



Report to: Development Services Committee

Meeting Date: September 11, 2023

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**SUBJECT:** RECOMMENDATION REPORT  
Designation of Priority Properties – Phase II

**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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**RECOMMENDATION:**

- 1) THAT the Staff report, dated September 11, 2023, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase II", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of 2 Legacy Drive (Ward 7), 81 Dickson Hill Road (Ward 5), 2972 Elgin Mills Road (Ward 2), 4130 Nineteenth Avenue (Ward 6), 4159 Nineteenth Avenue (Ward 6), 6772 Fourteenth Avenue (Ward 6), 7880 Highway 7 (Ward 5), 10159 McCowan Road (Ward 6), 10224 Highway 48 (Ward 6), 10387 McCowan Road (Ward 6), 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 2 Legacy Drive (Ward 7), 81 Dickson Hill Road (Ward 5), 2972 Elgin Mills Road (Ward 2), 4130 Nineteenth Avenue (Ward 6), 4159 Nineteenth Avenue (Ward 6), 6772 Fourteenth Avenue (Ward 6), 7880 Highway 7 (Ward 5), 10159 McCowan Road (Ward 6), 10224 Highway 48 (Ward 6), 10387 McCowan Road (Ward 6), 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 will return to Council for further consideration;
- 7) 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 second batch of "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, and are as follows:

- a) 2 Legacy Drive (Ward 7): “Box Grove United Church”
- b) 81 Dickson Hill Road (Ward 5): “Dickson Hill Mill House”
- c) 2972 Elgin Mills Road (Ward 2): “John and Elizabeth Rowbotham House”
- d) 4130 Nineteenth Avenue (Ward 6): “Almira Mill House”
- e) 4159 Nineteenth Avenue (Ward 6): “Almira General Store and Post Office”
- f) 6772 Fourteenth Avenue (Ward 6): “Box Grove General Store”
- g) 7880 Highway 7 (Ward 5): “Albert and Bertha Reesor House”
- h) 10159 McCowan Road (Ward 6): “Haacke-Warriner Farmhouse”
- i) 10224 Highway 48 (Ward 6): “Christian and Nancy Hoover House”
- j) 10387 McCowan Road (Ward 6): “Thomas and Catharine Peach 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 (HCDs 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).

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.

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

Ontario 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, 2014, 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, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council's policy recognizes their significance by designating individual properties under 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 that indicate 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 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 approximately ten designation reports for Council consideration at any one time through to December 2024, in order to meet the imposed Bill 23 deadlines. The ten properties

identified in this report constitute the second phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff 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***

These Statements of Significance (“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 would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property is available upon request and is attached to this report (Appendix ‘D’).

***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. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (see Appendix ‘B’).

***Staff have communicated with affected property owners***

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 the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the following section.

***The Process and Procedures for Designation under Part IV of the Acts is summarized below***

- 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 by-law. Should no appeal be received

within the 30-day time period, the designation by-law comes into force. Should an appeal 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.

