

APPENDIX ‘D’: Research Reports

RESEARCH REPORT



Graham-Hallman House

**5474 Nineteenth Avenue
West Half, Lot 31 Concession 7**

c.1850

**Heritage Section
City of Markham Planning and Urban Design, 2023**

History

The Graham-Hallman House is located on the west half of Markham Township Lot 31, Concession 7, near the historic community of Dickson Hill.

William Clark received the Crown patent for the whole 200 acres of Lot 31 in 1837. George Walton's *Directory for the City of Toronto and Home District*, 1837, lists William Clark at this location, the same year he sold to Joseph Graham.

Joseph Graham (1793-1875) and his wife, Hannah, were English immigrants from Cumberland. The 1851 census records them as ages 58 and 52 respectively, of Church of England religious affiliation, and with older children Christopher, Jane, Anna, John and Fanny (Frances) in the household, all born in England. Fanny, the youngest, was born in England about 1835, which is an indication that the family emigrated to Upper Canada some time after that year. Information about the type of residence the family occupied at the time of the 1851 census is a little unclear,

as a notation about a stone house was not placed in the column directly opposite Joseph Graham's name, but rather opposite the name of Elizabeth Armstrong, a widow, residing on a nearby property. However, George McPhillip's map of Markham Township does illustrate a building in the approximate location of 5474 Nineteenth Avenue, suggesting that the notation in the 1851 census may actually relate to the Graham residence.

In the 1861 census, Joseph Graham's occupation is given as "Farmer." The family is noted as residing in a two-storey stone house. This fine, substantial stone farmhouse, in the vernacular Georgian architectural tradition, still stands at 5474 19th Avenue.

The census records for 1871 indicate there were two separate households on the property at that time, one occupied by the Joseph Graham family, and the other by tenants John and Grace Crossman. The Crossman family was of Scottish origin. John Crossman's occupation was given as "Labourer." Since the Graham family occupied the stone farmhouse, it stands to reason that the frame house that still stands at 11584 Highway 48 was the residence of the Crossman family. The map of Markham Township in the *Historical Atlas of York County, 1878* shows the approximate locations of both houses. The frame house is an early building and may have been the first residence of the Graham family prior to the construction of the stone house, or it may have been constructed by the Graham family as a secondary residence on the property.

After the death of Joseph Graham in 1875, Lot 31 was split into east and west halves in 1876. John Graham became the owner of the west half (the location of 5474 Nineteenth Avenue). Joseph Graham's widow, Hannah, remained part of the household of John Graham, who was unmarried. John's older brother, Christopher Graham, became the owner of the east half (the location of 11584 Highway 48), but did not reside on the property. In 1871, he had married and moved to the vicinity of London, Ontario. He sold his portion of the farm to his brother, John, in 1876.

John Graham died about 1912, and his executors sold the east 100 acres to Martin Wideman, a member of a prominent local family of Pennsylvania-German origin. In 1913, John Graham's executors sold the west 100 acres, containing the stone farmhouse, to Titus Hallman.

Titus Eby Hallman (1873-1969) was the son of Benjamin Hallman and Lucy Ann (Eby) Hallman (first wife). Benjamin Hallman's second wife was Elizabeth Wideman. The Hallman family farmed in New Dundee, Waterloo County. The family had a Pennsylvania-German Mennonite background. The Hallman ancestors came to Upper Canada from Montgomery County, Pennsylvania, just outside Philadelphia, in 1820. Titus Hallman married Hannah Koch, a native of St. Jacobs, Waterloo County, in 1899. At the time, he lived in New Jersey, U.S.A. Titus and Hannah Hallman had three children: Ward, Maynard and Marshall. The family settled in Rochester, New York. Titus Hallman's career included button-maker, grocery salesman, and then, grocery store owner.

Titus and Hannah Hallman purchased the former Graham farm in Markham as an investment. According to Hallman family descendants, they had family connections in Waterloo that advised them of the good quality of farmland in Markham. A map of land owners in Markham Township

from the 1920s shows the name J. B. McCall on the property, presumably a tenant. In 1917, Titus Hallman transferred the ownership of the property to his wife, Hannah. In 1959, she transferred ownership to their son Maynard W. Hallman and his wife, Edna. They did not reside in Markham. Maynard's older brother, Ward Lytle Hallman and his wife, Mae Bernice (Lott) Hallman moved to the farm at some point in the 1920s, while the rest of the family remained in Rochester. They were married in 1924. Mae's mother was Sarah Ann Hoover of Dickson Hill.

A second residence was built on the property in 1947, and is now addressed 5472 Nineteenth Avenue. A lot of approximately one acre, which contained a frame dwelling, was sold off the farm to Roger Hallman, a son of Ward and Mae Hallman, in 1960.

Ward L. Hallman's obituary in the March 10, 1960 edition of the *Stouffville Tribune* confirms that he had farmed at Dickson's Hill for a number of years and was affiliated with the United Missionary Church. The obituary noted that he wintered in Florida, where he passed away in his 59th year.

In 1980, the former Graham-Hallman farm was sold by Maynard and Edna Hallman to Norman R. Drudge and his wife, Mary.

Architecture

The Graham-Hallman House is a two-storey stone and frame dwelling with an irregular plan. The ground floor is positioned close to grade. The main block of the house is of stone construction and is two storeys in height. It has a rectangular plan. A single-storey stone kitchen wing extends from the east half of the rear wall of the main block. A two-storey frame addition is located on the west side of the stone kitchen wing. A one-storey garage wing extends from the frame addition. The frame additions appear to date from the twentieth century.

Overall the house appears to have been well-maintained and there is no evidence of any significant alterations on the exterior of the main block. There are no markings on the front wall to indicate the former presence of a porch or veranda.

The main block of the house has a low-pitched hipped roof with wide, overhanging eaves. There is a single-stack masonry chimney on the western edge of the roof. This may be an indication of a fireplace within the west part of the interior. The kitchen wing has a medium-pitched gable roof. There is an internal, single-stack masonry chimney positioned between the west wall of the stone wing and the adjoining wall of the two-storey frame addition.

The house has a 3-bay facade with a symmetrical placement of openings. On the ground floor, there is a single-leaf front door centred on the façade, with a 4-paned transom light. There are large 8/8 single-hung windows on either side of the door. On the second floor, three windows are aligned above the ground floor openings. These windows have the same pane divisions as those on the ground floor, but are smaller in proportion. The openings have a slight camber and have radiating red brick arches and quoin-like red brick margins. Window openings have lugsills. Modern louvered shutters frame the windows, obscuring the brick trim on the sides of the openings.

There is a single ground floor window opening centred on the east end wall of the house, and a small casement window near the north-east corner of the wall that may be a later addition.

Door and window openings on the east wall of the rear kitchen wing are asymmetrically placed. There is a single-leaf door adjacent to the junction point with the main block of the house, beside which a modern bay window appears to have been inserted by widening an original window opening. On the north side of the rear wing there is a small window centred on the gable end wall with a single-leaf door beside it to the west.



Context of property

The Graham-Hallman House is a fine example of mid-nineteenth century residential stone construction. Walls are of coursed, random rubblework. The multicoloured random rubble is composed of basalt (black), granite (grey and red) and limestone (white), some of which has been split and partially squared. The source of the stone was likely glacier-deposited, rounded stones and boulders taken from the fields and stream beds nearby. Large, squared stones form quoins at the corners. As noted earlier, window and door openings are framed with quoin-like red brick surrounds. This construction technique made it easier for masons to frame neat, regular openings in the stonework. In a number of examples of fieldstone farmhouses in the region, brick quoining was also used for building corners, but in this case large, squared stones were used instead.



