



By-law 2023-136

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Graham-Hallman House”

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Graham-Hallman House;

WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on June 13, 2023, has caused to be served on the owners of the lands and premises at:

Torca UMV Inc.
400 Bradwick Drive, Suite 204
Vaughan, Ontario
L4K 5V9

and upon the Ontario Heritage Trust, notice of intention to designate the Graham-Hallman House, 5474 19th Avenue, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Graham-Hallman House”
5474 19th Avenue
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed September 27, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2023-xx

In the City of Markham in the Regional Municipality of York, the part of the property municipally known as 5474 19th Avenue, Markham, Ontario, and legally described as follows:

PART LOT 31 CONCESSION 7, DESIGNATED AS PART 3 ON PLAN 65R-40295, DESIGNATED AS PART 1 ON PLAN 65R-40558, BEING PART OF PIN: 03726-1546

SCHEDULE 'B' TO BY-LAW 2023-xx

STATEMENT OF SIGNIFICANCE

Graham-Hallman House

5474 19th 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-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 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.

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 criteria, as amended, 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.