### **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 and 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

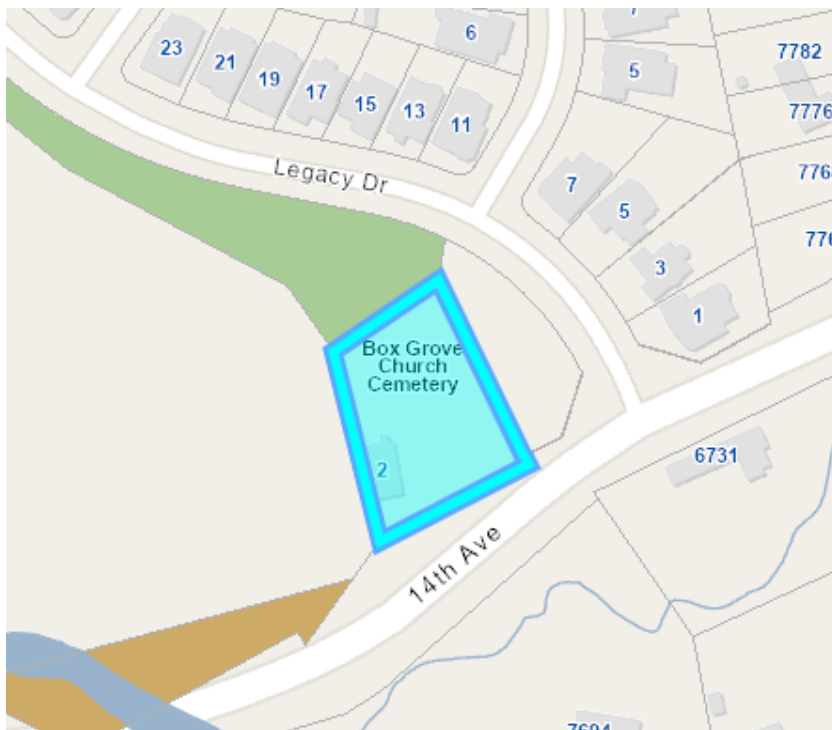
### **APPENDICES:**

Appendix 'A': Images of the Properties Proposed for Designation  
Appendix 'B': Heritage Markham Extract  
Appendix 'C': Statements of Significance  
Appendix 'D': Research Reports

