

**SUBJECT:** RECOMMENDATION REPORT – Designation of Priority Heritage Properties – Phase I

**PREPARED BY:** Evan Manning, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080  
Stephen Lue, Senior Development Manager, ext. 2520

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**RECOMMENDATIONS:**

- 1) THAT the Staff report, dated June 13, 2023, titled "RECOMMENDATION REPORT – Designation of Priority Heritage Properties – Phase I", be received;
- 2) THAT the May 10, 2023, recommendation from the Heritage Markham Committee, in support of the designation of 5474 19th Avenue (Ward 6), 7822 Highway 7 East (Ward 5), 53 Dickson Hill Road (Ward 5), 14 Heritage Corners Lane (formerly 10062 Highway 48) (Ward 4), 10729 Victoria Square Blvd (Ward 2) and 10737 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information;
- 3) THAT Council state its intention to designate 5474 19th Avenue (Ward 6), 7822 Highway 7 East (Ward 5), 53 Dickson Hill Road (Ward 5), 14 Heritage Corners Lane (formerly 10062 Highway 48) (Ward 4), 10729 Victoria Square Blvd (Ward 2) and 10737 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of their cultural heritage significance;
- 4) 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*;
- 5) THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 6) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 7) THAT if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk's Department be directed to refer the proposed designation to the Ontario Land Tribunal ("OLT");
- 8) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides information on the first six "listed" properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") in response to Bill 23, and in accordance with the Staff report adopted by Council on May 3, 2023. The properties proposed for designation are as follows:

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- a) 5474 19th Avenue (Ward 6): “Graham-Hallman House”
  - b) 7822 Highway 7 East (Ward 5): “Henry and Annetta Clarry House”
  - c) 53 Dickson Hill Road (Ward 5): “David and Fannie Moyer House”
  - d) 14 Heritage Corners Lane (formerly 10062 Highway 48) (Ward 4): “Koch-Wideman House”
  - e) 10729 Victoria Square Blvd (Ward 2): “Macey-Perkins-Hagerman House”
  - f) 10737 Victoria Square Blvd (Ward 2): “Savage-Schell-Dennie House”

**BACKGROUND:*****Markham has a robust Heritage Register that includes both listed and designated properties***

There are currently 1730 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the “Register”). These include a mixture of individually-recognized heritage properties and those contained within the city’s four Heritage Conservation Districts (“HCD”) located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both “listed” properties and those designated under Part IV of the Act (Heritage Conservation Districts are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At this time, there are 316 listed properties on the Register.

***Bill 23 has implications for the conservation of properties “listed” on municipal Heritage Registers***

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023 or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be “re-listed” for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on the heritage register at the time a *Planning Act* application is submitted (e.g. Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision application).

Should a property not be designated within the two-year time period and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

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***Properties are to be assessed using Provincial Designation Criteria***

The Government of Ontario's Regulation 9/06, as amended, ("O.Reg. 9/06") prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg 9/06):

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

**OPTIONS/ DISCUSSION:*****The protection and preservation of heritage resources is consistent with City policies***

Markham's Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, 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 Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

***Provincial planning policies support designation***

The Provincial Policy Statement, 2020, 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.

***Designation acknowledges the importance of a cultural heritage resource***

Designation signifies to both an owner and the broader community that the property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

***Culturally significant “listed” properties for Part IV designation have been identified***

As described in the Staff report adopted by Council on May 3, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 “listed” properties ranked as “High”, 78 ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation under Part IV of the Act.

Staff propose to bring forward six to seven designation reports for Council consideration at any one time over the course of approximately 18 months in order to meet the deadline imposed by Bill 23. The six properties identified in this report constitute the first phase of recommended designations. The properties have been thoroughly researched and evaluated using O.Reg. 9/06 and it has been determined that they merit designation under the Act for their design, associative and/or contextual value.

***Statements of Cultural Heritage Value of Interest have been prepared***

In accordance with Section 29(8) of the Act, Statements of Significance (“SoS”) have been prepared for inclusion in future potential designation by-laws. These SoS include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property, but rather provides a guide to determine if the alterations will adversely impact the heritage significance of the property (see Appendix ‘C’).