East side and rear view

The house exhibits a distinctive early to mid-19th century British cultural influence which is understandable given the Graham family's English origin, and considering that Scottish stone masons are credited with building many fine fieldstone houses in Scarborough, Markham, and Pickering Townships. The overall architectural character of the Graham-Hallman House reflects the formality and balance of the Georgian architectural tradition, which Joseph Graham would have been familiar with in England. The wide, large ground floor windows and low-pitched, hipped roof suggest a Regency architectural influence on the design details.

Traditional Georgian houses were built throughout Markham Township from the earliest period of European and American settlement through to the 1860s. Typically, these houses were constructed as replacements of the older log or frame houses originally erected by settlers. This style of conservative, symmetrical home design following a standardized formula 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 Loyalist and later British immigrants. The use of the style continued to be used in Canada long after the Georgian period had ended.

This architectural style was adaptable and versatile, readily suited to both worker's cottages and larger residences. The aesthetic appeal of Georgian houses is based on symmetry, proportion, quality of construction and materials rather than decorative details. In the case of the Graham-Hallman House, the influence of the early nineteenth century Regency style enhances the aesthetic appeal of the otherwise simple Georgian form.

Context

The Graham-Wideman House is located in a semi-rural setting that is planned for future urban development. The house is part of a complete farmstead that includes a late nineteenth to early twentieth century barn complex and outbuildings. A long, straight lane extends north from Nineteenth Avenue, with the residence forming the terminus of the view. A pond is positioned to

the east of the house. At the road, the former Roger Hallman House is located on the east side of the farm lane. This frame residence was severed from the main farm property in 2018.

A historically related heritage property in the same vicinity is the Graham-Wideman House at 11584 Highway 48, designated under the Ontario Heritage Act, By-law No. 2012-5.

Sources

Abstract Index of Deeds for Markham Township Lot 31, Concession 7.

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

USA Census Records 1905, 1915, 1920.

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

Obituary of Joseph Graham in the March 18, 1875 edition of *The Markham Economist*.

Obituary of Ward Hallman in the March 10, 1960 edition of *The Stouffville Tribune*.

Hallman family history research by Fred Robbins, Stouffville Historian.

Hallman family history provided by the descendants of Titus E. Hallman.

Property File, 5474 Nineteenth Avenue, City of Markham Heritage Section.

Property File, 11584 Highway 48, City of Markham Heritage Section.

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

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

The Graham-Hallman House is a representative example of a vernacular farmhouse in the Georgian architectural tradition, with a Regency design influence, that reflects the British origin of its original owners.

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

The Graham-Hallman House is an exceptional example of mid-nineteenth century fieldstone construction within the Markham context, displaying a remarkable material quality and high degree of craftsmanship that set it apart from local examples of Georgian architecture.

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 Graham-Hallman House has historical and associative value as the former residence of two generations of the Graham family that came to Markham from Cumberland, England in the 1830s, and farmed the property from 1837 to 1913. They were the builders of the stone farmhouse, constructed c.1850. The property has additional historical and associative value for its long period of ownership by the Hallman family of Rochester, New York, from 1913 to 1980. Ward Hallman, the son of Titus and Hannah Hallman, farmed here from the mid-1920s until 1960, followed by his, Roger. The Hallman family have a Pennsylvania-German Mennonite cultural background.

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

The Graham-Hallman House is one of a number of nineteenth century farmhouses that help to define the agricultural area in the vicinity of the historic hamlet of Dickson Hill.

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

The Graham-Hallman House has stood on this property since c.1850 and is historically linked to the Graham-Wideman House at 11584 Highway 48.

RESEARCH REPORT



Henry and Annetta Clarry House

**West Half Lot 11, Concession 10 – Locust Hill
7822 Highway 7 East
c.1908**

**Heritage Section
City of Markham Planning and Urban Design, Updated, 2023**

History:

The Henry and Annetta Clarry House is located on part of the west half of Markham Township Lot 11, Concession 10, in the historic hamlet of Locust Hill. Abraham Moore received the Crown patent for the entire 200 acres of Lot 11, Concession 10 in 1828. In 1830, he sold the west 100 acres to Abraham Reesor, a member of a prominent Pennsylvania German Mennonite family that settled in the southeastern part of Markham Township in the early 19th century. The property passed through several Reesor generations, going from Abraham Reesor in 1831 to Peter Reesor, then to Christian Reesor in 1853, and next to John A. E. Reesor in 1877 upon the death of Christian Reesor. Over time, a number of parcels of the property were sold off for building lots within the emerging hamlet of Locust Hill, which grew up after the Ontario and Quebec Railway was built through the area in 1884 and a station was established on the east half of Lot 11, Concession 10.

In 1908, a building lot was sold to Annetta (Pike) Clarry, who was married to Henry J. Clarry. Henry J. Clarry was the son of William Clarry and Jane Lorena (Reynolds) Clarry, and grew up on the family farm on Lot 20, Concession 7 in the Milnesville community north of Markham Village and Mount Joy. In the census of 1911, his occupation was given as “commercial traveller,” meaning a travelling salesman. Henry Clarry’s younger brother, Frederick A. Clarry, was an owner of the Maple Leaf Woolen Mill in Markham Village along with James Robinson, so it is possible that Henry Clarry was a salesman for that business. The mill, originally called the Lansdowne Woolen Mills and later re-named the Maple Leaf Woollen Mills Co., operated from 1886 until 1917 when it was destroyed by fire after a lightning strike.

An archival photograph dated March, 1909 in the collection of the Markham Museum shows the Clarry House at Locust Hill, so it is reasonable to propose that the house was constructed in 1908, the same year the property was purchased.

Henry and Annetta Clarry sold the property in 1922 to John Drudge, who owned it until 1926 when it was sold to Ida E. Reesor. Ida Reesor was married to Henry Burkholder Reesor, who as a conveyancer in Markham Village, then became a builder in Toronto before retiring to Locust Hill. In 1936, Ida E. Reesor sold to Alberta Louise (Coakwell) Jarvis, who remained the owner until 1971. She was the daughter of William Coakwell and Hannah Crawforth Coakwell. Her husband was Herbert J. Jarvis. In the early 1970s, the property was acquired by the province and in 1975 sold to Robert A. Hamilton. In 1980, Robert A. Hamilton and Heather J. Hamilton transferred ownership to Heather J. Hamilton.

Architecture

The Henry and Annetta Clarry House is a one-and-a-half storey frame dwelling with the main section having a rectangular plan with a cutaway porch in the southeast corner, and a narrow polygonal conservatory centred on the east wall. The building rests on a raised foundation of moulded concrete block. Siding is narrow clapboard trimmed with corner boards and a water table on the main floor, and asphalt shingles on the gable-end walls. In the apex of the gable there is a lightly constructed triangular ornament comprised of thin vertical pieces of wood closed at the bottom with a horizontal piece of the same proportions.



Archival photograph of 7880 Highway 7 from 1909.
Markham Museum Archival Collection

The building has a broad, medium-pitched gable roof with wide, open eaves that have exposed rafter ends and purlins. There is a shed-roofed shingled dormer on the east side of the roof. On the east wall, placed in front of the conservatory, is an exterior fireplace chimney built in a combination of riverstone and red brick.