## APPENDIX ‘A’: Images of the Properties Proposed for Designation

### 2 Legacy Drive (Ward 7): “Box Grove United Church”

*Primary Elevation and Property Map*





**81 Dickson Hill Road (Ward 5): “Dickson Hill Mill House”**

*Primary Elevation and Property Map*

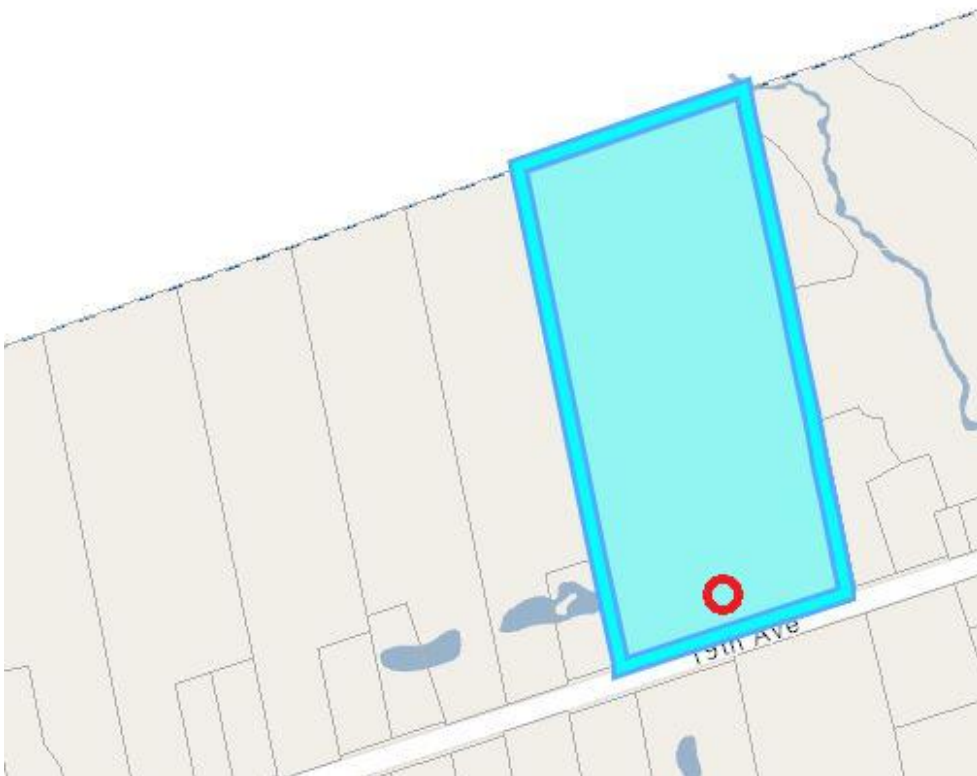


**2972 Elgin Mills Road (Ward 2): “John and Elizabeth Rowbotham House”**  
*Primary Elevation and Property Map*





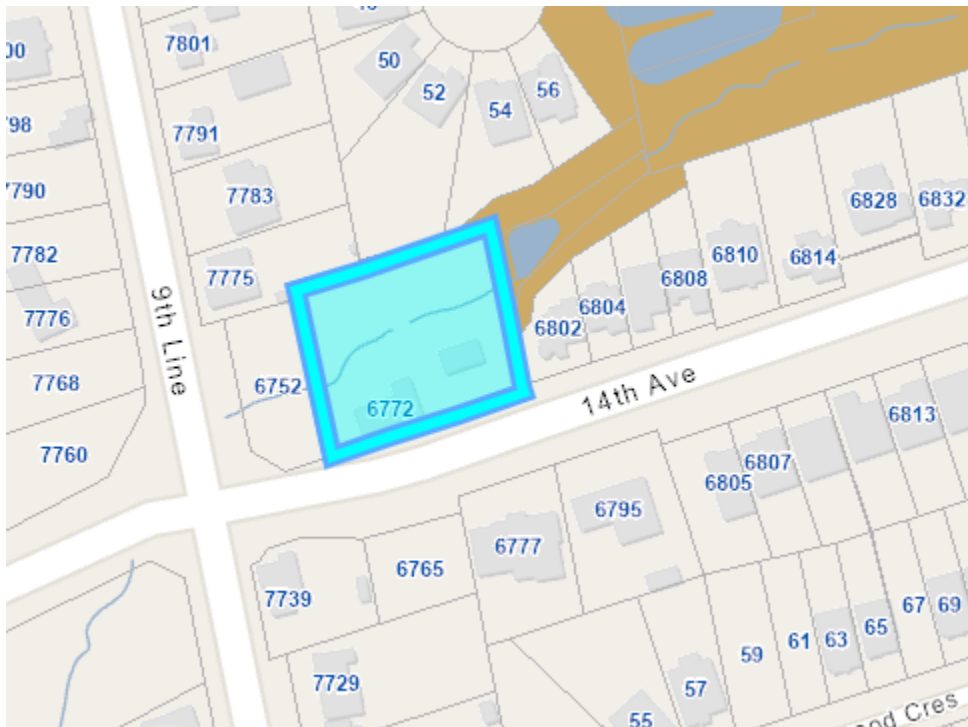
**4130 Nineteenth Avenue (Ward 6): “Almira Mill House”**  
*Primary Elevation and Property Map*