***Heritage Markham (the “Committee”) supports the designations***

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. The proposed designations were considered by the Committee at its meeting on May 10, 2023, and Staff recommendations in support of designation were adopted (see Appendix ‘B’).

***Staff has communicated with affected property owners***

Heritage Section staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant SoS,

which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g. information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to OLT should they wish to object to designation. For additional information, see the bulleted list in the following section.

***Process and Procedures for Designation under Part IV of the Act***

The following is a summary of the designation key processes and notification requirements:

- Staff undertake research and evaluate the property under O.Reg. 9/06 to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City's website);
- Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
- Should Council wish to proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the OLT of their objection to the designation. Should no objection be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection, and provide a final decision.

**FINANCIAL CONSIDERATIONS:**

External heritage consultants may be required to provide evidence at the OLT in support of designation in the event property owners wish to appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable

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**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks Department will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning & Urban Design (Heritage Section), Legal Services and Clerks Department.

**RECOMMENDED BY:**

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Giulio Cescato, RPP, MCIP  
Director of Planning and Urban Design

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

**APPENDICES:**

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

Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

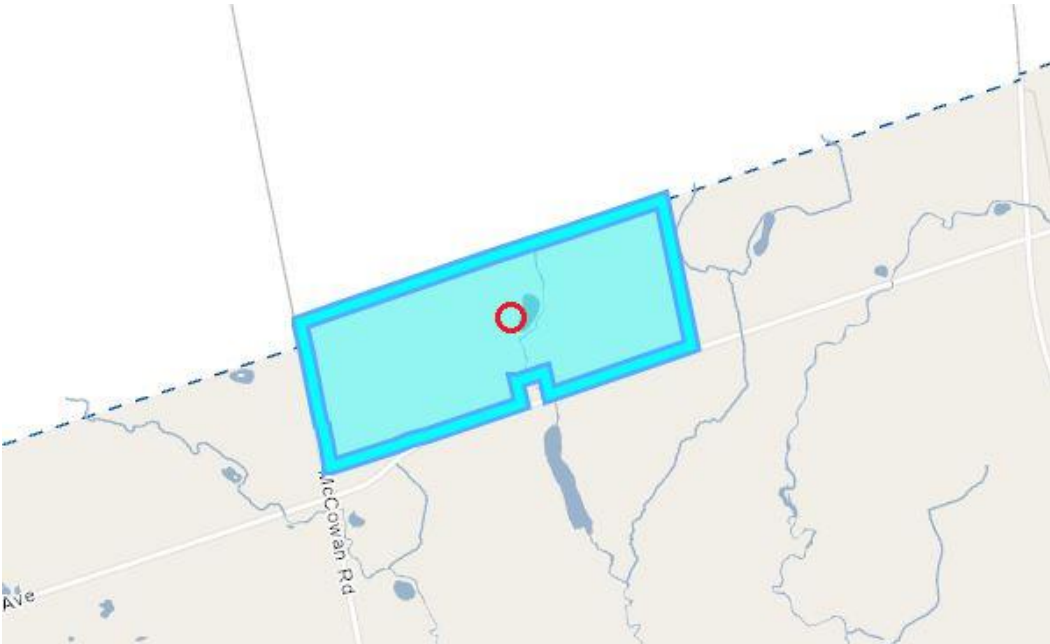
Appendix 'D': Research Reports

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

### **5474 19th Avenue (Ward 6) - Graham-Hallman House**

*Primary Elevation and Property Map*



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**7822 Highway 7 East (Ward 5) - Henry and Annetta Clarry House**  
*Primary Elevation and Property Map*



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**53 Dickson Hill Road (Ward 5) - David and Fannie Moyer House**  
*Primary Elevation and Property Map*