The cutaway front porch is supported on grouped, plain wooden posts resting on red brick pedestals capped with concrete or limestone copings. The lower portion of the porch has wood latticework in a square pattern. The front door is a single leaf wood door with multi-paned glazing in the upper portion, located within the porch and centred on the south elevation.

Most of the windows are grouped, single-hung style with multi-paned glazing in the upper portions. Windows in the front gable have no pane divisions and are arranged in a group of three. In the conservatory, the grouped windows have a simple four-paned design, which is also used in the shed roofed dormer.

The Henry and Annetta Clarry House is a textbook example of an early twentieth century Craftsman Bungalow of frame construction, exhibiting design elements typical of the American Arts and Crafts Movement. Its design is similar to house plans promoted by Gustav Stickley in his popular journal *The Craftsman*, published in the United States from 1901 to 1916. Further research would be required to determine if the Clarry House was actually built from plans offered by Stickley or simply influenced by them. Alternatively, the design could have come from other companies offering house plans during the same time period.

The house is particularly significant for its superb state of preservation, retaining its original exterior character as represented in an archival photograph dated 1909. The only noteworthy alterations seem to be the asphalt shingles on the gable-end walls that likely replaced wood shingles. There is no other example of classic American Arts and Crafts Movement-influenced domestic architecture in Markham that comes close to the quality of the Clarry House.

Context

The Clarry House is one of a grouping of late nineteenth and early twentieth century buildings that contribute to and define the character of the historic hamlet of Locust Hill.

Sources

Abstract Index of Deeds for Markham Township Lot 11, Concession 10.

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

Markham Museum Archival Photograph Collection

Research Report on the William Clarry House, 9900 Highway 48, Part Lot 20, Concession 7, by Marie Jones, 2002. Heritage Section, City of Markham Planning and Urban Design

Research on the William Clarry House, 9900 Highway 48, by Dorie Billich, City of Markham Planning and Urban Design (undated).

Champion, Isabel (ed). *Markham 1793-1900* (Second Edition, 1989). Markham: Markham Historical Society. Pages 120, 246, 259.

Champion, Mary B. (ed). *Markham Remembered – A Photographic History of Old Markham Township*. Markham Historical Society, 1988. Pages 192-193.

The Reesor Family in Canada, 1804-1980. Page 316.

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

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

The Henry and Annetta Clarry House is a unique example of a village dwelling in the Craftsman Bungalow style of the American Arts and Crafts Movement of the early twentieth century. Its wood frame construction is locally rare for its style and time period.

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

The Henry and Annetta Clarry House is a well-designed Craftsman Bungalow displaying a high-degree of craftsmanship and artistic merit. Remarkably, there have only been minimal exterior alterations since its construction in the early twentieth 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 Henry and Annetta House has historical and associative value as the former residence of Henry and Annetta Clarry, who were responsible for its construction c.1908. Henry Clarry was a salesman. He is believed to have worked for his brother, Frederick A. Clarry, owner and operator of the Lansdowne Woolen Mills in Markham Village, established in 1886 and later renamed the Maple Leaf Woollen Mills Co.

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

The Henry and Annetta Clarry House is one of a number of late nineteenth and early twentieth century residences that help to define the extent of the historic hamlet of Locust Hill.

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

The Henry and Annetta Clarry House has stood on this site since c.1908.

RESEARCH REPORT



David and Fannie Moyer House 53 Dickson Hill Road Lot 30 Concession 8 c.1885

**Heritage Section
City of Markham Planning and Urban Design, 2023**

History

The David and Fannie Moyer House was constructed on a portion of the west half of Lot 30, Concession 8, Markham Township. The original 200 acres of Lot 30 were leased by the Crown to Nicholas Kurts in 1806. In 1846, Henry Wideman Jr. received the Crown patent for the west 50 acres, which had the benefit of a branch of the Rouge River running through it. Henry Wideman Jr. was the son of Henry Wideman Sr. and Catherine Van Hoben, Pennsylvania German Mennonites who arrived in Markham Township in 1803.

Henry Wideman Jr. sold 17 acres of Lot 30 to John Dickson in 1844, two years before he received the patent. The presence of the Rouge River on this parcel created an opportunity to establish a grist mill, which some sources say occurred as early as 1837, but elsewhere the date is recorded as 1842 or 1843-1844. If construction of the mill on the “hill” in Dickson Hill happened prior to the land being formally purchased by John Dickson, this was most likely enabled by a lease. The community takes its name from John Dickson whose mill was a focal point of the local area, along with a Mennonite church and schoolhouse.

The mill property passed through the hands of a number of owners after John Dickson's death. In 1877, the 17-acre parcel was sold to Jacob Grove, a member of another Pennsylvania German Mennonite family that had come to Markham in the early years of the nineteenth century. In 1886, Grove sold the mill property to Amos Glover, and the remaining 10 acres to David Moyer. The 10 acres were located at the south west corner of Lot 30.

David Moyer was a member of a Waterloo area Pennsylvania German Mennonite family. When he married Sarah Eby in 1868, he was to take over the family farm in Kitchener, but instead purchased a farm in Maryborough where the land was cheaper and taxes were lower. They had seven children together, all daughters. Sarah (Eby) Moyer passed away in 1880. His second wife, Fannie (Wideman) Moyer, was part of the Markham Township Pennsylvania-German Mennonite community. David Moyer met her at a religious camp meeting, and they married in 1881. David and Fannie Moyer relocated to Markham, establishing a farm in Dickson Hill opposite his new wife's father's farm.

In a history of Dickson Hill published in 1985, it states that David Moyer built the family home in 1885 (this would be one year before the formal purchase of the land), and that Pentecostal camp meetings were held on the property in the 1920s, attracting more observers than participants. In a history of the Moyer family on file at the City of Markham is found the following description of their new Dickson Hill home:

"He built a new house on this farm and since at this point he had no sons, he put his daughters to work mixing cement and carrying the hod up to him so that he could plaster the walls."

According to the 1891 census, David Moyer, aged 46, was a farmer of the Mennonite faith, born in Ontario. His wife, Fanny, also born in Ontario, was aged 36. They resided in a two-storey concrete house containing 8 rooms with their 7 children aged 2 to 18. David and Fannie Moyer had three boys together, Harvey, Roy and Lloyd. All three were set up on farms of their own, thanks to their father's good business sense.

David Moyer increased his land holdings in 1890 with the purchase of the south half of the Pipher farm on Lot 29, Concession 8. In 1904, he purchased the north half of the Pipher farm in thereby adding 100 acres to his original 10. When he died in 1916, the family home was willed to his son, Roy. Fannie Moyer remained in the family home until her death in 1928. Roy and his wife Jennie owned the property until 1957, when they sold to D. Warren Moyer. D. Warren Moyer and his wife Vera remained the owners until the property was sold out of the family to Gordon and Joy Hills in 1983.

Architecture

The Moyer House is a two-storey aluminum siding-clad building with a square-plan main block, and a one-and-a-half storey wing on the south side. The original exterior finish was stucco as shown in an archival photograph from the 1980s. According to the 1891 census, the underlying structure is concrete. Modern additions have been constructed on the north and east sides of the oldest portions of the dwelling. The main block has a medium-pitched hipped roof with wide, overhanging boxed eaves and a modern hipped-roofed dormer on the south slope. There is a single stack brick chimney on the north side wall. The façade is 3-bay and symmetrically

arranged with a centre door flanked by a window on either side. The round-headed centre window on the second floor is elongated, suggesting it may have originally been a door giving access to a balcony which has been removed or was never constructed.