**4159 Nineteenth Avenue (Ward 6): “Almira General Store and Post Office”**  
*Primary Elevation and Property Map*



**6772 Fourteenth Avenue (Ward 6): “Box Grove General Store”**  
*Primary Elevation and Property Map*

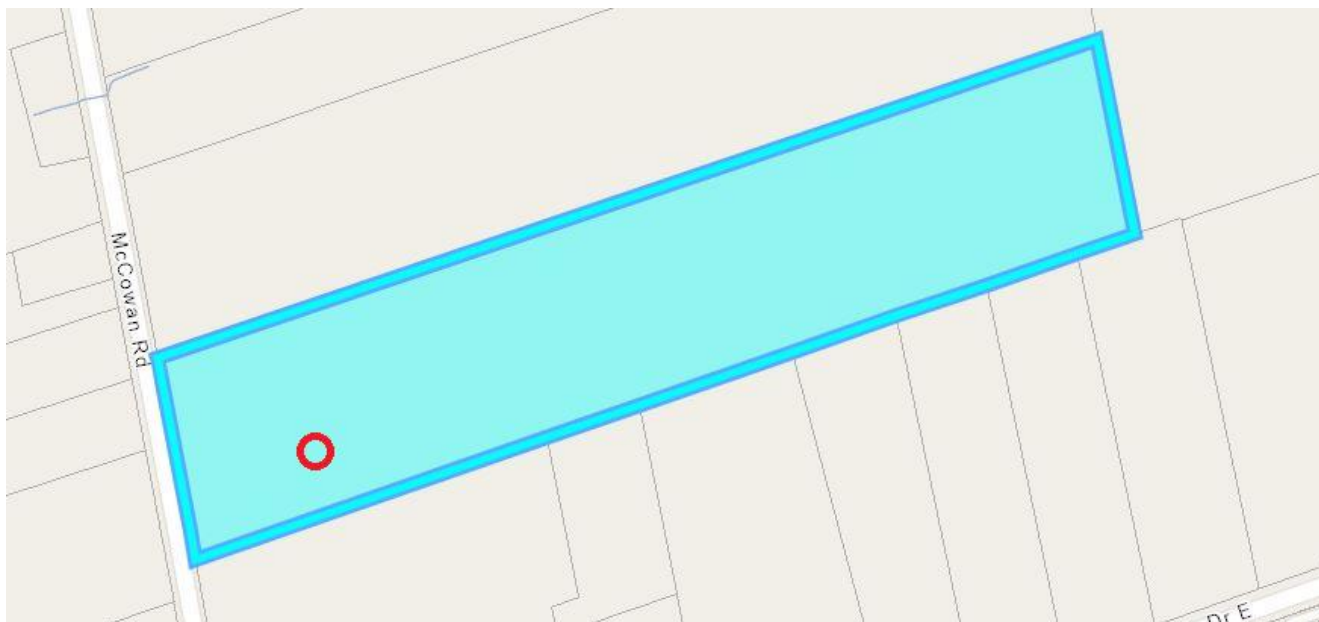




**7880 Highway 7 (Ward 5): “Albert and Bertha Reesor House”**  
*Primary Elevation and Property Map*



**10159 McCowan Road (Ward 6): “Haacke-Warriner Farmhouse”**  
*Primary Elevation and Property Map*

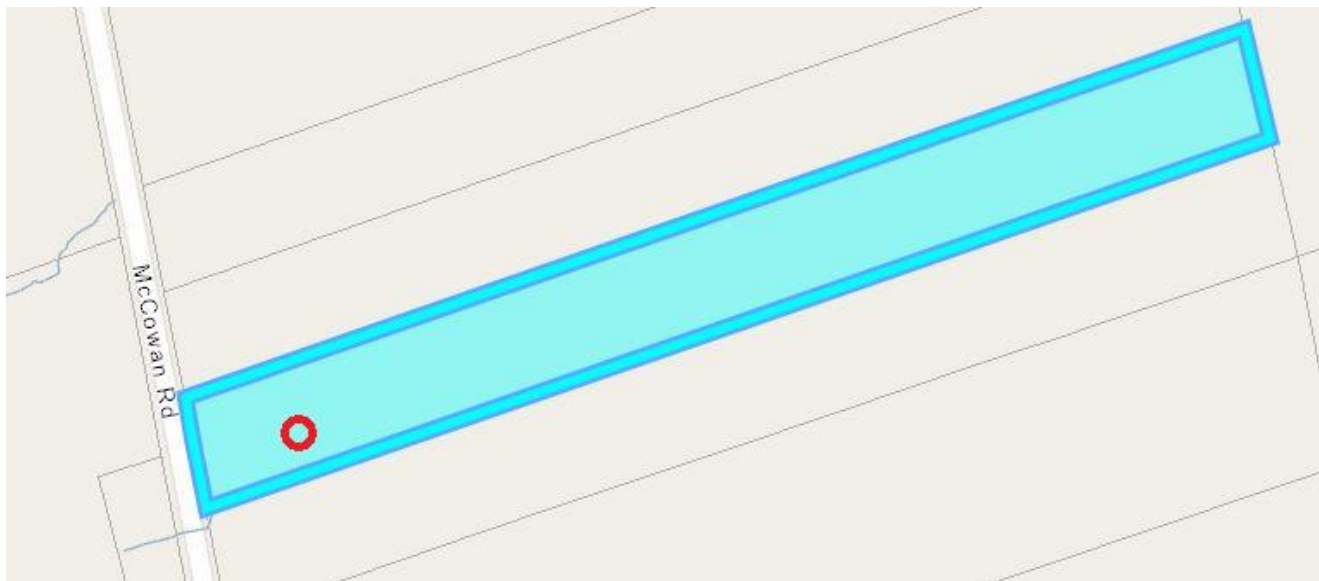




**10224 Highway 48 (Ward 6): “Christian and Nancy Hoover House”**  
*Primary Elevation and Property Map*



**10387 McCowan Road (Ward 6): “Thomas and Catharine Peach House”**  
*Primary Elevation and Property Map*



## **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

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#### **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**

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

### **STATEMENT OF SIGNIFICANCE**

#### **Box Grove United Church**

2 Legacy Drive  
c.1877

The Box Grove United Church 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 Box Grove United Church is a place of worship overlooking the Rouge Valley and Fourteenth Avenue, in the historic hamlet of Box Grove.