**14 Heritage Corners Lane (formerly 10062 Highway 48) (Ward 4) - Koch-Wideman House**

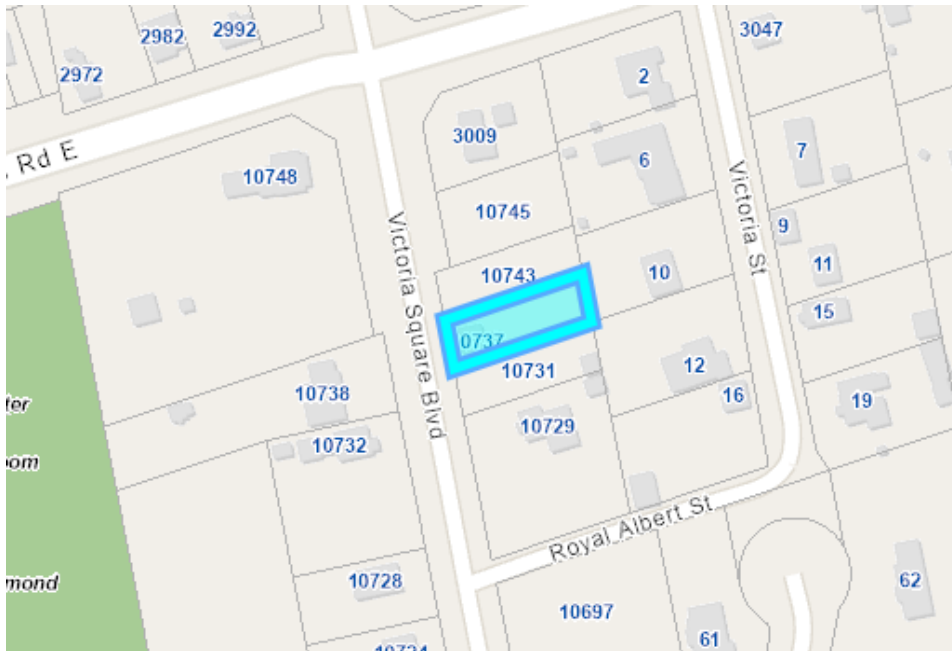
*Primary Elevation and Property Map*



**10729 Victoria Square Blvd (Ward 2) - Macey-Perkins-Hagerman House**  
*Primary Elevation and Property Map*



**10737 Victoria Square Blvd (Ward 2) - Savage-Schell-Dennie House**  
*Primary Elevation and Property Map*



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## **APPENDIX 'B': Heritage Markham Extract**

### **HERITAGE MARKHAM EXTRACT**

Date: May 17, 2023

To: R. Hutcheson, Manager, Heritage Planning  
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 7.1 OF THE FIFTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MAY 10,  
2023

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#### **7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES**

##### **7.1 PRIORITY DESIGNATION INFORMATION REPORT**

##### **DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)**

FILE NUMBER:

N/a

Evan Manning, Senior Heritage Planner, provided an overview of the designation program being undertaken for the next two years by Heritage Section Staff, in response to Bill 23. Mr. Manning detailed the listed properties currently recommended for designation under Part IV of the Ontario Heritage Act and the criteria against which they were measured to determine whether designation was warranted.

The Committee provided the following feedback:

- Questioned if Heritage Section Staff are ever in disagreement regarding proposed designation of properties. Regan Hutcheson, Manager, Heritage Planning, confirmed that the research reports as appended to the Staff report have been reviewed and are supportable from a Staff perspective.
- Questioned if these designations are expected to be

challenged or appealed. Mr. Hutcheson advised that if designations are appealed they likely would not cite the absence of cultural heritage significance as the reason for appeal, but rather citing perceived hardships to the Owner.

Recommendations:

THAT Heritage Markham receive as information the work plan developed by Heritage Section staff for the designation of priority properties in response to Bill 23;

AND THAT Heritage Markham supports designation of 5474 19th Avenue, 7822 Highway 7 East, 53 Dickson Hill, 14 Heritage Corners Lane (formerly 10062 Highway 48), 10729 Victoria Square Blvd, 10737 Victoria Square Blvd under Part IV of the Ontario Heritage Act based on the appended Research Reports.

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## **APPENDIX ‘C’: Statements of Significance**

### **STATEMENT OF SIGNIFICANCE**

#### **Graham-Hallman House**

**5474 Nineteenth Avenue**

The Graham-Hallman House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Graham-Hallman House is a two-storey, stone dwelling located on the north side of Nineteenth Avenue, in the vicinity of the historic community of Dickson Hill. The house faces south, and is sited near the centre of the property, at the end of a long lane.

