



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** May 13, 2020

**SUBJECT:** Intention to Designate a Property under Part IV of the Ontario Heritage Act  
Joseph & Leah Pipher Farmhouse and Smokehouse  
33 Dickson Hill Road

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The staff report recommending the designation of the property at 33 Dickson Hill Road (attached) was considered by the Development Services Committee on April 21, 2020. The Committee referred the matter back to staff for continued discussions with the landowners.

### Staff Comment

- Heritage staff have initiated further consultation with the new owner of the property to ascertain if there are any additional questions or concerns regarding the designation of the property. The new owner has expressed concerns related to the condition of some of the heritage attributes identified in the designation report, as well as the retention of the former smokehouse building.
- Discussions will continue and staff anticipate taking the designation matter back to Development Services Committee in June.

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

THAT Heritage Markham Committee receive as information the update on the proposed designation of 33 Dickson Hill Road.

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**DEVELOPMENT SERVICES COMMITTEE**  
**APRIL 21, 2020**  
**EXTRACT**

To: Manager, Heritage Planning (R. Hutcheson)  
Senior Planner (P. Wokral)

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**7.8 JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE 33 DICKSON HILL ROAD (16.11.3)**

The Committee resolved to refer this matter back to staff to allow for continued discussions between the landowners and staff.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
2. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to ate as per the requirements of the Ontario Heritage Act; and,
3. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
4. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
5. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Referred**



Report to: Development Services Committee

Meeting Date: May 11, 2020

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<b>SUBJECT:</b>	Intention to Designate a Property under Part IV of the Ontario Heritage Act Joseph & Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road
<b>PREPARED BY:</b>	Peter Wokral, Senior Heritage Planner, ext. 7955
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager, Heritage Planning, ext. 2080

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#### **RECOMMENDATION:**

- 1) That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 2) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 3) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 4) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 5) That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **PURPOSE:**

The purpose of this report is to recommend to Council that the "Joseph and Leah Pipher Farmhouse and Smokehouse" be designated under Part IV of the Ontario Heritage Act.

#### **BACKGROUND:**

**The property is listed on the Markham Register**

The subject buildings are located at 33 Dickson Hill Road. The property is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City's inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

**The Joseph and Leah Pipher Farmhouse is a fine example of mid-19<sup>th</sup> century local field stone classical revival farmhouse constructed for a prosperous farming family**

The Joseph and Leah Pipher Farmhouse is undoubtedly Markham's finest remaining field stone building. It is remarkable for being a full two stories in height, and for the quality of stonework. The house retains almost all of its original exterior and interior features and is a testament to the industry and prosperity of the Pipher family (see Figure 3- Photographs of the Joseph and Leah Pipher farmhouse).

**The smokehouse is an excellent example of a mid-19<sup>th</sup> century specialized accessory farm building**

Based on an archival picture, the smokehouse/summer kitchen located in front and to the side of the main house, was just one of a large complex of buildings that made up the Pipher farm (See Figure 5 – Archival Photograph of the Pipher farmstead). This substantial local clay brick building is a rare surviving example of a specialized farm building that retains most of its original features (See Figure 4 – Photograph of the Joseph and Leah Pipher Smokehouse).

**The buildings were evaluated using the City's heritage evaluation system**

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Joseph and Leah Pipher House and Smokehouse were evaluated as Group 1 Heritage Buildings. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the Ontario Heritage Act.

**The buildings have been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets 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 prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. 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 property may be designated if it meets one or more of the following criteria.

- 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,
  - Displays a high degree of craftsmanship or artistic merit,

- Demonstrates a high degree of technical or scientific achievement.
- 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;
  - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- The property has contextual value because it:
  - Is important in defining , maintaining or supporting the character of an area
  - Is physically, functionally, visually or historically linked to its surroundings
  - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the property merits designation under Part IV (Section 29) of the Ontario Heritage Act for its design, associative and contextual value.

From a design perspective, the Joseph and Leah Pipher Farmhouse is a rare example of a mid-19<sup>th</sup> century, two storey fieldstone dwelling which displays the highest quality of stonework in the City of Markham. The Joseph and Leah smokehouse is also a rare surviving example of specialized farm building constructed from local clay brick. The original architectural features of both buildings remain remarkably intact.