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

Box Grove United Church has design value and physical value as a representative example of a late-nineteenth century vernacular frame village church designed with the influences of the Classic Revival and Italianate architectural styles. It is a vernacular building that is a later version of the Classic Revival model that was popular for rural Methodist churches in the mid-nineteenth century. The beauty of this church lies in its white-painted simplicity in combination with its setting among mature trees on a promontory overlooking the Rouge Valley. The medium-pitched gable roof and board and batten siding are features often associated with the Gothic Revival architectural style while the round headed windows are related to the Italianate style that was used on many of the public buildings within nearby Markham Village and vicinity.

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

Box Grove United Church has historical value and associative value, representing the theme of religious and cultural diversity within early Markham to which it is linked as a location of consistent Christian worship for over 190 years. The roots of the Box Grove United Church go back to the early 1830s when an Episcopal Methodist congregation became established in the Markham Township hamlet of Sparta, later named Box Grove. A church building on this site appears on the “Plan of the Village of Sparta,” dated 1850 (Plan 19). The property was formally deeded to the church by Sarah Wooley Tomlinson in 1869. A new church, the present building, was constructed in 1877. In 1884, the various branches of Methodism came together to form the Methodist Church. Box Grove Methodist became part of the United Church in 1925, when the Methodists, Congregationalists and some Presbyterians joined to form the United Church of Canada. In the mid-2000s the property became the place of worship for the Full Gospel Assembly of God.

#### **Contextual Value**



Box Grove United Church has contextual value as a key heritage building in a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic hamlet of Box Grove. The church is located next to its historically-associated cemetery that pre-dates the existing building. Box Grove United Church has contextual value as a landmark within the heart of the historic hamlet of Box Grove where it is sited in a prominent and picturesque location overlooking the Rouge Valley and Fourteenth Avenue.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Box Grove United Church are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design value or physical value as a representative example of a late nineteenth century vernacular frame village church designed with the influences of the Classic Revival and Italianate architectural styles:*

- Rectangular plan;
- Frame construction;
- Entrance vestibule and pastor's room additions of the 1960s.
- Wood board and batten siding with moulded battens;
- Medium pitched gable roof with overhanging open eaves;
- Round-headed windows with their wood sash, moulded surrounds and lugsills.
- Round headed 4-light transom over the entrance doors;
- Fieldstone former entrance gates with poured concrete caps.

*Heritage attributes that convey the property's historical value or associative value, representing the theme of religious and cultural diversity within early Markham to which it is linked as a location of consistent Christian worship for over 190 years:*

- The church is a tangible reminder of the long history of the property as a place of Christian worship, beginning in the 1830s.

*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 historic hamlet of Box Grove, and its contextual value as a landmark:*

- The siting of the building overlooking the Rouge Valley and Fourteenth Avenue, within the historic hamlet of Box Grove.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Modern double-leaf doors;
- Cemetery.

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## STATEMENT OF SIGNIFICANCE

### Dickson Hill Mill House

81 Dickson Hill Road  
c.1864

The Dickson Hill Mill 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 Dickson Hill Mill House is a one-and-a-half storey, frame dwelling located on the east side of Dickson Hill Road, in the historic community of Dickson Hill. The house faces south.

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

The Dickson Hill Mill House has design value and physical value as a representative example of a mid-nineteenth century vernacular dwelling designed with the influence of the Georgian architectural tradition. It is a modest, vernacular building, without ornamentation, designed to meet the needs of the owners or operators of the flouring mill. The symmetrical plan and rational, formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in old Ontario long after the historic Georgian period ended in 1830. Although the Dickson Hill Mill House has been modified, the main rectangular block of the mid-nineteenth century building retains a good degree of its historical character. An early 20<sup>th</sup> century veranda illustrates the evolution of the dwelling.