#### **Design and Physical Value**

The Graham-Hallman House has design and physical value as 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 house exhibits a distinctive early to mid-19<sup>th</sup> 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 ground floor windows and low-pitched hipped roof suggest a Regency architectural influence.

#### **Historical and Associative Value**

The Graham-Hallman House has historical and associative value representing the theme of immigration, particularly the significant wave of British families who came to Markham Township from 1830 onwards, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. The dwelling was 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 or associative value representing the religious and cultural mosaic theme of Pennsylvania-Germans and Mennonites being attracted to the Markham community due to its long period of ownership by the Hallman family of Rochester, New York, from 1913 to 1980. Ward Hallman, the eldest son of Titus and Hannah Hallman, farmed here from the mid-1920s until 1960, followed by his son, Roger. The Hallman family have a Pennsylvania-German Mennonite cultural background.

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**Contextual Value**

The Graham-Hallman House has contextual value as one of a number of nineteenth century farmhouses that help to define, maintain and support the historic agricultural character of Dickson Hill community. It has stood on this property since c.1850 and is historically linked to the Graham-Wideman House at 11584 Highway 48.

**Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Graham-Hallman House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design and physical value as both a representative and well-crafted example of a vernacular farmhouse in the Georgian architectural tradition, with the influence of the Regency style:*

- Two-storey main block of fieldstone construction;
- One storey rear kitchen wing of fieldstone construction;
- Rectangular plan;
- Symmetrical 3-bay façade (south elevation);
- Low-pitched hipped roof with projecting, open eaves;
- Flat-headed rectangular window openings on the main block of the dwelling containing large 8/8 single-hung windows on the ground floor of the south elevation and smaller 8/8 single hung windows on the second floor, and one on the east wall of the ground floor;
- Centrally-placed, flat-headed, single-leaf door opening on the south elevation, with its four-paned transom light.

*Heritage attributes that convey the property's design and physical value as a representative example of mid-nineteenth century fieldstone construction trimmed with red brick accents.*

- Coursed random rubble walls of local multi-coloured fieldstone;
- Squared stone quoins;
- Red brick, cambered arches and quoin-like red brick trim on the sides of door and window openings.

*Heritage attributes that convey the property's historical and associative value as the former residence of the Graham family, English immigrants and farmers, representing the theme of immigration of British families who came to Markham Township from 1830 onwards, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase, and also the religious and ethnic mosaic theme of Pennsylvania German Mennonites attracted to the Markham community with the long-term ownership of the Hallman family of farmers.*

- The dwelling is a tangible reminder of the Graham and Hallman families that historically owned the property and resided here. *Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character of the agricultural community in the vicinity of the historic hamlet of Dickson's Hill.*

- The location of the Graham-Hallman House in the approximate centre of the property, facing south on its original site.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Modern windows and doors in the rear wing;
- Modern, frame addition and attached garage;
- Barn complex and other accessory buildings.

## STATEMENT OF SIGNIFICANCE

### Henry and Annetta Clarry House

7822 Highway 7

The Henry and Annetta Clarry House is recommended for designation under Part IV, Section 29, of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Henry and Annetta Clarry House is a frame bungalow on the north side of Highway 7, within the hamlet of Locust Hill.

#### **Design and Physical Value**

The Henry and Annetta Clarry House has design and physical value as it displays a high-degree of artistic merit as a representative example of a Craftsman Bungalow of frame construction, exhibiting design elements typical of the American Arts and Crafts Movement. It is particularly significant for its superb state of preservation, retaining its original exterior character as represented in an archival photograph dated 1909.

#### **Historical and Associative Value**

The Henry and Annetta Clarry House has historical and associative value representing the theme of early twentieth century development of the hamlet of Locust Hill and the theme of early settlers and descendants and their continued influence in the development of their community. This is the former home of Henry J. Clarry and Annetta (Pike) Clarry, descendants of the Clarry family which settled in Markham in the early 1800s. Henry Clarry was the son of William Clarry and Jane Lorena (Reynolds) Clarry. In the 1911 census his occupation was given as “commercial traveller”, meaning a travelling salesman. Since his brother Frederick was the owner and operator of the Maple Leaf Woolen Mill in Markham Village, it is possible that Henry Clarry was a salesman for that industry’s products. This early twentieth century bungalow was built on a parcel of land on Lot 11, Concession 10 purchased from John A. E. Reesor in 1908. The Clarrys owned the property until 1922. A series of subsequent owners maintained the house in close to original condition.

