

**APPENDIX 'D': Research Reports**

## RESEARCH REPORT



**Boynton House**  
**East Half Lot 26, Concession 3**  
**10768 Victoria Square Boulevard**  
*(Formerly 10768 Woodbine Avenue)*  
**c.1912**

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

### **History**

The Boynton House is located on 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 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 was 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. The L-shaped subject property wraps around the top and rear of Lots 2 to 8, Plan 404, all of which front onto Victoria Square Boulevard.

The history of 10768 Victoria Square Boulevard is linked to 10764 and 10766 Victoria Square Boulevard (Lots 7 and 8, Plan 404). A butcher shop has been located in this part of Victoria Square since at least 1881, when the census of that year included George J. Querrie on the east part of Lot 26, Concession 3. According to the assessment roll for 1886, he was a tenant of Christopher Heise, possibly occupying the small frame house that still stands at 10766 Victoria Square Boulevard. George Querrie was born on the British island of Jersey. For a time he may have worked with Joseph Ellerby, another local resident who was also involved in the same line of work in the early 1880s.

The next butcher to serve Victoria Square was William Boynton. He may have taken over George Querrie's shop and residence, but by the time of the 1891 census, William Boynton and his family were residing as tenants in a two-storey, seven-room frame dwelling in the general vicinity which does not match the description of the one-storey frame house at 10766 Victoria Square Boulevard. 10766 Victoria Square Boulevard is located on Lot 8, Plan 404. There is now a modern house located at 10764 Victoria Square Boulevard (Lot 7, Plan 404), but long before that house was constructed, the Boynton's residence may have been on that site. In any case, Grace Boynton, the spouse of local butcher William Boynton, purchased Lots 7 and 8, Plan 404 from Christopher Heise in 1891. At the time of the 1901 census, William Dennie, a neighbour, was also employed as a butcher, possibly working with William Boynton.

In 1912, a half-acre parcel directly north of Lots 7 and 8, Plan 404 was severed from the Heise farm. The Heise family sold this lot to Herman Wesley Boynton for \$150, with the purchase price suggesting it was an undeveloped property. Herman Wesley Boynton was one of the sons of William and Grace Boynton. He was commonly known as Wesley. Based on the architectural style of the existing dwelling at 10768 Victoria Square Boulevard, it was likely constructed for H. Wesley Boynton c.1912. It is not certain how long he operated the family butcher shop.

In 1919, H. Wesley Boynton and his wife Florence sold the property to William E. Boynton of Toronto (his father?). The Markham Township directory for 1918 placed H. Wesley and

Florence Boynton in the vicinity of the hamlet of Headford, a community to the south-west of Victoria Square. This location was also noted in the 1921 census. H. Wesley Boynton's occupation was given as "Farmer" rather than "Butcher."

The next butcher to operate the family business was Charles Stanley Boynton, another son of William and Grace Boynton. In 1924, Charles S. Boynton purchased a strip of land comprising 1.3 acres from the Heise family that was located directly behind the butcher shop property and Lots 2 to 8, Plan 404. This created the large L-shaped property at 10768 Victoria Square Boulevard as it currently exists. A hand-drawn map dated 1943 illustrates the two Boynton houses that stand at 10766 and 10768 Victoria Square Boulevard, the butcher shop in a separate building to the west of the dwellings, and barn to the west of Lot 7, Plan 404.

According to local tradition, the butcher shop was at first located in, or attached to, the Boynton dwelling before a new shop was constructed to the rear where a butcher shop exists to the present day. One possibility for the earlier stage of the butcher shop is that it was located within the cottage-like house at 10766 Victoria Square Boulevard, suggested by the design of that building, which does not conform to the typical late-nineteenth century vernacular house form seen in the area.