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

The Dickson Hill Mill House has historical value and associative value, representing the theme of industry, innovation and economic development because of its association with the Dickson Hill Mill, an important local industry that operated from 1842 until 1954, and with the Dickson family, owners from 1842 to 1870. John Dickson was a Scottish-born millwright. He and his business partner Robert McNair leased a sawmill and flouring mill on the site of Bruce's Mill, now part of the Town of Whitchurch-Stouffville, from the 1830s to the early 1840s. When the lease expired, John Dickson built a flouring mill on the Little Rouge River on the west quarter of Lot 30, Concession 8 in 1842. Two frame houses were constructed on the property in association with the mill, occupied by the owners and operators of the business, representing the theme of housing provided for workers in local industries in a rural setting. Dickson formally purchased the mill property from Henry Wideman in 1844. The establishment of the mill was significant to the area, and the community became known Dickson's Hill, or Dickson Hill. The mill passed out of the ownership of the Dickson family in 1870, after which it passed through the hands of a series of owners. The Dickson Hill Mill House, said to date from 1864, was sold by the last owner and operator of the mill, William A. Jones, in 1951. The mill ceased operation in 1954 when Hurricane Hazel damaged the mill pond dam.

**Contextual Value**

The Dickson Hill Mill House has contextual value as one of several heritage buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Dickson Hill. The house is located on a large property within the hamlet, a residential enclave which has evolved since the mid-twentieth century but otherwise has generally maintained its character despite suburban growth. The Dickson Hill Mill House has particular contextual value within the historic hamlet of Dickson Hill due to its position next door to the remnant of John Dickson's flouring mill of c.1842 at 87 Dickson Hill Road.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Dickson Hill Mill 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 mid-nineteenth century vernacular dwelling designed with the influence of the Georgian architectural tradition:*

- Main, or south block of the existing dwelling, with its rectangular plan and one-and-a-half storey height;
- Board and batten siding;
- Medium-pitched gable roof with open, overhanging eaves;
- 3-bay configuration of the west (primary) elevation;
- Centre, single-leaf front door along the west elevation;
- Existing window openings, with their upright rectangular shape.

*Heritage attributes that convey the property's design value and physical value as a representative example of the building's design evolution:*

- 20<sup>th</sup> century front veranda with wood posts on stone and concrete walls

*Heritage attributes that convey the property's historical value and associative value, representing the theme of industry, innovation and economic development, and the theme of housing being provided for workers in local industries as the former residence of the owners and operators of the Dickson Hill Mill:*

- The dwelling is a tangible reminder of the owners and operators of the Dickson Hill Mill, an important industrial activity which helped anchor the small community.

*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 historic hamlet of Dickson Hill:*

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

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Modern windows and doors;
- Non-functional window shutters;
- Rear addition.

## STATEMENT OF SIGNIFICANCE

### John and Elizabeth Rowbotham House

2972 Elgin Mills Road  
c.1890

The John and Elizabeth Rowbotham 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 John and Elizabeth Rowbotham House is a one-and-a-half storey frame dwelling located on the north side of Elgin Mills Road, in the historic community of Victoria Square. The house faces south.

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

The John and Elizabeth Rowbotham House has design value and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century. The house assumed its present form c.1890. It is a vernacular building that does not neatly fit into any stylistic category and is therefore unique within its local context. The L-shaped plan, steep roof pitch of the projecting front section, and the canted bay window, are features often associated with the Gothic Revival style, but there are no specific Gothic Revival decorative details such as pointed-arched windows or bargeboards. The previous porch shown in an archival photograph, along with the canted bay window, provided decorative relief to an otherwise simple village dwelling. Overall, the house retains much of its historic character.

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

The John and Elizabeth Rowbotham House has historical value and associative value, representing the theme of nineteenth century development within the hamlet of Victoria Square, and the theme of industry, innovation and economic development, as the former residence of John and Elizabeth Rowbotham, built c.1890. John Rowbotham was a wheelwright, carpenter and wagon maker who operated his business in Victoria Square from 1875 to 1915. He learned his trade at William and George Eakin's Unionville Carriage Factory before starting out on his own at Victoria Square, continuing a wheelwright and wagon works established on the property in the 1850s. John Rowbotham sold in 1915, and relocated to Main Street, Stouffville, where he continued to work as a wheelwright until his death in 1943.

