach to domestic architecture that continued long after the Georgian period ended in 1830. It is a modestly-scaled example of its type, with its simple 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 as noted in *Markham 1793-1900*:

“The typical Pennsylvania German farmhouse, on the other hand, was Georgian in design – an even trade from English neighbours. As the Pennsylvania Germans migrated, they took with them this farmstead plan, now American rather than European, westward as far as Iowa and north into Upper Canada, so into Markham Township.”

Context

The Henry and Susanna Wideman House is located in a rural setting in the general vicinity of the historic rural community of Milnesville. The farmstead is set back a considerable distance from the road and is therefore not readily visible from Ninth Line. A tributary of Little Rouge Creek runs to the west of the dwelling, adjacent to the CN railway that is part of the Stouffville Line of GO Transit.

The bank barn associated with the farmhouse is of interest. It is a gambrel-roofed barn on a raised fieldstone foundation, fairly typical of the late nineteenth and early twentieth century Markham, except for its weathered clapboard siding. This type of siding is indicative of an early date of construction and therefore the barn could be contemporary with the dwelling. It appears that in the late nineteenth or early twentieth century, the barn was raised onto a fieldstone foundation and given a gambrel roof to replace the gable roof typical of pre-1890s barns. The vertical barnboard in the gable ends reflects the suspected modification to the original roofline.

The Henry and Susanna Wideman House is historically linked to the Samuel Wideman House on the western part of Lot 24, Concession 8 (10541 Highway 48), designated under Part IV of the Ontario Heritage Act (refer to By-law 2009-21).



Barn at 10484 Ninth Line (Source: City of Markham)

Sources

Deed Abstracts for Markham Township Lot 24, Concession 8.

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

Directories of Markham Township: Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory and 1918 Directory.

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

Wideman and McCreight Family Files, Heritage Section, City of Markham Planning & Urban Design.

Property File for 10484 Ninth Line, Heritage Section, City of Markham Planning & Urban Design.

Champion, Isabel (ed.) *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 31, 55-56, and 147.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has physical value or design value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

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

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

The Henry and Susanna Wideman House has 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 property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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.

RESEARCH REPORT



Williams House **Lot 5, Plan 404** **10760 Victoria Square Boulevard, Victoria Square** **c.1898**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The Williams House is located on Lot 5, Plan 404, which is on part of the eastern half of Markham Township Lot 26, Concession 3, in the historic crossroads community of Victoria Square.

John Kennedy (also known as John Canada) received the Crown patent for the entire 200 acres of Markham Township Lot 26, Concession 3, in 1805. He was noted on this property in William Berczy's 1803 census of Markham settlers.

In 1805, John Kennedy sold to Jacob Heise. Jacob Heise and his siblings Christian, Joseph, and Magdalene arrived in Markham Township in 1804. Their parents were John Heise and Barbara (Yordy) Heise of Lebanon County, Pennsylvania. The Heise family belonged to a Christian sect related to the Mennonites, known by various names including Dunkards, Tunkers or River Brethren. A number of families from Pennsylvania that followed this faith settled in north-west Markham and in part of Vaughan Township in the early 1800s.

Jacob and Hannah Heise had four children: Barbara, Jacob, Abraham, and John. Jacob Heise Jr., born in Somerset, Pennsylvania, married Mary Steckley, the daughter of John

Steckley Sr., Bishop of the Tunker Church. They had several children, one of whom as Christian Heise, also known as Christopher. Christopher Heise acquired the eastern 75 acres of his father's farm on Lot 26, Concession 3, in 1867. He and his wife Leah (Rhodes) Heise lived in a brick farmhouse further west on the property that still stands at 2730 Elgin Mills Road East. Christopher Heise helped develop the northwest quarter of Victoria Square by selling lots and building houses at the crossroads.

In 1875, Christopher Heise had Public Land Surveyor Peter S. Gibson create Plan 404, a plan of building lots on a portion of the south-east corner of Lot 26, Concession 3. Some buildings had already been constructed within the area of Plan 404 by the time the plan of subdivision was created.

In 1898, Christopher and Leah Heise sold Lot 5, Plan 404 to Thomas F. Boynton, a farmer who lived on the eastern half Lot 26, Concession 2. Today that property is the site of Richmond Green, a large public park in the City of Richmond Hill.