Archival photograph from the 1980s, prior to the replacement of the original windows. Heritage Section, City of Markham

Window openings are segmentally headed, and once contained 2/2, segmentally-headed single-hung windows, but now contain flat-headed, modern replacement windows. Existing Louvered shutters have flat tops that do not correspond with the shape of the window openings. These are replacements for the original louvered wood shutters visible on the archival photograph. The 4-panelled wood front door is no longer operable from the interior due to changes in the floorplan.

The side wing, likely the original kitchen, is one-and-a-half storeys in height, with a medium pitched gable roof. There is a steep centre gable on the front or west wall. A hipped-roofed porch supported on turned wood posts is located on the west and south walls. It is an extended version of a previous veranda that was only on the west wall. There is a door with a transom light located on the west wall of the side wing, close to the main block of the building.

On the north wall of the main block, there is a one-storey attached garage addition with a gable roof. On the east wall, behind the south side wing, there is a two-storey addition dating from the 1990s.

The David and Fannie Moyer House is a representative example of a late nineteenth century vernacular farmhouse designed with the influence of the Italianate style. The two-storey, cubic form, hipped roof with wide eaves, and segmentally-headed window openings are features typical of this popular mid to late nineteenth century architectural style, however, the wooden decorative embellishments often seen on other examples of this style are absent. There are no brackets under the eaves, there is no elaborate porch or veranda, and no belvedere. Perhaps the absence of these decorative elements reflects a conservative aesthetic that David Moyer may have had, or the simplicity of the design was a cost-saving measure, or both. The side wing, with its steep centre gable, displays the influence of the Gothic Revival.



53 Dickson Hill Road, showing sidewing.

What is notable about this house is the method of construction. Poured concrete wall construction is rare both in this area and for the time period in which the house was built. It was an alternative form of construction that was being experimented with in North America beginning in the mid-nineteenth century. This method of wall construction was promoted by American architectural theorist Orson Squire Fowler in his 1849 book, *A Home for all: or, the Gravel Wall, and Octagon Mode of Building*.

There are a few other examples of nineteenth century poured concrete construction in different parts of York County, some dating as from early as the 1860s. In Markham, only two nineteenth century poured concrete houses are known, this example at 53 Dickson Hill Road, and the Charles Chapman store and residence at 4 Main Street North, Markham Village, built c.1873. By the early twentieth century, poured concrete was becoming more common in construction, but usually for the foundation of barns and houses. David Moyer's use of poured concrete c.1885 is an indication of the builder's initiative to use a non-standard method of construction, perhaps for reasons of economy.

Context

The David and Fannie Moyer House is one of several heritage buildings that define the nineteenth to early twentieth century period of development within Dickson Hill. The house is located on a large property within the hamlet, a residential enclave which has evolved since the mid-twentieth century into a suburban community within an otherwise rural context. The David and Fannie Moyer House is historically related to the Joseph and Leah Pipher House at 33 Dickson Hill Road, designated under By-law 2021-58. The Moyer family owned that property from 1904 until 1980.

Sources

Abstract Index of Deeds for Lot 30, Concession 8 Markham Township.

Canada Census, 1891, 1901, 1911, 1921.

Autobiography of Samuel S. Moyer (undated) – Heritage Section File on 53 Dickson Hill Rd.

Moyer Family History (undated, but more recent than the Samuel S. Moyer family history) – Heritage Section File on 53 Dickson Hill Road.

Mary Ann Mihorean in *More Pioneer Hamlets of York*, Pennsylvania-German Folklore Society of Ontario, 1985. Page 78.

Rempel, John I. *Building with Wood and other aspects of nineteenth-century building in central Canada* Revised Edition. Toronto: University of Toronto Press, 1980. Pages 291-294.

McIlwraith, Thomas F. *Looking for Old Ontario – Two Centuries of Landscape Change*.

Toronto: University of Toronto Press 1997. Pages 96-98.

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 David and Fannie Moyer House is a representative example of a vernacular farmhouse with the form and selected stylistic features of the Italianate style, and a rare example of nineteenth century poured concrete wall construction in Markham.

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 David and Fannie Moyer House has historical or associative value as the former home of David and Fannie Moyer and their children. David Moyer was originally a member of the Waterloo County Pennsylvania-German Mennonite community. He initially farmed in Maryborough, Ontario, and after the death of his first wife, came to Markham in the mid-1880s and settled in the hamlet of Dickson Hill with his second wife, Fannie (Wideman) Moyer. The house was built c.1885 and was owned by David and Fannie Moyer's descendants until 1983.

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

The David and Fannie Moyer House is one of several heritage buildings and an historic cemetery that define the extent of the historic hamlet of Dickson Hill.

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

The David and Fannie Moyer House has stood on this site since c.1885. It is historically linked to the Joseph and Leah Pipher House at 33 Dickson Hill Road, which stands on a property owned by the Moyer family from 1904 to 1960.

RESEARCH REPORT

Koch-Wideman House

**East ½ Lot 21 Concession 7
10062 Highway 48
c. 1850**

**Future Site: 14 Heritage Corners Lane
Markham Heritage Estates**



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

History

Markham Township Lot 21, Concession 7 was originally a Crown Reserve. Crown Reserves were established in Upper Canada by Lieutenant-Governor Simcoe in 1792, in addition to the Clergy Reserves established in 1791. In 1828, Crown and Clergy Reserves were turned over to King's College (the forerunner of the University of Toronto), to be gradually sold off. The dispersal of these lands often proved controversial, contributing to the grievances that lead to the Upper Canadian Rebellion of 1837. In 1844, King's College sold the east half of Lot 21, Concession 7, to Andrew Wideman, who had been living on the property as a tenant prior to the purchase. His presence there was noted in Walton's 1837 directory of Markham Township.

The Widemans were Pennsylvania-German Mennonites who originally came from the Swiss Canton of Zurich and next lived in Baden, Germany. From there they immigrated to

Philadelphia in 1733, and settled in Buck's County, Pennsylvania. Members of the Wideman family arrived in Markham in 1803 and so many settled and farmed around the intersection of Major Mackenzie Drive and Highway 48 that it was once known locally as Wideman's Corners. In 1849 Andrew Wideman sold his 100 acres to his son-in-law John Koch Jr., who had recently married his daughter Mary Wideman, after the death of his first wife.

John Koch Jr. was the grandson of John Koch, another Mennonite farmer who made the trip from Pennsylvania to Markham in the early 1800s. The 1851 census indicates that the Koch family was living on Lot 21, Concession 7, in a one-storey frame house. This is likely the one-and-a-half storey frame house that stands at 10062 Highway 48. One-and-a-half storey houses were sometimes noted by the census-takers as one storey because the dwellings did not have a full second storey. It is believed that the house was built for John and Mary Wideman sometime between 1844 and 1851, and replaced the earlier dwelling of Andrew Wideman.