In 1931, the widowed Grace Boynton sold Lots 7 and 8, Plan 404 to her son Charles S. Boynton. In 1964, Charles and Phyllis Boynton sold the property to their sons James C. Boynton and Donald R. Boynton as a partnership property. In 1979, James C. Boynton sold to Viola Mabel Boynton. Viola M. Boynton entered into a Purchase and Sale Agreement with Niagara Sausage and Meat Products in 1986. The current owner is 589236 Ontario Limited. P & G Meat Products currently operates a wholesale butcher shop on the premises.

### **Architecture**

The Boynton House is a two-and-a-half storey frame dwelling with a square plan. The building rests on a fieldstone foundation that provides a basement with small windows. The ground floor is set a few steps above grade. A wood deck that runs the full width of the front or east wall is in the former position of a hip-roofed veranda that was still in existence in 1981-82 when the photograph in the *Markham Inventory of Heritage Buildings* was taken. The veranda was supported on full-height wooden Doric columns.

The original exterior cladding is not known. The current cladding is stucco divided into panels with narrow wooden strips, a version of Tudor Revival style false half-timbering. This finish appears to date from the 1970s when this wall treatment enjoyed a measure of popularity. Interestingly, the outline of the old veranda roof has been preserved on the front wall as an area infilled with horizontal siding.

The steep hipped roof has projecting, boxed eaves with flat soffits. A hip-roofed dormer is centred on the east slope. An internal, single-stack red brick chimney is located on the north side of the roof, placed close to the eaves.

The house has a three-bay front with a single-leaf door centred on the façade. Large, flat-headed, rectangular plate glass windows are found on either side of the door. Older photographs show that these window openings formerly had rectangular transom lights over fixed plate glass windows. Second storey window openings are vertically aligned with the ground floor openings. They contain flat-headed, rectangular single-hung replacement windows with one-over-one panes. The north and south side walls have four window openings, with two on each floor. Ground floor windows spaced toward the rear of the building have higher window sill heights than those toward the front. Window trim is restrained in its design, with shallow sills that suggest the wall surface has been built out from the original wall plane when the current exterior stucco and wood finish was added.

The Boynton House is an altered representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact, square or rectangular shape, a two to two-and-a-half storey height, a hipped roof, and a spacious front veranda. In Markham, the stylistic influence of Edwardian Classicism was often found on American Foursquares, most often reflected in the detailing of the front veranda. In this example, the Edwardian Classical influence was taken away by the removal of the veranda.

Most houses of the American Foursquare type in this area were clad in red pressed brick, so this frame example without brick veneer is locally uncommon. The original cladding may have been narrow clapboard based on other local examples.

### **Context**

The Boynton 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. The dwelling and its adjoining butcher shop reflect the continuous presence of a butcher business in this location, which has endured since the early 1880s. The property is historically linked to the smaller Boynton House at 10766 Victoria Square Boulevard.

### **Sources**

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

Abstract Index of Deeds for Lots 7 and 8, Plan 404.

Canada Census: 1881, 1891, 1901, 1911 and 1921.

Directories of Markham Township 1892 and 1918.

Property File for 10768 Victoria Square Boulevard.

Victoria Square Heritage Conservation District – Historical Background and Inventory. Su Murdoch Historical Consulting, 2010. Pages 14-15, 23-27, 145-149.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, second edition, revised, 1989. Page 313.

## **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 Boynton House has design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare. It is a locally uncommon example of a house of this type in frame rather than the red brick exterior finish.**

*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 Boynton House has historical value and associative value for representing the theme of industry, innovation and economic development, as the former residence of several members of the Boynton family of butchers for much of the twentieth century. A butcher shop has existed on or near this property since the early 1880s. The Boynton House also has historical and associative value for representing the theme of urban development, specifically the early twentieth century period of development of the historic 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 Boynton 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.**

## RESEARCH REPORT

### **Jesse and Hulda Raymer House** **West Half Lot 28, Concession 8, Dickson Hill** **11109 Highway 48** **c.1915**



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

#### **History**

The Jesse and Hulda Raymer House is located on a portion of the western half of Markham Township Lot 28, Concession 8, in the historic rural community of Dickson Hill.