In 1899, Thomas and Fanny Boynton sold the property in Victoria Square to Martha Williams. An increase in value between 1898 and 1899 suggests that the property had been improved during the Boynton period of ownership, therefore a date of construction of c.1898 is proposed for the existing two-storey frame dwelling at 10760 Victoria Square Boulevard. However, it is possible that the Heise family may have built the house as a speculative venture shortly before selling to Thomas F. Boynton. In any case, the design of the dwelling suggests a late nineteenth century date of construction. The Municipal Property Assessment Corporation, commonly referred to as MPAC, dates the building to 1900.

Martha (Bestard) Williams (1858-1952) was born in Vaughan Township. Her parents were John Bestard and Mary (Schell) Bestard. John Bestard was born in England and Mary Bestard was born in Ontario. In 1877, Martha Bestard married George Henry Williams in Vaughan. His parents were Jacob Williams and Fanny (Bride) Williams. At the time of the 1891 census, Martha was listed as Martha Bestard, a married woman, in her parents' household on Lot 32, Concession 2, Markham Township. Curiously, in the same household was labourer George Williams, a married man, and his four children. Based on the available information, it appears that there was some issue in their marriage, yet they resided in the same dwelling.

According to the 1901 census, Martha Williams was a married woman, 42 years of age, with an English background. By this time the family lived in their own household in Victoria Square. Although she was listed as married, her husband was not listed as residing in the household. It is interesting to note that her occupation was listed as "Farmer" because the property was too small to farm, and because women were not typically described as farmers in terms of occupation during this time. Four unmarried children were included in the household: Annie M., 22; John H., 20, a farm labourer; Jacob G., 18, a farm labourer; and Mary A., 16, a dress maker.

The Williams family were of the Tunker faith, an Anabaptist sect historically and doctrinally related to the Mennonites. Tunker families came to Markham Township from Pennsylvania in the early nineteenth century along with Mennonite families. They were typically Pennsylvania Germans. Martha Williams was likely a member of the Tunker church through marriage given her English background.

Martha Williams was noted in later census records as a widow. In 1941, she sold her property to Mary A. Stoutenburgh, her married daughter, for a nominal \$1.00. Mary A. Stoutenburgh died about 1952. Her executors sold the property out of the family in 1963.

Architecture

The Williams House is a two-storey frame dwelling covered in green and white aluminum siding. The nature of the earlier siding is not known as no archival photographs have been found to show the building's earlier appearance. The main block of the house has a rectangular plan with a small, enclosed porch sheltering the principal entrance. The foundation material is unknown. The medium pitched gable roof has projecting, open eaves. No historic chimneys remain.

A two-storey rear wing extends across the entire rear wall of the main block. It is mainly clad in aluminum siding except for the southern ground floor wall of a shed-roofed extension within the south-facing ell which is brick veneered. At the west end of the rear wing is a single bay attached garage with its door facing south. Since the roof peak of the rear wing is slightly higher than the roofline of the main block, this part of the dwelling appears to be a later addition that perhaps replaced an older kitchen wing.

The main block has a three-bay front on the ground floor level. The principal entrance is concealed within the enclosed porch. The porch has a shed roof with pent eaves on the sides and is entered through a door flanked by narrow sidelight on the south wall. A pair of flat-headed windows is located on the east wall of the porch facing the street. A single window is located on the north wall. The second floor of the main block has two window openings aligned above the ground floor windows. Window openings are typically tall, narrow and flat-headed. Modern replacement windows are contained within the old openings, flanked by non-functional louvered shutters. The proportions of the window openings and the period of construction suggest that the original windows likely had one-over-one panes.

On the sidewalls of the main block there are two windows centred on the walls with the ground floor and second floor window openings vertically aligned.

Windows in the rear addition are modern in proportion and contrast with the style of the window openings in the main block.

The Williams House is a representative example of a frame village dwelling of the late nineteenth century. Its sense of symmetry is rooted in the Georgian architectural tradition that continued to influence vernacular domestic architecture well past the end

of the Georgian period in 1830. The restrained design of the Williams House represents the transition of domestic architecture from the ornate designs of the late Victorian period to the simplicity that began to emerge in the Edwardian period. At one time the front porch was likely open. It may have replaced a veranda typical of the late 1890s, but any evidence of a possible veranda, if it existed, would be concealed by the aluminum siding that covers the building.

Context

Victoria Square is a former Heritage Conservation District Study Area that contains 44 properties, 22 of which are listed on the *City of Markham Register of Property of Cultural Heritage Value or Interest*. Of these properties, two are individually designated under Part IV of the Ontario Heritage Act. A number of other properties are currently in the process of being designated.