#### **Contextual Value**

The Henry and Annetta Clarry House has contextual value as one of a group of late nineteenth to early twentieth century of buildings that are important in defining, maintaining and supporting the historic character and extent of the hamlet of Locust Hill.

#### **Significant Architectural Attributes to be Conserved**

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Character-defining attributes that embody the cultural heritage value of the Henry and Annetta Clarry House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design and physical value as a well-crafted and representative example of a Craftsman Bungalow style of the American Arts and Crafts Movement, and a locally rare example of wood frame construction for its style and time period:*

- The form of the dwelling, including its rectangular plan with its projecting conservatory on the east wall and one-and-a-half storey height;
- Foundation of moulded concrete block;
- Narrow wood clapboard siding with corner boards and water table;
- Shingled gable end walls and wood gable ornamentation in the apex of the front gable;
- Medium pitched gable roof with open eaves and exposed purlins and rafter ends and shed roofed dormer;
- Cutaway porch supported on grouped plain wood posts resting on brick pedestals capped with concrete or limestone copings;
- Square wood lattice at the base of the porch;
- Single-leafed wood front door with multi-paned glazing in its upper portion;
- Wood sash-style windows typically arranged in groups, with multi-paned upper sections and single-paned lower sections;
- Three-part wood window in the front gable end wall;
- Four-paned wood windows in the conservatory and dormer;
- Exterior fireplace chimney of riverstone and red brick.

*Heritage attributes that convey the property's historical and associative value as a significant part of the early twentieth century development of the hamlet of Locust Hill:*

- The dwelling is a tangible reminder of Henry and Annetta Clarry that historically resided here and who were responsible for the building of the house c.1908.

*Heritage attributes that convey the property's contextual value as a building that helps define the extent of the historic hamlet of Locust Hill:*

- The siting of the dwelling its prominence and unobstructed visibility from Highway 7 East.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Frame accessory building in the rear yard.

## STATEMENT OF SIGNIFICANCE

### David and Fannie Moyer House

53 Dickson Hill Road

The David and Fannie Moyer House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The David and Fannie Moyer House is a two-storey, siding-clad dwelling located on a large lot on the east side of Dickson Hill Road, in the historic community of Dickson Hill. The house faces west onto Dickson Hill Road.

#### **Design and Physical Value**

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

#### **Historical and Associative Value**

The David and Fannie Moyer House has historical and associative value as the former home of David and Fannie Moyer and their children representing the religious and cultural mosaic theme of Pennsylvania Germans and Mennonites being attracted to Markham Township. 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.

#### **Contextual Value**

The David and Fannie Moyer House is one of several heritage buildings and an historic cemetery that are important in defining, maintaining or supporting the character and extent of the historic hamlet of Dickson Hill. The 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. The property, with its long-standing presence in the community, is important in maintaining and supporting the historic character of the former hamlet. Further, it is physically, functionally, visually or historically linked to its surroundings.

**Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the David and Fannie Moyer House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design value and physical value as a representative example of the vernacular Italianate style and a rare example of nineteenth century poured concrete construction:*

- Rectangular plan and two-storey cubic form of the main block;
- Poured concrete walls with stucco cladding ;
- Medium-pitched hipped roof with overhanging eaves and flat soffits;
- 3-bay façade (west elevation);
- Segmentally-headed door and window openings.
- Round-headed second-storey front window above the front door, which may have originally been a door opening onto a balcony;
- Recessed one-and-a-half storey side-wing on the south wall of the main block, with its medium-pitched gable roof with overhanging eaves, steep centre gable facing west, and its hipped-roofed, open veranda supported on turned wooden posts.