In 1871 John Koch Jr. sold the house and most of Lot 21, Concession 7, to his brother-in-law, Jacob Wideman, except for a 3-acre lot on the southeast corner. Jacob Wideman was married to Mary (Burkholder) Wideman. On this smaller parcel, there was a one-and-a-half storey frame house built circa 1865, which is believed to have been built by John Koch Jr. for his retirement prior to selling the land to his brother-in-law. That house, addressed 10044 Highway 48, was relocated to 12 Heritage Corners Lane in Markham Heritage Estates in 2008. When the two houses stood side by side, there was an obvious visual relationship between this house and the one to the south that indicated they were both built for the same family.

According to the 1891 Census, John Koch, retired farmer, and his wife, Mary resided in a two-storey frame house containing 11 rooms (10044 Highway 48). Next door was Jacob Wideman, farmer and widower, residing in the household of his son, Isaac, his wife, Esther, and their three young children. Their dwelling (10062 Highway 48) was a two-storey, frame building containing 10 rooms. In 1897, Jacob Wideman sold the house and farm to his son, Isaac Wideman.

The executors of Isaac Wideman sold the property to Albert R. Wideman, a son of Isaac and Esther Wideman, in 1926. In 1973, the estate of Albert R. Wideman sold to Lorne H. Wideman. Lorne Wideman was the son of Albert and Magdalena Wideman. The farm was later sold for future development after being in the ownership of four generations of the Wideman family.

Architecture

The Koch-Wideman House is a one-and-a-half storey frame dwelling with a T-shape plan. One-storey extensions are located on the west wall of the rear wing, and on the north wall of the rear wing where it joins the main block. The main block, rectangular in plan, rests on a fieldstone foundation. The foundation material of the rear wing is not readily visible. Siding is clapboard with simple corner boards. The roof is a medium-pitched gable with open, overhanging eaves without eave returns. The only ornamentation is a simple bedmould. There is one old brick chimney remaining at the west end of the roof of the rear wing.

The main block has a 3-bay front. The placement of openings on the front and gable end walls is symmetrical and ordered. The centrally-placed front doorcase has a single-leaf door with a flat-headed transom light, and sidelights with a wood panelled treatment below. The door surround is

plain. Window openings are flat-headed and typically contain flat-headed, 6/6 paned single hung windows with simple wood surrounds and lugsills. At one time, all window openings on the main block had operable, louvered wood shutters. Window openings on the ground floor are larger than those on the second floor. On the front façade, the second storey windows are small, 3/3 paned, single-hung style, placed within the knee wall. On the gable ends, the second storey windows are 6/6 paned and are full-height.

A prominent feature of the façade of the Koch-Wideman House is the full-width, open veranda, which is currently in a deteriorated state. The veranda has a shed roof supported on simple, turned wood posts. This is a relatively recent replacement for a bellcast roof that appeared in an archival photograph from 1991-1992. Between the posts are lightly-proportioned spandrels in the form of Tudor arches. The verandah has a low, wood railing with pickets. The veranda base is wood, and once had square lattice below.



Archival photograph showing the south side of the rear wing of 10062 Highway 48, taken in the 1980s.

The large rear wing appears to be an old addition. If there is a *gross doddy* or secondary dwelling unit within the structure, in the Mennonite tradition, it is not readily apparent from the exterior. The rear wing, recessed from both corners of the rear wall of the main block, has clapboard siding and a gable roof. The window openings are flat-headed and contain 2/2 paned single-hung windows, a later nineteenth century style than the windows of the main block. Windows on the second storey are smaller in proportion to those on the ground floor but not as squat in proportion as those on the front wall of the main block. None of the windows seem to have been equipped with shutters. The placement of openings on the rear wing is asymmetrical. There are two doors on the south wall, and a shed-roofed, full-width open veranda supported on simple wood posts. The veranda extends across the one-storey rear shed which also has a south-facing door. The easternmost door, tucked in the corner where the two parts of the house connect, has a double window beside it, which appears to be a later alteration.

The Koch-Wideman House is a vernacular dwelling that displays the symmetry and formality of the Georgian architectural tradition. The simplicity of the dwelling's detailing reflects the modesty of its Pennsylvania-German Mennonite builders, who adopted the Georgian style from

their British-American neighbours in Pennsylvania and brought that same mode of building with them to Upper Canada. This simplicity was relieved by the refined appearance of the Ontario Regency style full-width front veranda, particularly when it still retained its bellcast roof. The small kneewall windows on the front wall, rare in Markham, are another feature associated with the Ontario Regency style. This type of window is sometimes colloquially referred to as a “bellyflop window” due to the low placement on a wall.

Although the Koch-Wideman House has fallen into a state of disrepair, its original detailing is capable of being restored thanks to the existence of archival photographs.

Context

In its original, semi-rural context at Wideman’s Corners, the Koch-Wideman House was the northernmost of a pair of similar frame dwellings constructed by the same family but at different times. The historic relationship between the two buildings was readily apparent by their similar scale, materials and architectural style. The similarity of the veranda design in particular tied the two buildings together. The Koch-Wideman House was part of a complete farmstead that included a barn (demolished 1998) and two smaller outbuildings that still stand at 10062 Highway 48.

The historic relationship between the John Koch House and the Koch-Wideman House is planned to be recreated at Markham Heritage Estates. The John Koch House is now located at 12 Heritage Corners Lane. The Koch-Wideman House will rejoin its former neighbor, moving to 14 Heritage Corners Lane.

Sources

Abstract Index of Deeds for Markham Township Lot 21, Concession 7.

Canada Census: 1851, 1861, 1871, 1891, 1901, 1911, and 1921.

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

Markham Township Directories, 1837, 1846-47, 1850-1851, 1892, 1918.

Research Report on the John Koch House, 10044 Highway 48, City of Markham Heritage Section, 2012.

Champion, Isabel (ed.). *Markham 1793-1900*, Revised Edition. Markham: Markham Historical Society, 1989. Pages 31, 47, 55-56.

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 Koch-Wideman House is a representative example of a Pennsylvania-German Mennonite farmhouse in the Georgian architectural tradition, with Ontario Regency features. The small, knee wall windows on the second floor of the front façade are locally rare.

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 Koch-Wideman House has historical value or associative value as the former home of John and Mary Koch from the time of its construction c.1850 to 1871, and as the former home of four generations of the Wideman family from 1871 to the late twentieth century, beginning with Jacob and Mary Wideman. These families share a Pennsylvania-German Mennonite cultural heritage and were early arrivals in Markham Township.

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

The Koch-Wideman House is one of a pair of houses built side-by-side by the Koch family in the mid-nineteenth century, in an area known locally as Wideman's Corners. It is historically linked to the John Koch House, c.1865, that formerly stood at 10044 Highway 48 and is now located at 12 Heritage Corners Lane in Markham Heritage Estates.

RESEARCH REPORT

Macey-Perkins-Hagerman House

10729 Victoria Square Blvd.

(Formerly 10729 Woodbine Avenue)

Lots 25, 26 & 27, Plan 184

c.1860



Heritage Section

City of Markham Planning & Urban Design, 2023

History

The Macey-Perkins-Hagerman House is located at 10729 Victoria Square Blvd., on village lots 25, 26 and 27, Plan 184, within the historic hamlet of Victoria Square. The building is sited on Lot 25.