The Williams House is one of a grouping of late 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.

Sources

Abstract Index of Deeds for Markham Township Lot 26, Concession 3.

Abstract Index of Deeds for Lot 5, Plan 404.

Canada Census 1891, 1901, 1911, and 1921.

Victoria Square Heritage Conservation District – Historical Background and Inventory.

Su Murdoch Historical Consulting, 2010. Pages 14-15, 23-27, 132-133.

Find-a-Grave search for Martha Williams.

Genealogical Research by Fred Robbins, Stouffville Historian.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction.

The Williams House has design value and physical value as a representative example of a frame village dwelling of the late nineteenth century.

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

The Williams House has historical value and associative value, representing the theme of urban development, specifically the late nineteenth century development of the crossroads hamlet of Victoria Square.

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

The Williams House has contextual value as one of a number of nineteenth and early twentieth century buildings that help to define the character and extent of the historic crossroads hamlet of Victoria Square.

Attachment 2

Daniel B. Artenosi
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Toronto, ON M2N 6P4
Tel 416-730-0337
overlandllp.ca



May 12, 2025

VIA EMAIL clerkspublic@markham.ca

City of Markham
Development Services Committee
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Sirs/Mesdames:

**RE: 2091825 Ontario Ltd.
7635 Highway 7 East, Markham Ontario
Item 7.2 - Development Services Committee Meeting, May 13, 2025
Proposed Designation Under Part IV, Section 29 of the Ontario Heritage Act**

We are the lawyers for 2091825 Ontario Ltd., (the “**Owner**”) being the Owner of the property municipally known as 7635 Highway 7 East (the “**Property**”) in the City of Markham (the “**City**”). The Property is located on the south side of Highway 7 East, east of Reesor Road and is currently occupied by a two-storey single detached dwelling and two accessory structures.

We have recently been retained in light of City Council’s impending consideration of whether to issue a notice of intention to designate the Property under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. 0.18* (the “**OHA**”). We are in receipt of and have reviewed the advanced notice titled *Future Designation Under Part IV of the Ontario Heritage Act*, dated April 17, 2025, enclosed herewith as **Attachment “1”** (the “**Advanced Notice**”). While we acknowledge that the Advanced Notice does not constitute formal notice as required by the OHA, we are writing on a preliminary basis to advise that our client does not support the designation of the Property.

We have undertaken a preliminary review of the report titled *Designation of Priority Properties – Phase XVII* (the “**Priority Designation Report**”). Of note, the Priority Designation Report fails to acknowledge that the original construction of the primary building on the Property has undergone significant modifications. In addition to a number of physical alterations, the primary building was in fact relocated within the Property and placed on a new foundation. We submit that this material omission is an indication that further research is required to determine whether the Property exhibits cultural heritage value worthy of designation under Part IV of the OHA.

We hereby request that this matter be deferred, and that City Staff be directed to consult with the Owner and its consultant team further before any recommendations regarding the potential designation of the Property are considered by City Council.

REQUEST FOR FUTURE NOTICE

We hereby request that all future notice, correspondence or documentation related to this matter be directed to the undersigned and Rowan Barron (rbarron@overlandllp.ca).

Yours truly,

Overland LLP

A handwritten signature in black ink, appearing to read "D. Artensosi", written in a cursive style.

Per: Daniel B. Artensosi
Partner



April 17, 2025

2091825 Ontario Ltd.
101 Otonabee Avenue
Toronto, Ontario
M2M 2S7

To whom it may concern:

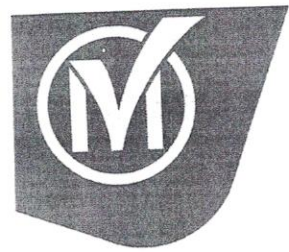
FUTURE DESIGNATION UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

Note that this letter constitutes advance notice that at an upcoming meeting, Council will consider whether to initiate the designation process for your property. At this time, a designation by-law has not been prepared for your property nor does this letter constitute formal notice as required by the *Ontario Heritage Act*. The purpose of this letter is to begin a conversation about the future potential designation of your property.

Our cultural heritage is what we value from the past, and what we want to conserve for future generations. Markham is committed to identifying and protecting places in our community that have significant cultural heritage value through the designation of properties under the *Ontario Heritage Act*. To date, the City has over 250 individually designated properties and four heritage conservation districts.