#### **Contextual Value**

The John and Elizabeth Rowbotham House is one of a number of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

#### **Heritage Attributes**



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Character-defining attributes that embody the cultural heritage value of the John and Elizabeth Rowbotham 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 vernacular, village tradesman's dwelling of the last quarter of the nineteenth century, as modified in the early twentieth century*

- L-shaped main block;
- One-and-a-half storey height;
- Single-storey, gable-roofed rear wing with single-stack brick chimney.
- Clapboard siding;
- Cross-gabled roof with overhanging, open eaves;
- Shed-roofed porch in the ell, with closed gable end;
- Single-leaf door within the porch along the east elevation,;
- Canted bay window with mansard-roof with fishscale-shaped shingles;
- Existing window openings containing 2/2 and 1/1 single-hung windows.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of nineteenth century development of the hamlet of Victoria Square, and the theme of industry, innovation and economic development:*

- The dwelling is a tangible reminder of the John and Elizabeth Rowbotham family that historically resided here, and the wheelwright and wagon works that was located on the property.

*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 historic crossroads hamlet of Victoria Square:*

- The location of the building facing Elgin Mills Road, within the historic crossroads hamlet of Victoria Square.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Detached garage.

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## STATEMENT OF SIGNIFICANCE

### Almira Mill House

4130 Nineteenth Avenue  
c.1855

The Almira Mill 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 Almira Mill House is a two-storey brick dwelling located on the north side of Nineteenth Avenue, to the west of Bruce Creek, in the historic community of Almira. The building is set back from the road, and faces south

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

The Almira Mill House has design value and physical value as a unique example of mid-nineteenth century vernacular architecture that artfully combines several architectural design influences. The architectural character of the dwelling reflects the formality and balance of the Georgian architectural tradition while the large ground floor windows, small, square second storey windows, and low-pitched, hipped roof suggest an Ontario Regency architectural influence. The eared door and window surrounds point to the Classic Revival style, or more precisely, the Greek Revival style. The door and window surrounds are unique in Markham and are unusual for their application to a brick building, their picture frame form, and the absence of traditional window sills.

The one-and-a-half storey frame wing on the west wall of the brick dwelling may represent a traditional *gross doddy* associated with Pennsylvania-German Mennonite culture. The *gross doddy* was a separate, attached dwelling unit that provided for multi-generational occupation of a farmhouse. Since some of the later owners of the Almira Mill House were of this cultural background, this suggests the possibility that the side wing once served as a *gross doddy*. Otherwise, an addition or wing of this type would have served as a kitchen wing combined with quarters for hired farm hands.

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

The Almira Mill House has historical value and associative value as it represents the theme of immigration and the religious and cultural mosaic of Markham Township. Further, as the former home of Benjamin and Jane Bowman, and then the home of John and Sarah Bowman, the property also represents the theme of industry, innovation and economic development for its association with the Almira Mills, an important local industry founded by Benjamin Bowman in 1844. Benjamin Bowman was a native of Derry, Ireland, who came to Canada with his brothers James and Robert, in 1823. He first lived in Niagara, then moved to York County in 1826. By 1837, Benjamin Bowman was living on Lot 31, Concession 5, a Clergy Reserve lot. He built a woolen mill on Bruce Creek, and later added a flouring mill. In its day, the Almira Mill was the only one of its

kind in the province. By the late 1850s, Benjamin Bowman was a merchant and the local postmaster, owning and operating the Almira General Store across the road from the mill. His son, John Bowman, ran the mill after his father's death in 1862. The family home was likely constructed c.1855, after Benjamin Bowman received the Crown patent for the mill property.