Victoria Square is one of Markham's oldest communities. Unlike many other villages and hamlets in Markham's early history, this community did not evolve around a mill site or railway; rather it developed at the crossroads of the 4th Line (Victoria Square Boulevard) and the Markham and Elgin Mills Plank Road. Initially European settlement took the form of farms settled by American immigrants, some of which including the Heise, Klinck, Schell, and Stoutengburgh families, as well as English families such as the Reads and Frisbys. For a time, the hamlet was named "Read's Corners" after the family of the same name that resided there. The core of the community began with the establishment of Primitive Methodist and Wesleyan Methodist churches during the 1830s-1840s, followed by the emergence of typical nineteenth

century businesses such as an inn serving travellers on the plank road, general stores, blacksmith shops, boot and shoe makers, and carriage makers. Village lots were subdivided from farm properties at the crossroads to accommodate the businesses and industries, as well as providing building lots for the people employed in these enterprises. A post office was established here in 1854, at which point the community's name changed from Read's Corners to Victoria Square.

Plan 184, laid out by surveyor George McPhillips P.L.S., was subdivided within a 6-acre parcel at the north-west corner of Township Lot 25, Concession 4 in 1856. The subdivision of village lots occurred on the property of William Gillard Hingston, who had purchased the 6 acres from local inn-keeper William Cantley in 1849. William G. Hingston was a blacksmith by trade and a member of the board of the Markham and Elgin Mills Plank Road Company. His "Plan of Town Lots in Victoria Square" was a significant step in the early development of the hamlet of Victoria Square. The subdivision contained 27 lots and created Victoria Street and Albert Street (now known as Royal Albert Street), named in honour of the reigning monarch, Queen Victoria, and the Queen's Consort, Prince Albert.

In 1857, Hingston sold six lots to Joseph Ellerby, an English-born butcher. The lots included the subject property (Lots 25, 26 & 27, Plan 184), fronting on the street now known as Victoria Square Boulevard, and the lots immediately behind fronting on Victoria Street (Lots 16, 17 & 18, Plan 184). In later census records, Joseph Ellerby is listed as a farmer.

In 1860, Ellerby sold lots 17 and 25 to William C. Macey, a mason by trade. His brother, Richard, was a carpenter and builder that also resided in Victoria Square. William Macey and his wife, Sarah, were born in England and were members of the Wesleyan Methodist Church according to the census of 1861. There were three young children in the household, Samuel, Elizabeth and Mary. The family's residence was a one-storey frame house on Lot 25, Plan 184. It is possible that the William Macey house was constructed *circa* 1860 by William's brother, Richard Macey, given his trade as a carpenter and builder. According to the census of 1861, Richard Macey lived on Lot 26, Concession 3, which is in the north-west part of Victoria Square.

When William Macey purchased Lot 17 on Victoria Street in 1860, it was likely a vacant parcel based on its purchase price. Although the *circa* 1860 frame house addressed 16 Victoria Street is presently attributed to William Macey, newer research conducted as background work for the community's heritage conservation district study suggests that this modest frame dwelling may have originally been located on Lot 16, the adjoining lot to the south of Lot 17, and constructed for Joseph Ellerby, not William Macey. Thomas Hunt, a labourer, purchased Lots 16 and 17 in 1868. Since the heritage house at 16 Victoria is on a concrete foundation, it appears that it may have been moved from Lot 16 and placed upon a new foundation at an unknown date.

William Macey sold to William Bucknell (or Bricknell) in 1865. The sale price of \$500 is an indication that Lot 25, Plan 184, where the existing dwelling at 10729 Victoria Square Boulevard is located, was a developed lot. At the same time, Bucknell also purchased an adjoining lot, Lot 26, from Joseph Ellerby. Based on the sale price of \$150, this was a vacant lot.

In 1868, William Bucknell sold Lots 25 and 26, Plan 184, to George Henricks. Four years later, Henricks sold to John Perkins. The southernmost lot, Lot 27, at the corner of present-day

Victoria Square Boulevard and Royal Albert Street, was added to the property at a later date. Perkins added a general store at the front of the former Macey residence. According to local records, including a sketch in the archives of the Victoria Square United Church, the store was a one-and-a-half storey frame building. In the census of 1881, John Perkins was listed as a store-keeper, 53 years of age, born in Ontario. He was a widower and a member of the Canadian Methodist Church. His son, Joseph, age 30, resided in the same household, and was a schoolteacher. From 1884 to 1895, John Perkins was the local postmaster. The Victoria Square Post Office was located in his general store.

Perkins died in 1895. He willed his property, with the house and store, to his unmarried step-daughter Mary J. Trudgeon, who resided in the Perkins household according to the 1891 census, along with her brother, William Trudgeon, a carpenter, and Alice McKinnon. Mary Trudgeon sold to Sinclair Hagerman in 1896. Sinclair Hagerman owned the property but it was occupied by his son, Nathan. The Hagerman family took over the operation of the general store, which they ran until 1903, when they bought out their competition, another general store built by Christopher Heise in 1892 at the northwest corner of the crossroads.

In 1919, the property passed to Nathan O. Hagerman, and in 1922 to Mary J. Hagerman. After the closure of the general store, the store building was removed and the Hagerman dwelling was moved closer to the rear lot line of the property and placed upon a new foundation. According to the history on file at the Victoria Square United Church archives, Mabel (Hagerman) Anderson added a second storey to the house in the early 1970s. She and her sister, Bessie, had been willed the property from their mother Mary J. Hagerman in 1936. Mabel Anderson's daughter, Mary (Anderson) Rice further added to the house with a modern rear addition in the mid-1990s.

Architecture

The Macey-Perkins-Hagerman House is a two-storey frame dwelling with an irregular plan. The oldest portions of the building are partially enclosed within later additions, and according to an old survey, the foundation material is concrete block. The house has a cross-gabled roofline. Wall cladding is wood board and batten with a narrow, horizontal strip that divides the siding into upper and lower sections. The front facade of the building has a symmetrical, 3-bay arrangement of openings with a central doorcase containing a modern door with a 2-paned transom light above. There is a simple, modern, flat-roofed porch with slender columns sheltering the entrance. Window openings are symmetrically placed, containing recent 1/1 sash-style windows on the ground floor, and 6/6 sash-style windows framed by louvered shutters on the second floor. An exterior, red brick fireplace chimney is centred on the north gable end wall.

The rear addition, dating from the mid-1990s, has a variety of window shapes, sizes and designs. The most prominent feature is a saltbox-roofed, two-storey solarium with large, plate glass windows. The solarium extends from the south side of the main part of the addition.

The extent of the oldest portions of the dwelling can be seen on the 1967 property survey in the City of Markham's files. The western, main block of the house, facing Victoria Square Blvd. (named Don Mills Road at the time) shows the same rectangular plan shape as it presently exists. A rear wing, slightly offset to the south on the east side of the main block, occupies the traditional location of a kitchen wing in a nineteenth century rural or village dwelling. Added to

this same survey is the outline of the proposed 1990s addition, wrapping around the south and east walls of the building as it was at the time of the survey. An examination of the building elevations as submitted to the municipality for the addition reveals that the existing, or as-built appearance of the house varies from what was proposed. This is most evident in the roofline of the solarium and the simplified window style. A wrap-around veranda on the west and south walls of the main block of the house was not constructed according to plan.