Henry Keysinger, the son of Jacob Keysinger, the original nominee for this lot, received the Crown patent for the entire 200 acres of Markham Township Lot 28, Concession 8 in 1817. In 1823, Henry Keysinger sold the east half to Daniel Burkholder and the western half (the subject property of this report) to Daniel Wideman.

Daniel Wideman only owned the property for a few months before selling to Abraham Lehman. Abraham Lehman was a member of a Pennsylvania German Mennonite family from Lancaster County, Pennsylvania. Four of the children of Abraham Lehman and Anna (Burkholder) Leyman came to Markham in 1807: Elizabeth, who married George Braunsberger; Veronica, who married Abraham Ramer; John, who married Hannah Sullivan; and Abraham, who married

Susannah Grove Ramer. The Lehman family is believed to have come from the same district as the Ramer/Raymer family of Mount Joy.

The Abraham Lehman that purchased the western 100 acres of Lot 28, Concession 8 in 1823 was the son of John Lehman and Hannah Sullivan. He was born in Pennsylvania in 1797 and died in 1829. The property passed to Abraham and Catherine Lehman's son John Lehman, who was born in 1828. According to the 1851 census, John Lehman was a farmer and a widower living in a one-storey frame dwelling with his sons Matthew, Isaac and Luke along with his widowed mother Catherine, a child named Hannah Barkey, and Benjamin Cook and John Miller, both of whom were labourers. By the time of the 1861 census, John Lehman was married to Mary (Johnson) Lehman and their home was described as a two-storey frame dwelling. Catherine Lehman, the widow of Abraham, continued to reside in the household. There was also a labourer, Abram Tornes.

In 1867, John and Mary Lehman sold to John Barkey, another Pennsylvania German. The Barkey/Berkie family originated in Somerset County, Pennsylvania. John Barkey, born in 1813, was the son of Jacob Berkie and Veronica Blauch (also known as Frances Blough) Berkie who came to Markham 1807-1808. The Berkie/Barkey homestead was on Lot 26, Concession 8, two lots south of the subject property. John Barkey married Betsy Lehman and farmed in Pickering Township

In 1881, John Barkey sold the farm to his son, Peter L. Barkey, who had been living on the Markham farm from as early as the time of the 1871 census. Peter L. Barkey was married to Priscilla (Johnson) Barkey. In 1871, they had a two-year-old daughter Edith, suggesting the couple had married in the late 1860s, coinciding with the purchase of the property on Lot 28, Concession 8 by John Barkey in 1867. At the time of the 1891 census, the family's dwelling was described as a wood, two storeys, containing eight rooms.

Peter L. Barkey died in 1905, The property was willed to his wife Priscilla and their unmarried daughter Ada. Priscilla and Ada Barkey moved to the nearby hamlet of Ringwood in Whitchurch Township. Priscilla Barkey died in 1910 and was interred with her husband in the cemetery associated with Wideman Mennonite Church. In a history of Ringwood written by Florence (Brownsberger) Yakley, the following description of Ada Barkey is found:

*"In the home which presently shelters the happy family of Mr. and Mrs. Bruce Fockler, lived, at different times, Manuel Lemon, the Yakes, Mr. Joel Baker and Mr. Ed Cain before it was purchased by Mrs. Peter Barkey and her daughter Ada. To the very end of her advanced years, Miss Barkey remained a staunch worker and supported of Ringwood Christian Church where we fondly remember her sitting in the choir loft, garbed in her pale green voile, topped with a cerise three-quarter coat and accessorized with white stockings, and a floppy natural-straw hat – banded with black velvet ribbon."*

In 1905, the Barkey farm was sold to Jesse Barkey Raymer and Hulda Elizabeth (Lehman) Raymer. The Raymers were a prominent Pennsylvania German Mennonite family that came to

Markham in the early 1800s. Mount Joy was named after their home community in Pennsylvania. There were many Ramer/Raymer farms in the eastern part of Markham.