In pursuit of this objective, and as the result of extensive research, we are proposing to designate your property under Part IV of the *Ontario Heritage Act*. Your property is currently “listed” on the City’s Heritage Register in recognition of its heritage significance. The purpose of designation is to formally acknowledge the importance of the property to the community and protect it for the benefit of future generations. To that end, designation provides a mechanism to prevent demolition or major alterations to your property that would either remove or dilute its cultural heritage value, a tool that does not exist if a property is “listed”.

It is important to note that designation under the *Ontario Heritage Act* does not mean that changes cannot be made to your property, or that the City can compel you to make any changes. Instead, it means that any proposed exterior alterations will be evaluated by the City against a description of your property’s heritage attributes to ensure that they are complementary to its heritage value. The identification of heritage attributes, as required as part of a future designation by-law for your property, provides clarity as to which elements contribute to its cultural heritage value, and is useful as a guide to generally understand which components of the property can and cannot be altered.



Interior alterations can be made without heritage review, just like any other property owner in Markham.

Why has the City decided to designate your property?

Normally a property is protected under the *Ontario Heritage Act* when it is contained within an active development site, such as the construction of a new subdivision, or when a demolition permit has been submitted and Council, based on recommendations from Heritage Section staff, prevents removal through Part IV designation. This approach has worked well for many years, and the City was content to continue to operate in this manner, but recent provincial legislation has necessitated a change in approach.

The Provincial Government's Bill 200, also known as the *Homeowner Protection Act*, requires all "listed" properties on a municipal heritage register, such as Markham's Heritage Register, to be either designated by the end of 2026, 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. Should a property not be designated within this time period and be removed from the register, the City would have no mechanism to prevent demolition or detrimental alteration requests. As a result, the City has initiated a program to research, evaluate and designate all significant "listed" properties in Markham to avoid their potential loss. This program involves a review of over 155 properties.

To help understand what designation entails, included with this letter please find a brief fact sheet that we hope will answer many of your questions, and make you aware of its benefits, including the opportunity for property tax rebates and grant assistance that is only available to the owners of designated heritage properties. We have also attached a copy of the draft Statement of Significance proposed for inclusion in a future designation by-law (a detailed Research Report on your property is available upon request).

Next Steps

While Heritage Section staff (with the assistance of Heritage Markham, our municipal heritage committee) can recommend designation, the decision as to whether to proceed with designation rests with Markham Council. **As a next step, designation of your property will be considered by the Development Services Committee on May 13.**

Should you wish, you are welcome to attend either remotely via Zoom or in-person in the Council Chamber at the Civic Centre. If you wish to make a deputation, please register prior to the start of the meeting by emailing the Clerks department at clerkspublic@markham.ca with your full name, contact information, and the item on which you wish to speak.

Should you have any questions, or would like to arrange a call to discuss any of your concerns, please do not hesitate to contact me at emanning@markham.ca



Planning and Urban Design

Thank you for your cooperation in preserving such an important part of Markham's history.

Sincerely,

Evan Manning
Senior Heritage Planner
Heritage Section – Planning and Urban Design Department
Development Services Commission

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Individual Property Designation

One of the most important tools Markham uses to protect places of heritage significance is through designation under Part IV of the Ontario Heritage Act. Designation provides an enhanced level of demolition control and ensures that the property cannot be altered in a manner that would detrimentally affect its identified heritage attributes.

What can be designated?

A variety of features on properties can be designated including:

- Buildings and structures;
- Archaeological sites and ruins;
- Cultural heritage landscapes (e.g. parks, gardens and/or natural landscapes);
- Cemeteries and monuments.

How does the process for designation begin?

Based on a request from an owner, or at the initiation of the City, research is undertaken to understand the architectural and historical context of the property (or series of properties). Based on this research, and in consultation with the Heritage Markham Committee, an advisory body on heritage-related matters, Staff determine whether the property is a significant cultural heritage resources warranting designation under Part IV of the Ontario Heritage Act. Note that while Staff can recommend designation, only Council can authorize it.

What criteria are used to support designation?

The Ontario Government has prescribed criteria for determining a property's cultural heritage value or interest for the purpose of designation (known as Ontario Regulation 9/06). Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets at least two of the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The criteria address design, historical and contextual value:

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.*

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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.*

Who prepares the designation material?