*Heritage attributes that convey the property's historical value and associative value as the former residence of the family of David and Fannie Moyer representing the religious and ethnic mosaic theme of Pennsylvania German Mennonites attracted to the Markham community:*

- The dwelling is a tangible reminder of the Pennsylvania German Mennonite family of David and Fannie Moyer and their descendants who historically resided here from c.1885 until 1983.

*Heritage attributes that convey the property's contextual value as a building that helps define the extent of the historic hamlet of Dickson Hill:*

- The prominent location of the building facing Dickson Hill Road within the historic hamlet of Dickson Hill.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Aluminum siding;
- Existing modern windows, shutters and doors;
- Dormer on south slope of main roof;
- Attached garage;
- Rear addition.

## STATEMENT OF SIGNIFICANCE

### Koch-Wideman House

#### 14 Heritage Corners Lane

The Koch-Wideman House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Koch-Wideman House is a one-and-a-half storey, frame dwelling located on the west side of Heritage Corners Lane, in Markham Heritage Estates. The house faces east.

#### **Design and Physical Value**

The Koch-Wideman House has design and physical value as a representative example of a Pennsylvania-German Mennonite farmhouse in the Georgian architectural tradition, with Ontario Regency features. 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 is 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 are rare in Markham, and another feature associated with the Ontario Regency style.

#### **Historical and Associative Value**

The Koch-Wideman House has historical value and associative value as it represents two families of note and the theme of the religious and cultural mosaic of Pennsylvania-German Mennonite early settler families being attracted to Markham Township. The property was 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, through Isaac and Esther Wideman, Albert and Magdalena Wideman, and Lorne Wideman. These families share a Pennsylvania-German Mennonite cultural heritage and were early arrivals in Markham Township.

#### **Contextual Value**

The Koch-Wideman House is of contextual value as 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. The house is also important in defining, maintaining and supporting the character of an area (Markham Heritage Estates).

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**Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Koch-Wideman House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design value and physical value as a representative example of a Pennsylvania-German Mennonite farmhouse in the Georgian architectural tradition, with Ontario Regency features:*

- One-and-a-half storey, T-shaped main block and rear wing;
- One-storey, gable roofed extension on west wall of rear wing;
- One-storey, shed-roofed extension on north wall of rear wing;
- Clapboard siding with simple corner boards;
- Full-width front veranda with wood floor, turned wood posts with Tudor-arched spandrels, and a simple, low railing. Veranda roof was originally bellcast;
- Full-width south side verandah with wood floor, simple wood posts, simple railing, and shed roof.
- 3-bay front;
- Front doorcase with single-leaf door, flat-headed transom light, sidelights with wood panels below;
- Flat-headed, 6/6 paned, single-hung windows on the main block, with simple frames and lugsills, and 3/3 paned, single-hung widows on the second floor of the front wall of the main block. All windows on the main block originally had functional, louvered wood shutters;
- Flat-headed, 2/2 paned, single-hung windows on the rear wing and extensions, with simple frames and lugsills;
- Medium-pitched gable roof with open, overhanging eaves;
- Single-stack brick chimney on the west end of the roof of the rear wing.

*Heritage attributes that convey the property's historical value and associative value as the former residence of the Koch and Wideman families, representing the religious and cultural mosaic theme of Pennsylvania German Mennonite early settler families being attracted to Markham Township :*

- The dwelling is a tangible reminder of the Koch and Wideman families that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is historically linked to the John Koch House at 12 Heritage Corners Lane-:*

- The location of the building immediately adjacent to the John Koch House in Markham Heritage Estates, reflecting their original relationship prior to relocation from the hamlet of Wideman's Corners.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Recent shed roof of front veranda.

## STATEMENT OF SIGNIFICANCE

### Macey-Perkins-Hagerman House

10729 Victoria Square Boulevard

The Macey-Perkins-Hagerman House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Macey-Perkins-Hagerman House is a two-storey, frame dwelling located at the north-east corner of Victoria Square Boulevard and Royal Albert Street, in the historic community of Victoria Square. The house faces west onto Victoria Square Boulevard.