When the Macey-Perkins-Hagerman House was first built circa 1860, it was a one-storey, hip-roofed Ontario Regency Cottage. The sketch in the Victoria Square United Church archives illustrates a portion of the original dwelling in this form, positioned behind the front-projecting general store. The existing symmetrical placement of the front door and window openings on the ground floor of the main block of the building, and the proportions and style of the window openings, are consistent with the style and period of the first phase of construction. The second storey addition circa 1970 was designed with a great deal of sensitivity to the original building, which assumed a formal, balanced architectural character in the Georgian architectural tradition. In this case, the style can be more precisely described as a later example of the Colonial Revival style popular in the 1960s and 1970s. It is unfortunate that the 6/6 windows of the ground floor have recently been replaced with 1/1 windows, and that the shutters have been removed. The recent replacement front door, with its stretched elliptical light, is not consistent with the Colonial Revival style of the 1970s phase of the building's development. Both of these recent alterations are reversible

The 1996 addition, in particular the solarium, contrasts with the formal, traditional architecture of the main block of the dwelling. This contrast makes a bold design statement that effectively differentiates the old from the new. In Markham, examples of Colonial Revival architecture are uncommon. A comparable building, a farmhouse constructed circa 1890 and remodeled in the Colonial Revival style in 1961, is the Jarvis-Fairty House at 6350 Steeles Avenue. In that case the original dwelling is not discernable from the exterior due to the extent of additions and renovations that were done to achieve its current appearance.

Context

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

The Macey-Perkins-Hagerman House is located on a large village property with mature vegetation forming a green backdrop to the dwelling. The house is generously set back from the street corner, positioned on Lot 25, Plan 184, the northernmost part of the property. Another property listed on the *Register of Property of Cultural Heritage Value or Interest* is next door to the north at 10737 Victoria Square Boulevard. A property designated under Part IV of the *Ontario Heritage Act*, known as the William Macey House, circa 1860, is located at 16 Victoria Street, behind the subject property. It is historically related to the Macey-Perkins-Hagerman House.

Sources

Abstract Index of Deeds Markham Township Lot 25, Concession 4
Abstract Index of Deeds, Plan 184 Markham
Markham Township Assessment Rolls, Markham Museum Archival Collection
Canada Census Records 1851, 1861, 1871, 1881, 1891
Plan 184, 1856
Local History Records, Victoria Square United Church Archives
Victoria Square Heritage Conservation District – Historical Background and Inventory, by Su Murdoch, Heritage Consultant
Heritage Designation Report, The William Macey House, 16 Victoria Street, City of Markham, 1998
Property File, 10729 Victoria Square Blvd., City of Markham, Plans for Proposed Addition, 1996

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

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

The Macey-Perkins-Hagerman House is a representative example of a vernacular dwelling in the Colonial Revival style that encapsulates at least three distinctive periods of development in a legible manner.

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 Macey-Perkins-Hagerman House has historical and associative value as the former residence of William Macey, a mason that first developed village Lot 25, Plan 184, in William Hingston's subdivision of 1856 in Victoria Square. The property has additional historical and associative value as the former home and place of business of John Perkins, general store owner, from 1872 to 1895. Perkins served as post master for Victoria Square from 1884 to 1895, during which time the local post office was located in the store at this location. The property has further historical and associative value for its long association with the Hagerman family, who operated a general store from this location from 1896 to 1903. The house was owned and occupied by members and descendants of the Hagerman family and for over a century.

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

The Macey-Perkins-Hagerman House is one of a number of older buildings that help to define the extent of the historic hamlet of Victoria Square.

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

The Macey-Perkins-Hagerman House has stood on this property since circa 1861, pre-dating Canadian Confederation. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.

RESEARCH REPORT

Savage-Schell-Dennie House

10737 Victoria Square Blvd.

(Formerly 10747 Woodbine Avenue)

Lots 22,23 & 24, Plan 184

c.1872



Heritage Section

City of Markham Planning & Urban Design, 2023

History

The Savage-Schell-Dennie House is located at 10737 Victoria Square Blvd., on village lots 22, 23 and 24, Plan 184, within the historic hamlet of Victoria Square. The building is sited on Lot 23.

Victoria Square is one of Markham's oldest communities. Unlike many other villages and hamlets in Markham's early history, this community did not evolve around a mill site or railway; rather it developed at the crossroads of the 4th Line (Victoria Square Boulevard) and the Markham and Elgin Mills Plank Road. Initially, European settlement took the form of farms settled by American immigrants, some of which including the Heise, Klinck, Schell, and Stoutenburgh families, as well as English families such as the Reads and Frisbys. For a time, the hamlet was named "Read's Corners" after the family of the same name that resided there. The core of the community began with the establishment of Primitive Methodist and Wesleyan

Methodist churches during the 1830s-1840s, followed by the emergence of typical nineteenth century businesses such as an inn serving travellers on the plank road, general stores, blacksmith shops, boot and shoe makers, and carriage makers. Village lots were subdivided from farm properties at the crossroads to accommodate the businesses and industries, as well as providing building lots for the people employed in these enterprises. A post office was established here in 1854, at which point the community's name changed from Read's Corners to Victoria Square.

Plan 184, laid out by surveyor George McPhillips P.L.S., was subdivided within a 6-acre parcel at the north-west corner of Township Lot 25, Concession 4, in 1856. The subdivision of village lots was created on the property of William Gillard Hingston, who had purchased the 6 acres from local inn-keeper William Cantley, in 1849. William G. Hingston was a blacksmith by trade and a member of the board of the Markham and Elgin Mills Plank Road Company. His "Plan of Town Lots in Victoria Square" was a significant step in the early development of the hamlet of Victoria Square. The subdivision contained 27 lots and created Victoria Street and Albert Street (now known as Royal Albert Street), named in honour of the reigning monarch, Queen Victoria, and the Queen's Consort, Prince Albert.

In 1860, Hingston sold Lot 23, Plan 184 to James Stoutenburgh, a farmer and local merchant who established at store at the crossroads at an early date. He was a prominent landowner on Lot 25, Concession 3, which he inherited from his father, Martin Stoutenburgh, in 1850. James Stoutenburgh was Victoria Square's first postmaster in 1854. His impressive two-and-a-half storey brick dwelling, built in the early 1860s and located at 10748 Victoria Square Blvd., was the most substantial house to have been built within Victoria Square in the nineteenth century, and is a local landmark. It appears that James Stoutenburgh purchased the property in William Hingston's subdivision as an investment.

In 1872, the property was purchased by George Savage. George Savage was an English-born farmer. His wife, Ann, was also born in England. They were tenant farmers on the east half of Markham Township Lot 35, Concession 3, near the hamlet of Gormley's Corners. According to the census of 1871, George Savage was 73 years of age, and his wife was 65. George and Ann Savage retired from farming and moved into Victoria Square, to a modest frame house that may have been built late in the ownership of James Stoutenburgh, or was newly constructed by George and Ann Savage around the time of their purchase of the property.

George Savage lived here for about four years before selling to Charlotte E. Lewis in 1876. According to the 1881 census, George Savage was a widower by that time, and resided in the household of his son, George Savage Jr., a blacksmith in Toronto Township (now known as the City of Mississauga). William Lewis and Charlotte (Mustard) Lewis farmed a 53-acre property on the east part of Lot 25, Concession 4, directly east of Victoria Square. Their property in Victoria Square was rented out to tenants. By the time of the 1891 census, William and Charlotte Lewis resided in Davisville, north of Toronto, where William was employed as a pump-maker.