The property has associative value as the two buildings are the only surviving buildings of what was once a large complex of farm buildings just outside the Hamlet of Dickson Hill owned by the Piphers, who were a Pennsylvania-German Mennonite family that settled in Markham as early as 1803 ( See Figure 5- Archival Photograph of the Pipher Farmstead). The Pipher house is also directly associated with a stone mason who learned his trade while incarcerated in the Kingston Penitentiary for his participation in the Upper Canada Rebellion of 1837.

The property has contextual value as it maintains and contributes to the rural character of the area.

The Statement of Significance – Reasons for Designation is attached as Appendix 'A'.

### **Heritage Markham has recommended designation**

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.

## **OPTIONS/ DISCUSSION:**

### **The protection and conservation of heritage resources is consistent with City policies**

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

### **Provincial planning policies support designation**

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

### **Designation acknowledges the importance of the heritage resource**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the 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.

The owner has been advised that designation is being recommended and has responded with no objections. The designation of this cultural heritage resource is supported by staff.

## **FINANCIAL CONSIDERATIONS**

Not Applicable

## **HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

## **ALIGNMENT WITH STRATEGIC PRIORITIES:**

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

## **BUSINESS UNITS CONSULTED AND AFFECTED:**

Acceptance of this recommendation to designate the property located at 33 Dickson's Hill under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**

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Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design

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Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