#### **Design and Physical Value**

The Macey-Perkins-Hagerman House has design and physical value as a representative example of a dwelling in the late Colonial Revival style. It is an evolved building that began as a one-storey Ontario Regency Cottage c.1860. A general store was added to the front of the dwelling in the early 1880s that was subsequently removed in the early twentieth century. The building was moved back from the street onto a new foundation, and with the addition of a second storey c.1970, assumed a Colonial Revival character. Subsequent additions were made to the rear of the dwelling in the mid-1990s.

#### **Historical and Associative Value**

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, representing the theme of the early development of the hamlet of Victoria Square. The property has additional historical and associative value as representative of the theme of economic development through the development of local businesses and services. The property was the former residence 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 as it reflects the theme of prominent early settler families and their continuing contribution to the development of their community due to 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 for over a century.

#### **Contextual Value**

The Macey-Perkins-Hagerman House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Victoria Square. The Macey-Perkins-Hagerman House has stood on this property since c.1860, pre-dating Canadian

Confederation. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.

### **Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Macey-Perkins-Hagerman House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design and physical value as a representative example of an evolved dwelling in the late Colonial Revival style:*

- Two-storey primary volume with rectangular plan;
- Board and batten siding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof;
- Brick external fireplace chimney on the north gable end;
- Existing flat-headed, rectangular window openings on the west, north and south walls, with 6/6 single-hung windows on the second floor;
- Non-functional, louvered shutters on the second floor;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall, with its two-paned transom light.

*Heritage attributes that convey the property's historical and associative value as the former residence of William Macey, mason, John Perkins., store-keeper and post-master, and the Hagerman family, representing the theme of early development of the hamlet of Victoria Square, the theme of economic development through the development of businesses and services, and the theme of prominent early settler families and their continuing contribution to the development of their community through their long-term ownership and residency.*

- Ground floor volume with rectangular plan;
- Existing flat-headed, rectangular window openings on the west, north and south walls;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall, with its two-paned transom light.

*Heritage attributes that convey the property's contextual value as a building that helps define the historical extent of the hamlet of Victoria Square.*

The prominent location of the building facing Victoria Square Boulevard at the north-east corner of Victoria Square Boulevard and Royal Albert Street.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Modern replacement windows on the ground floor of the primary volume of the dwelling;
- Solarium addition;
- Rear addition.

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## STATEMENT OF SIGNIFICANCE

### Savage-Schell-Dennie House

10737 Victoria Square Boulevard

The Savage-Schell-Dennie House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Savage-Schell-Dennie House is a one-and-a-half storey frame dwelling located on the east side of Victoria Square Boulevard in the historic community of Victoria Square. The house faces west onto Victoria Square Boulevard.

#### **Design and Physical Value**

The Savage-Schell-Dennie House has design and physical value as a representative example of a modest vernacular village dwelling in the Georgian architectural tradition. The ground floor windows previously had 6/6 single hung windows, and the second floor, 6/6 windows in the north gable end and 1/1 windows in the south gable end.

#### **Historical and Associative Value**

The Savage-Schell-Dennie House has historical and associative value as representing the theme of the early development of the hamlet of Victoria Square and specifically the creation of retirement properties in village settings for former local farmers. This property is 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, and 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.

#### **Contextual Value**

The Savage-Schell-Dennie House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Victoria Square. It 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.

#### **Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Savage-Schell-Dennie House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

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*Heritage attributes that convey the property's design and physical value as a representative example of modest, vernacular, village dwelling in the Georgian architectural tradition:*

- One-and-a-half storey, rectangular plan, western block;
- One-storey rear kitchen wing
- Wood clapboard siding that is presumed to exist below modern cladding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof with projecting, open eaves;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall.

*Heritage attributes that convey the property's historical and associative value as representing the early development of the hamlet of Victoria Square, particularly the creation of retirement properties in village settings for former local farmers, and its association with Charles Dennie, a noteworthy long-term resident:*

- The dwelling is a tangible reminder of the Savage, Schell and Dennie families that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the hamlet of Victoria Square.*

- The central location of the building facing Victoria Square Boulevard within the historic hamlet of Victoria Square.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Vinyl siding;
- One-over-one contemporary window units.

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## **APPENDIX ‘D’: Research Reports**

*Provided under separate cover*