



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: October 11, 2023

SUBJECT: Priority Designation Project – First Update
Designation of Significant “Listed” Properties under Part IV of the Ontario Heritage Act

Subject:

2023-2024 Priority Designation Project

Background

Previous Report

This report is intended to be read in conjunction with the report prepared for Heritage Markham consideration dated May 10, 2023 and titled “Priority Designation Information Report”. This document provides a summary of the work plan as prepared by Heritage Section staff (“Staff”) to designate significant listed properties within the two-year timelines imposed by Bill 23, and describes our evaluation method to identify these properties.

Refer to the link below for a copy of the report:

<https://pub-markham.escribemeetings.com/filestream.ashx?DocumentId=75337>

Heritage Markham Committee

The Priority Designation Project (the “Project”) was last considered by the Heritage Markham Committee (the “Committee”) at its meeting on June 14, 2023. At this meeting, Staff presented the evaluation criteria along with a ranking of “listed” properties proposed for future potential designation. In response, the Committee supported Staff recommendations for a streamlined approach that allowed for significant “listed” properties to be considered by Council for designation without first being considered by the Committee. The Committee also requested ongoing updates from Staff as the Project progressed. This report constitutes the first such update.

Refer to Appendix ‘B’ for a copy of the meeting extract.

Legislative Context

The following summarizes the key processes and notification requirements associated with designation under Part IV of the Act

- Staff undertake research and evaluate the property under Ontario Regulation 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation
- Council is to be 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 designate the property, notice must be provided to the property 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 location that can be readily accessed, must be provided with the same details
- Following the publication of the notice, there is a 30-day window in which interested parties can object to the designation. If a notice of objection has been served to the municipality, 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 is a 30-day appeal period following Council adoption of the by-law where interested parties can serve notice to the municipality and the Ontario Land Tribunal (“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.

Status of the Project

- In order to meet the deadline imposed by Bill 23, Staff will bring forward approximately ten properties for designation per month for Council consideration through December 2024;
- To date, **57 Research Reports** and **Statements of Significance** have been prepared;
- To date, Staff have brought forward **16 properties** for Council consideration for which Notices of Intention to Designate have been issued for **13 properties** (a decision on the remaining three was deferred by Council) See Appendix ‘A’ - Summary;
- To date, the objection period for the initial batch of designations has closed and Council has adopted designation by-laws for all **5 properties**. They are as follows:
 - 14 Heritage Corners Lane (“Koch-Wideman House)
 - 53 Dickson Hill Road (“David and Fannie Moyer House);
 - 5474 19th Avenue (“Graham-Hallman House”)
 - 7822 Highway 7 (“Henry and Annetta Clarry House”)
 - 10729 Victoria Square Blvd (“Macey-Perkins-Hagerman House”)

- These designation by-laws will be registered against their respective properties should no OLT appeals be filed prior to the close of the appeal period on November 6 (refer to Appendix 'C' for a copy of the first five designation by-laws adopted by Council).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receives as information the first progress update on the Priority Designation Project.

Appendix 'A'

Summary

Number of Research Reports Prepared to Date: 57

Number of Statements of Significance Prepared to Date: 57

Status of Proposed Designations

Batch	# proposed, Actual or Proposed Council Date	Deferrals	Council Approval of By-law and Date	Appeals to OLT
1	6 June 14/23	1	5 Sept 27/23	pending
2	10 Sept 12/23	2	TBD	
3	11 Oct 18/23	TBD	TBD	
4	10 Nov 15/23	TBD	TBD	
5	10 Dec 13/23	TBD	TBD	
Total	47	3		

Appendix ‘B’

Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

Date: June 23, 2023

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

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 14, 2023

6. PART FOUR - REGULAR

6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION

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, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into “High”, “Medium”, and “Low” as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible, but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage

Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report
under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

Carried

Appendix ‘C’
Designation By-laws



By-law 2023-132

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Henry and Annetta Clarry 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 Henry and Annetta Clarry House;