Appendix 'A' – Statement of Significance/ Reasons for Designation

FIGURE 1- Owner and Location Map

Ian Clark  
37 Camelot Way  
Markham ON, L3P 3W2

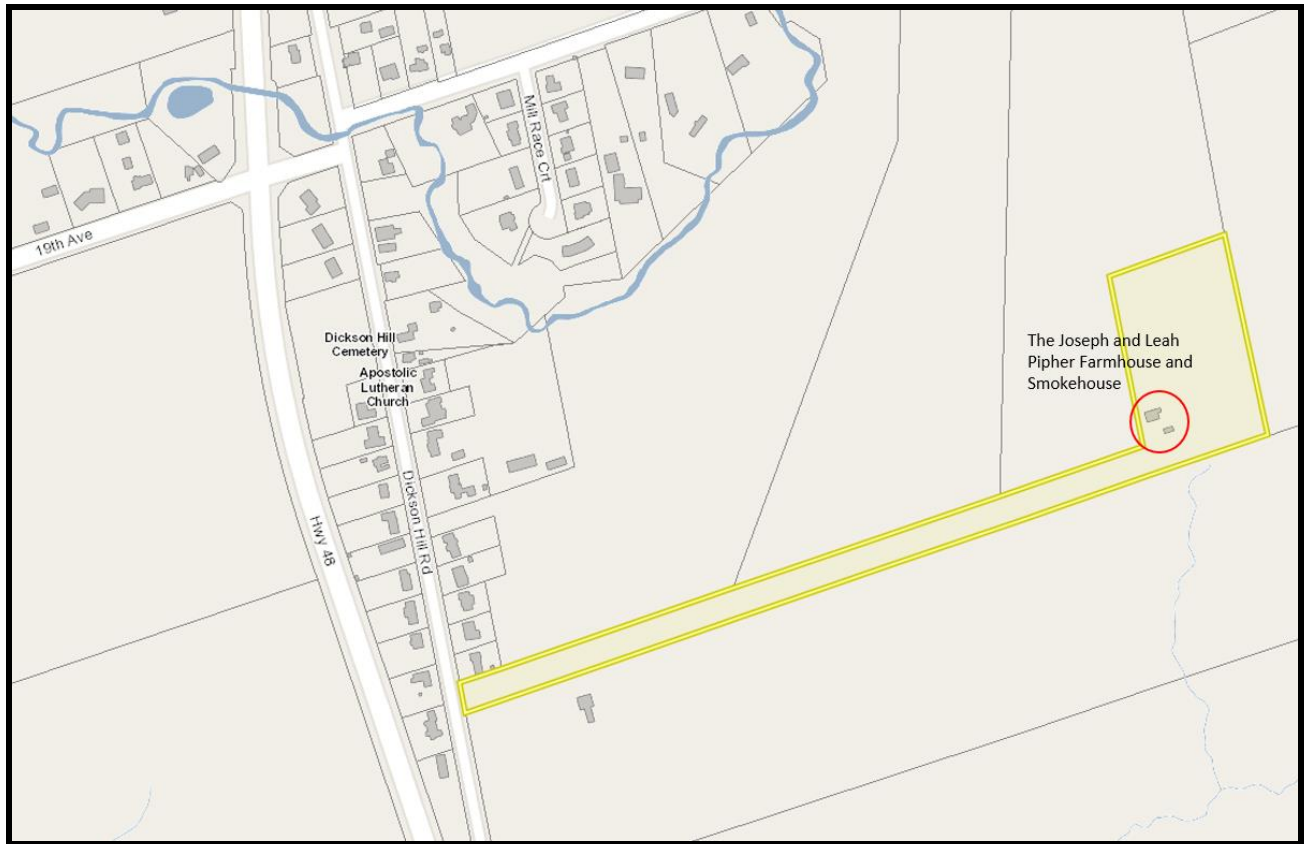




FIGURE 2 - Aerial Map



FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse



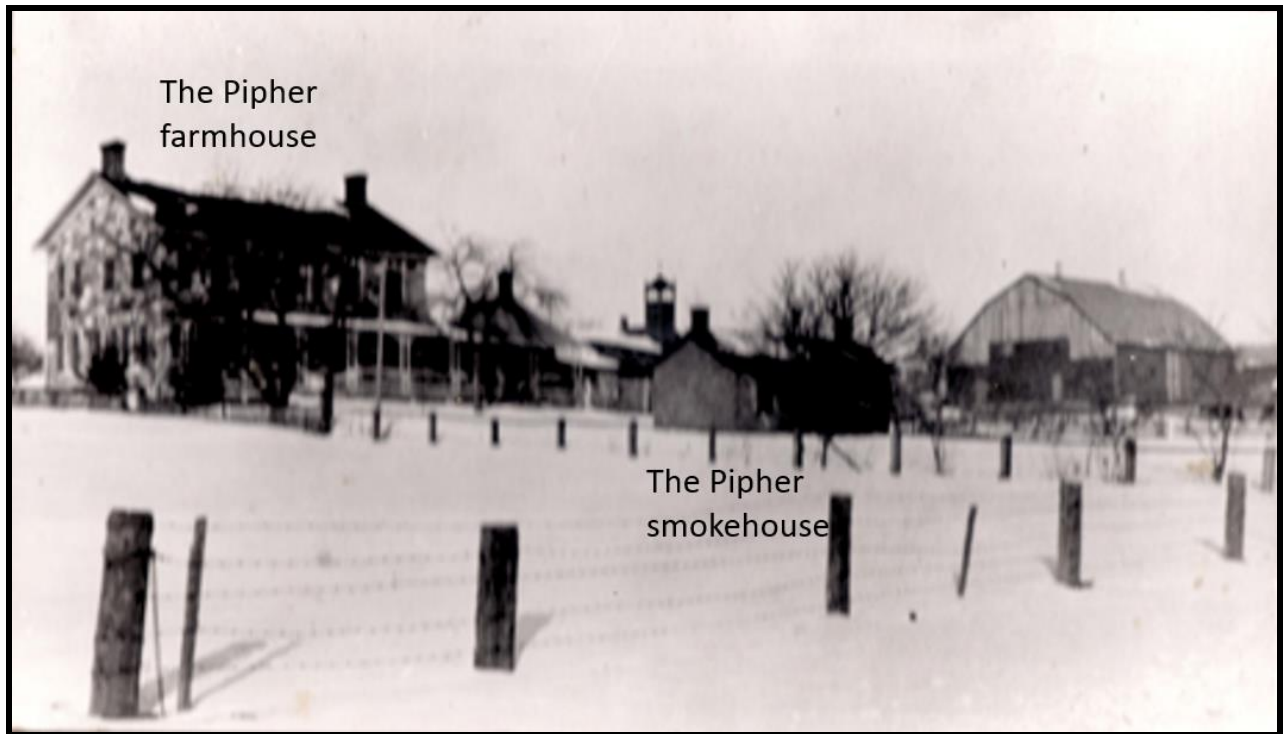


FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse





FIGURE 5 – Archival Photograph of the Joseph and Leah Pipher Farmstead



## Appendix 'A' Statement of Significance

### Joseph and Leah Pipher House 33 Dickson Hill Road 1861

#### Description of Property

The Joseph and Leah Pipher House is a two storey stone farmhouse located on a keyhole lot on the east side of Dickson Hill Road in the historic hamlet of Dickson Hill. The house is set back from the road to the extent that it is not visible from the road, and faces south.