This is not Jesse Raymer, a carpenter from Mount Joy, but another Jesse Raymer from the vicinity of Armadale, born in 1857. His parents were Jacob Raymer and Susannah (Barkey) Raymer, who farmed the western half of Lot 4, Concession 8 in the southeastern part of Markham Township until they moved to the village of Stouffville in 1873. At the time of the 1881 census, Jesse Raymer's occupation was given as "Miller" as he was working in his father's grist mill. Jesse Raymer's obituary in the March 1, 1923 edition of the *Stouffville Tribune* provides a good overview of his life:

#### THE LATE JESS RAYMER

*"Jess B. Raymer who died in Tennessee in his 60<sup>th</sup> year, was a son of Jacob Raymer, a Markham Township farmer until 1873, when he moved to Stouffville and commenced the grist mill on the site at the station where now stands the barrel factory. In Markham the family lived on Lot 4, Concession 8. The son, Jess, went to Michigan about 1888, where he remained until ten years ago, when he transferred to another part of the American Union. At this time, he was in failing health, and unable to work. The past four winters he spent in Florida. He married Hulda Lehman, daughter of a Markham farmer, who survives him. They had no children. Three brothers and one sister also survive, namely, Mrs. Ed. Barkey of Lemonville (whose husband is postmaster there); Henry of Sharon; John of California; Eli of Stouffville."*

It is uncertain why Jesse B. Raymer purchased this farm in Markham Township when he was living in the United States. He never lived on this property. It may have been an investment, or perhaps the family may have planned to move back to their home township of Markham at some point, perhaps for retirement. The property was rented to tenant farmers. According to Markham Township assessment records, some early tenants included George Gower (1910), Charles Harper (1912) and Ed A. Vanzant (1915). The assessed value of buildings on the property went up to 1300 from 1100 between 1912 and 1915, which is a possible indication of an improvement that took place within that timeframe.

Two years after the death of Hulda Raymer in 1935, her heirs sold to William G. Risebrough. In 1959, William and Mary Risebrough sold a parcel of land at the north-west corner of their property to the Trustees of School Section No. 17 for a new public school site. In 1962, the larger portion of the farm was sold to Attilio Gattoni. Attilio Gattoni sold a portion of the property to Markham Airport Holdings Ltd. In 1987

The farmhouse at 11109 Highway 48 is in the form of an American Foursquare with details reflecting the Edwardian Classical style of the early 1900s. The MPAC construction date is 1900. If that date is correct, then Peter and Priscilla Barkey were responsible for its construction as a new dwelling, or for the significant remodeling of an older frame dwelling on their farm. If Jesse and Hulda Raymer constructed the house sometime after their purchase in 1905, or remodeled an older dwelling, it is curious that such an investment would be made in a property upon which they did not reside unless perhaps they intended to move there at a future date. The details of the home's design, particularly the steep pyramidal roof with flared eaves, are very

similar to the Frederick Betz House at 75 Dickson Hill Road (1914), suggesting that Frederick Betz may have been the builder.

### **Architecture**

The Jesse and Hulda Raymer House is a two-and-a-half storey stucco-clad dwelling organized into a square plan. The building rests on a raised foundation with a stucco finish that has been tooled to resemble ashlar stonework. The *Markham Inventory of Heritage Buildings*, 1991 edition, described the exterior finish as “buff brick,” which appears to be an error. Damaged areas of the stucco do not show any exposed brick, suggesting that this is a stucco-clad frame structure.

The house is oriented to face west with a full-width open veranda on the facade. There is a one-storey wing on the south side of the building that extends to the east, past the east or rear wall of the main block. In the ell formed by the main block and the wing, there is another open veranda similar in style to the one on the front.

The steeply-pitched pyramidal roof has slightly flared projecting eaves with flat soffits. There are hip-roofed dormers on the west and north slopes of the roof, also with flared eaves. The wing has a low-pitched hip roof with a single-stack red brick chimney on the ridge.