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

Yu Zhang
7822 Highway 7 East
Locust Hill, Ontario L0H 1J0

and upon the Ontario Heritage Trust, notice of intention to designate the Henry and Annetta Clarry House, 7822 Highway 7 East, 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:

"Henry and Annetta Clarry House"
7822 Highway 7 East
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 2023-132

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

Henry and Annetta Clarry House
7822 Highway 7 East
PT LT 11, CON 10 MARKHAM PT 1 64R4520; MARKHAM

PIN: 700140009

SCHEDULE 'B' TO BY-LAW 2023-132

STATEMENT OF SIGNIFICANCE

Henry and Annetta Clarry House

7822 Highway 7 East

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 as it represents 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 Clarry family owned the property until 1922. 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

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.



By-law 2023-133

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"David and Fannie Moyer 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 David and Fannie Moyer House;

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

Bruno Steven
53 Dickson Hill Road
Markham, Ontario L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the David and Fannie Moyer House, 53 Dickson Hill Road, 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:

"David and Fannie Moyer House"
53 Dickson Hill Road
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 2023-133

In the City of Markham in the Regional Municipality of York, property
descriptions as follows:

David and Fannie Moyer House
53 Dickson Hill Road
PT W1/4 LT 30 CON 8 MARKHAM PT 2 65R3931 CITY OF MARKHAM

PIN: 030620155

SCHEDULE 'B' TO BY-LAW 2023-133

STATEMENT OF SIGNIFICANCE

David and Fannie Moyer House

53 Dickon 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.



By-law 2023-134

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Koch-Wideman 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 “Original Location”) municipally-known as 10062 Highway 48 currently contains the cultural heritage resource known as the Koch-Wideman House;

WHEREAS the property described in Schedule “B” to this By-law (the “Final Location”) municipally-known as 14 Heritage Corners Lane will contain the cultural heritage resource known as the Koch-Wideman House following its relocation from the Original Location as agreed to in the Agreement of Purchase and Sale for the Final Location;

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

Ruben de Leon and Jinghui Lu
83 Roy Grove Way
Markham, Ontario
L6E 0T7

and upon the Ontario Heritage Trust, notice of intention to designate the Koch-Wideman House, 10062 Highway 48, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act, and has not been served notice of objection within the prescribed time period;

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 Final Location in Schedule “C” 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 “B” attached hereto and forming part of this by-law is to be designated as being of cultural heritage value or interest:

“Koch-Wideman House”
14 Heritage Corners Lane
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 “B” attached hereto in the property Land Registry Office following the relocation of the cultural heritage resource known as the Koch-Wideman House to the Final Location;

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



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2023-134

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

Macey-Perkins-Hagerman House
10062 Highway 48
PT LOT 21, CON 7 MARKHAM; PART 1, PLAN 65R40519 CITY OF
MARKHAM

PIN: 030620448

SCHEDULE ‘B’ TO BY-LAW 2023-134

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

Koch-Wideman House
14 Heritage Corners House
PL 65M2761 LT7

PIN: 700082246

SCHEDULE 'C' TO BY-LAW 2023-134

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).

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 windows 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.



By-law 2023-135

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Macey-Perkins-Hagerman 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 Macey-Perkins-Hagerman House;

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

Zhao Qing
99 South Town Centre Blvd – Unit 325
Markham, Ontario
L6G 0E9

and upon the Ontario Heritage Trust, notice of intention to designate the Macey-Perkins-Hagerman House, 10729 Victoria Square Blvd, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act, and has not been served notice of objection within the prescribed time period;

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:

"Macey-Perkins-Hagerman House"
10729 Victoria Square Blvd
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 2023-135

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

Macey-Perkins-Hagerman House
10729 Victoria Square Blvd
LT 25 PL 184 MARKHAM; LT 26 PL 184, LT 27 PL 184, PT 1 65R24319,
MARKHAM

PIN: 030530133 and 030530245

SCHEDULE 'B' TO BY-LAW 2023-135

STATEMENT OF SIGNIFICANCE

Macey-Perkins-Hagerman House

10729 Victoria Square Blvd

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.



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;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution of 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 2023-136

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 2023-136

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.