Heritage Section staff usually prepare the designation research report and accompanying Statement of Significance (inclusive of heritage attributes). The Statement of Significance describes the heritage importance of the property while the heritage attributes identify which elements of the property represent that value. While the research report is prepared to determine if a property warrants designation, the Statement of Significance is prepared once Staff are in support of designation and is included in the Council-adopted by-law which formally designates the property. In some cases, materials are supplied by the property owner or heritage consultants in support of designation.

Can a property be designated without the owner's support?

In those instances where the property owner does not support designation, Council can choose to designate without the owner's permission. As per the Ontario Heritage Act, a property's cultural heritage value is the measure for designation, rather than the consent of the owner.

Does Council have the final say?

A property owner has time-limited appeal rights should they wish to object to Council's intention to designate their property under Part IV of the Ontario Heritage Act. Note the final decision rests with the Ontario Land Tribunal in the event of an appeal.

The following is an outline of the designation process and the points in which objection to designation can formally be made:

- Council supports an intention to designate a property under Part IV of the Ontario Heritage 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;
- 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 location that can be readily accessed, must be provided with the same details;
- Following the publication of the notice, there is a 30-day window in which interested parties, including the property owner, can object to the designation. This notice in opposition to designation must set out the reason for the objection. If a notice of objection has been served to the municipality, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
- Should Council wish to 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 is a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the Ontario Land Tribunal (OLT) of their objection to the designation. Should no objection be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection.

How does designation impact a property?

Designation does not restrict the use or sale of a property, compel an owner to make alterations, or require the owner to open it to the public. It does require the owner to obtain approval through a Heritage Permit for any exterior alterations or additions. The identification of heritage attributes, as required as part of the designation by-law for the property, provides clarity as to which elements contribute to its cultural

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heritage value, and is useful as a guide to generally understand which components of the property are protected. Interior alterations can be made without heritage review unless they impact an identified heritage attribute (this is rare).

What happens if requested alterations are not approved?

If Council denies a Heritage Permit application, the owner can appeal to the OLT. A hearing is held and the OLT can approve the application with or without conditions, or refuse the application.

What about demolition?

Council can deny a demolition permit for a building or structure on a designated property. If Council refuses to approve an application for demolition, the owner may appeal to the OLT. After holding a hearing, the OLT can approve the application with or without conditions, or refuse the application.

How are designated properties identified and celebrated?

To celebrate the designation of an individual property, Markham has traditionally provided a bronze plaque that is mounted on the property with the owner's consent. The plaque indicates the name of the building's first occupant and the date of construction. The designation by-law is also registered on title to the property and is included on the City's Register of Property of Cultural Heritage Value or Interest.

Does designation affect the property value?

Studies on Ontario's heritage designated properties have revealed above-average performance in terms of property value changes, as well as resistance to market downturns. A study of 3,000 designated properties in 24 Ontario communities found that:

- Designation did not have a negative impact on property values;
- The rate of sale of designated properties was as good or better than the general market;
- The value of heritage properties tended to resist downturns in the general market

What are the benefits of owning a designated property?

The City is appreciative of the time, money and effort spent in maintaining a heritage property and offers financial assistance to owners of designated properties. Currently, there are three programs offered by the City:

Heritage Property Tax Refund

Receive an annual property tax refund to help offset the additional costs associated with conserving a designated property. Municipal and education tax components can be reduced by 30%. To be eligible for tax relief, the property must be designated under the Ontario Heritage Act and be subject to a registered Heritage Easement Agreement (HEA)

Designated Heritage Property Grant Program

Restore heritage features or replicate lost features on a designated property using this matching grant program which can provide up to \$5,000 in funding.

Commercial Façade Improvement Grant Program

Obtain matching grants of up to \$15,000 to assist in the restoration or improvement to exteriors of individually designated commercial properties.

In addition to financial assistance, staff can assist in providing general restoration advice and guidance on completing maintenance and alterations that are appropriate and help celebrate the heritage value of the property

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How to obtain additional information

Should you have any questions or require further clarification, please contact:

City of Markham
Heritage Section, Planning & Urban Design Department
101 Town Centre Blvd
Markham, ON L3R 9W3
heritage@markham.ca

Designation Program Co-ordination
Evan Manning, Senior Heritage Planner
emanning@markham.ca

**“Heritage Matters...in Markham”
is a series of information brochures
on heritage planning topics.**

Revised September 2023

STATEMENT OF SIGNIFICANCE

Justus and Mary Reynolds House

7635 Highway 7 East

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.