#### Historical and Associative Value

The Joseph and Leah Pipher House has historical and associative value for its association with the Pipher family, a Pennsylvania-German Mennonite family that were living on Lot 27, Concession 7, Markham Township at the time of William Berczy's census of 1803. Joseph Pipher, born in Canada in the year 1800, was the youngest of the three sons of Samuel Pipher and Barbara (Labar) Pipher. He purchased the 200 acres of Lot 29, Concession 8 from Absolom Sommers in 1826. His first wife was Catherine Kleiser, who died in 1836. His second wife was Leah Kaiser. Their original home was a one and half storey frame dwelling. In 1861, the family constructed a fine two storey stone house that still stands at 33 Dickson Hill Road, well removed from the road. The Historical Atlas of York County map of Markham Township, dated 1878, illustrates the stone house near the centre of the lot, with an adjoining orchard. The house is said to have been constructed by a stone mason that learned his trade while incarcerated in Kingston for an incident connected with the Upper Canadian Rebellion of 1837. According to the 1861 census, two stone masons resided on the Pipher farm at that time, Wallingford Sanders and Robert Hill. It is probable that they were the builders of the stone farmhouse at 33 Dickson Hill Road. The portion of the farm where the stone house stands was inherited by a son, Isaac Pipher, in 1867, and remained in the ownership of the family until 1904, when it was sold to David Moyer, a local Mennonite farmer. His son, Harvey Moyer, resided here. The property was sold out of the Moyer family in 1960.

#### Design and Physical Value

The Joseph and Leah Pipher House is of design and physical value as Markham's finest remaining example of mid-19<sup>th</sup> century stone construction. The substantial two-storey dwelling, in a vernacular interpretation of the neo-classical style, is remarkable for its scale, being a full two storeys in height with a 5-bay front. The house retains most of its original detailing, including the front doorcase, single-hung six over six windows, louvered wood shutters, and a substantial wood cornice. The most noteworthy feature of the Pipher House is the stonework on the south (front) and west walls, which was rendered in dressed, coursed, multi-coloured fieldstone, squared and dressed with a crandalled finish and accented with quarried limestone brought in from another locality. Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date "1861."

An archival photograph provides visual evidence of a former full-width veranda supported on wood treillage, and a one-storey stone kitchen wing at the east end of the main block. A portion of this kitchen wing remains as a shed-roofed extension of the east gable-end wall.

### Contextual Value

The Joseph and Leah Pipher House is one of a number of stone houses to have been constructed in Markham Township in the 19<sup>th</sup> century. It is arguably the finest remaining example due to its scale, the quality of its design and construction, and for its authenticity in terms of remaining original building fabric. The Pipher House is part of an agricultural landscape on the east side of the historic hamlet of Dickson Hill, associated with the hamlet due to the location of its long farm lane that connects the property to Dickson Hill Road. The farmhouse was once part of a complete farmstead with a barn and other outbuildings; today the only outbuilding still standing is a one storey brick building that once contained a bake oven and smokehouse.

### Significant Heritage Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House include:

- The scale form and massing of the two storey main block with its rectangular plan, and one storey remnant of the stone kitchen wing on the east gable end;
- Multi-coloured fieldstone walls with the front and west sides in coursed, dressed squared stone and north and east walls in coursed random rubble;
- Datestone inscribed “1861” over main entrance door;
- Gable roof with eave returns and wood cornice mouldings;
- Red brick gable-end, corbelled chimneys;
- Main entrance on south wall with multi-paned transom and sidelights with wood panels below, and six panelled wood door;
- Six over six wood single-hung windows with functional louvered wood shutters and lugsills;
- Quarter circle attic windows on west gable end, with a fan-shaped pattern of muntin bars;
- Six-paned attic windows on east gable end;
- The scale form and massing of the one storey red brick outbuilding with its gable roof with open, overhanging eaves, single stack corbelled brick chimney at the west gable end, three wood four-panel doors on the north wall and two wood six-paned windows and one wood six over six single-hung window on the south wall.