Rear view of 11109 Highway 48, showing one-storey side wing.

The house has a three-bay front with a single-leaf door centred on the façade and window openings on the ground floor. Window openings have rock-faced poured concrete lintels and lugsills. Most window openings contain single-hung windows with one-over-one panes, but the front window openings appear to have multi-paned storm windows. The front veranda has a hip roof supported on heavy Classical columns that rest on unusual panelled poured concrete pedestals. The low veranda railing has slat-like balusters. The veranda skirt is made of poured concrete with a recessed panel design. No other examples of this veranda treatment, with recessed panels on poured concrete pedestals and veranda skirts, are known in Markham.

On the north side of the main block there is a two-storey canted bay window offset toward the rear. To the right of the bay window are two vertically-aligned windows. The ground floor window is taller in proportion to the second storey window.

Openings on the rear wall within the veranda are asymmetrically arranged and of varying sizes, whereas the three window openings on the second floor are regular in terms of shape and placement. There is a single-leaf door offset toward the north on the rear wall, and another door off of the south end of the veranda, leading into the wing. The rear veranda has detailing similar to the front veranda, except that the railing has been changed to metal.

The side wing has finishes identical to that of the main block, suggesting it is not a later addition. The window openings are narrower in shape compared with those on the main block, but also have rock-faced poured concrete lintels and lugsills. Given the Pennsylvania German Mennonite cultural background of the owners of this property, the wing may have originally functioned as a “doddy house” or separate dwelling unit for the use of senior family members.

As it stands the Jesse and Hulda Raymer House is a representative example of a farmhouse in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious, deep front veranda. The veranda in this example has detailing associated with the Edwardian Classical style. The two-and-a-half storey form of the house, with a steep hip roof and dormers, are representative details of the American Foursquare type. The flared eaves are noteworthy and rare in Markham, as is the stucco finish on a house of this style. Most local houses of this type were clad in red pressed brick. The presence of a possible “doddy house” wing is an indication of the Pennsylvania German Mennonite cultural background of its historical owners.

There is an element of awkwardness in the variety of the shapes and sizes of the window openings on this house. This suggests that the core of the structure may be an older frame dwelling that was modified as part of a significant remodeling in the early twentieth century. A site visit is recommended to examine the building in detail, particularly the ground floor structure visible in the basement, which may reveal materials and construction details which are older than what the exterior character of the house suggests.

### **Context**

The Jesse and Hulda Raymer House is one of a number of nineteenth and early twentieth century buildings that are located within or in the vicinity of the rural community of Dickson Hill. The house is set well back from the road, just south of the Montessori School that occupies the former Dickson Hill Public School. A tributary of the Little Rouge Creak runs through the property, and there is an outbuilding to the east of the house.

### **Sources**

Abstract Index of Deeds of Lot 28, Concession 8, Markham Township.  
Canada Census: 1851, 1861,1871,1881,1891, 1901, 1911 and 1921.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory.  
Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).  
Markham Township Assessment Rolls 1910, 1912 & 1915.  
Yakley, Florence (Brownsberger). "Ringwood." *More Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1985. Page 160.  
"The Late Jess Raymer." *Stouffville Tribune*. March 1, 1923. Page 1.  
Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 41-42, 49, 50-52.  
Find-a-Grave: Peter L. Barkey 1843-1905 and Jesse B. Raymer 1857-1923.

### **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 Jesse and Hulda Raymer House has design value and physical value as a representative example of a farmhouse in the form of an American Foursquare with Edwardian Classical detailing. It is a locally rare example of its type in stucco and for its steep pyramidal roof with flared eaves.**

*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 Jesse and Hulda Raymer House has historical value and associative value representing the theme of Markham's mature agricultural community as it transitioned from the nineteenth century in the early twentieth century and farmsteads were updated with new buildings.**

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

**The Jesse and Hulda Raymer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a farmhouse which has stood on this rural property from c.1915, helping make legible the once dominant agricultural character of the former Markham Township.**