The next owner of the house was Ellen Schell. Ellen (McIntyre) Schell was the second wife of Paul Schell, a son of John Christian Schell, who came to Markham Township in 1800 from New York State. Paul Schell was the great-grandfather of Wesley Schell, who founded Schell Lumber in Stouffville in 1922. The business, now a Home Hardware and lumber yard, is still owned and

operated by Schell descendants. Paul Schell's first wife was Catherine Gower, who died in 1858. Later that same year, Paul Schell married Ellen McIntyre. According to the 1881 census, Paul and Ellen Schell farmed the east part of Lot 28, Concession 4. Their farm was north of the crossroads of present-day Warden Avenue and Elgin Mills Road, historically known as Schell's Corners. A schoolhouse serving School Section No. 12 (Clayton School, 11172 Warden Avenue) was built on a corner of their farm in 1874 (damaged by fire, 2023). At the time of the 1881 census, Paul Schell was 77 years of age and blind. Ellen Schell was 46. They were members of the Baptist church.

Paul and Ellen Schell retired from the farm and moved into Victoria Square in 1882, the same year that Ellen Schell purchased Lots 22 and 24, Plan 184, on either side of the house on Lot 23, Plan 184, that was owned by non-resident Charlotte Lewis. It appears that Paul and Ellen Schell rented the house from Charlotte Lewis, and purchased the lots on either side, perhaps in anticipation of being able to purchase the house on Lot 23 at a future date. Paul Schell died in 1885, leaving Ellen Schell a widow. Ellen Schell purchased her home in Victoria Square from Charlotte Lewis in 1887. The property then consisted of three adjacent lots, 22, 23 and 24, Plan 184. By the time of the census of 1891, Ellen Schell had remarried and was living in Bruce County. She was married to Nathaniel Schell, possibly a relative of her late husband.



Annie and Marie Dennie, c. 1912 in front of 10737 Victoria Square Blvd.
Markham Museum Archival Collection

Charles Dennie, whose occupation is variously noted as labourer, huckster or drover depending on the source and time period, purchased the Schell property in 1890. A huckster sells small items door-to-door or from a small stall. A drover is an experienced stockman that moves livestock from place to place. According to *Markham 1793-1900*, Charles Dennie bought and sold livestock. His ownership of the property is noted on the Markham Township Assessment Roll of 1891. More information about Charles Dennie is found in the 1891 census, which tells us that he was a widower at that time, living with an infant daughter Lilly, Fanny Boynton, a domestic, and Harriet Boynton. Their house was described a two-storey, seven-room frame dwelling. He later remarried. His second wife was Ann or Annie Rengel. There is an archival photograph in the collection of the Markham Museum that shows Annie Dennie and their daughter Marie (Dennie) Shaw (born 1907) standing in front of their home (10737 Victoria

Square Blvd.) some time in the 1910s judging by the apparent age of Marie Dennie. Charles Dennie's resided here until his death in the mid-1930s. The property passed to Marie Shaw (1934), Lillian Forster (1935), Harold S. Forster (1955), and then to a series of other owners.

Architecture

The Savage-Schell-Dennie House is a one-and-a-half storey, frame dwelling with a T-shaped plan. The ground floor of the structure sits so close to grade that its foundation material is not readily visible. The house is oriented towards Victoria Square Blvd. The west, or main block, is rectangular in shape and one-and-a-half storeys in height, while the rear kitchen wing, offset along the southeast portion of the rear elevation, is one-storey in height. The roof is a medium-pitched gable style with open, overhanging eaves. There is an absence of masonry chimneys. Siding is horizontal aluminum in an imitation of wide clapboard.

The facade has a 3-bay arrangement of flat-headed openings, with a centrally-placed single-leaf door flanked by a window on either side. The window openings are in the form of upright rectangles, larger on the ground floor than on the second floor. Ground floor window openings are noticeably positioned low on the wall. Until recently, the windows had 6/6 single-hung glazing. The replacement windows have 1/1 glazing. Another noteworthy feature is the difference in the design of the gable-end second-storey windows. On the north gable end, the two second-storey window openings are similar in style to the two window openings on the ground floor, but smaller in size. However, on the south gable end, the two second-storey window openings are tall and narrow, and historically contained 1/1 windows. It is not known if the difference in window configuration is original or a later alteration.

Overall, the Savage-Schell-Dennie House has been minimally altered from its original condition, other than superficial changes that are reversible in nature. It is a simple, vernacular building, without ornament, designed for a village setting to meet the modest needs of a labourer, tradesman, or retired farmer. The symmetrical plan and simple, formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in Ontario long after the historic Georgian period ended in 1830. This is a later example of its type, with a tall wall height and a medium-pitched gable roof without eave returns. The use of 6/6 window glazing is late for the period of construction but not unknown in the former Markham Township. By the 1870s, 2/2 windows were typically used, sometimes for the replacement of older small-paned sash. The upper windows of the south gable end, tall and narrow in proportion and with 1/1 glazing, were also used locally from the 1870s to about 1900.

The circa 1912 archival photograph in the collection of the Markham Museum is useful in providing information about the early appearance of the Savage-Schell-Dennie House. The photograph shows wood clapboard siding, and it is possible that this siding remains concealed by the existing aluminum siding. It shows that the window glazing was 6/6, as it was until recently, and that the windows had functional, louvered shutters. The photograph also shows that an additional window has since been added to the ground floor of the south gable end. Notably, there is no front veranda. Based on the offset of the rear kitchen wing, it is possible that a veranda once existed on the north side of this one-storey wing.

A house of this period would have been heated with a wood stove, and cooking would also have been done on a wood stove. The brick chimneys that would have typically served these stoves do not remain. There may be some evidence in the attic of the position of these presumed former chimneys.

Context

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

The Savage-Schell-Dennie House is located on a large village property where much of the vegetation has recently been removed. The house is sited close to the street, positioned on Lot 23, Plan 184, which is the central part of the property. Another property listed on the *Register of Property of Cultural Heritage Value or Interest* is located to the south at 10729 Victoria Square Boulevard.

Sources

Abstract Index of Deeds for Markham Township Lot 25, Concession 4
Abstract Index of Deeds for Plan 184, 1856, Markham Township
Markham Township Assessment Rolls, Markham Museum Archives
Canada Census Records 1851, 1861, 1871, 1881, 1891
Plan 184, 1856
Family Files, Markham Museum Archives
Historical Photograph Collection, Markham Museum Archives
Victoria Square Heritage Conservation District – Historical Background and Inventory, by Su Murdoch, Heritage Consultant, 2010
Property File, 10737 Victoria Square Blvd., City of Markham Heritage Section
Champion, Isabel, ed. *Markham 1793-1900*, second edition, revised. Markham: Markham Historical Society, 1989, pages 53, 54, 311, and 313.

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

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

The Savage-Schell-Dennie House is a representative example of a modest, vernacular, village dwelling in the Georgian architectural tradition.

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 Savage-Schell-Dennie House has historical and associative value as the former residence of George and Ann Savage, retired farmers from the Gormely area that first developed village Lot 23, Plan 184, in William Hingston's subdivision of 1856 in Victoria

Square. The property has additional historical and associative value as the former home of Paul and Ellen Schell when they retired from farming north of Schell's Corners in 1882. Paul Schell was the great-grandfather of Wesley Schell, founder of Schell Lumber in Stouffville in 1922. The property has further historical and associative value for its long association with Charles Dennie, a labourer, huckster and drover that lived here from 1890 to the mid-1930s.

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

The Savage-Schell-Dennie House is one of a number of older buildings that help to define the extent of the historic hamlet of Victoria Square.

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

The Savage-Schell-Dennie House has stood on this property since c.1872. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.