### **Contextual Value**

The Almira Mill House has contextual value as one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent of the historic community of Almira. The property is historically related to the site of the Almira Mills at 4160 Nineteenth Avenue to the east, the Klein-Bowman House at 4165 Nineteenth Avenue, and the Almira General Store and Post Office at 4159 Nineteenth Avenue, all of which are designated under the Ontario Heritage Act.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Almira Mill 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 unique example of mid-nineteenth century vernacular architecture that artfully combines several architectural design influences:*

- 2-storey, brick main block organized in a rectangular plan;
- Flemish bond red-orange local brick;
- Low-pitched hipped roof with wide, overhanging eaves and single-stack brick chimneys;
- 6/6 single-hung ground floor windows;
- Small, square second storey window openings;
- Eared, picture-frame style window trim;
- Front doorcase with single-leaf door and sidelights with eared trim;
- Front veranda;
- One-and-a-half storey frame west wing.

*Heritage attributes that convey the property's historical value and associative value representing the theme of immigration and the religious and cultural mosaic of Markham Township, as the former residence of Benjamin and Jane Bowman, then of John and Sarah Bowman, and the theme of industry, innovation and economic development for its association with the Almira Mills:*

- The dwelling is a tangible reminder of the Bowman family that historically resided here, and of the Almira Mills.

*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 historic hamlet of Almira:*

- The location of the building facing south and set back from the road, within the historic hamlet of Almira.

*Attributes of the property that are not considered to be of cultural heritage value, or otherwise are not included in the Statement of Significance:*

- Sunroom on the east end of the dwelling.

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## STATEMENT OF SIGNIFICANCE

### Almira General Store and Post Office

4159 Nineteenth Avenue  
c.1853 and c.1915

The Almira Store and Post Office 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 Almira Store and Post Office is a two-storey brick building located on the south side of Nineteenth Avenue, to the west of Bruce Creek, in the historic community of Almira. The building is sited close to the road and faces north.

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

The Almira Store and Post Office has design value and physical value as a representative example of a combined store and residence in a hamlet or village setting. As a building type, the combined store and residence was typical of hamlets and villages in Markham throughout the nineteenth century and into the early twentieth century. Traditionally, the owners and operators of small businesses would live in part of the building that housed their place of work. The Almira General Store and Post Office is a vernacular building designed with the influence of Edwardian Classicism. Its character is similar to houses constructed in the early twentieth century on farms and in villages throughout Markham Township. As the Victorian period transitioned into the Edwardian, there was a trend toward the simplification of domestic architecture, moving away from the highly decorative styles that were popular in the late nineteenth century.

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

The Almira General Store and Post Office has historical value and associative value representing the theme of early development of the hamlet of Almira, and the theme of industry, innovation and economic development, as the local general store and grocery store for the community of Almira from c.1853 to 1930 -1931, a business central to the life of the local residents. It also has historical or associative value representing the theme of government services as the location of the Almira Post Office from 1857 to 1915, an important local institution. The Bowman family, owners and operators of the Almira Mills, also owned and operated the store from the 1850s to the 1890s. The store was established c.1853 on the Klein property opposite from Amira Mills, and was purchased by Benjamin Bowman in 1857, the same year he became Almira's first postmaster. The Spafford or Spofford family followed the Bowman family as later owners of the store and post office. Herbert H. Spoffard was the last to operate the store, which closed in 1930 - 1931. He was also Almira's last postmaster, serving from 1909 to 1915, and was responsible for the rebuilding of the old frame store into its current form. After the store closed, it was converted into a fully residential building by a later owner

**Contextual Value**

The Almira General Store and Post Office is a key building within the historic hamlet of Almira, having been the community's general store from the early 1850s to the early 1930s, and the local post office from 1857 to 1915. The Almira General Store and post office is one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent of the historic community of Almira. It has contextual value due to its location in the centre of the hamlet of Almira, across from the former site of the Almira Mills, which illustrates the historical relationship between the mills, their former owners and operators, and the store and post office. The property is historically related to the Klein-Bowman House at 4165 Nineteenth Avenue and the Almira Mills at 4160 Nineteenth Avenue, both of which are designated under the Ontario Heritage Act.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Almira General Store and Post Office 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 combined store and residence in a hamlet or village setting, designed with the influence of Edwardian Classicism:*

- Two-storey form organized in a L-shaped plan;
- Red brick veneer with shallow, flat brick pilasters framing the old storefront;
- Radiating brick arches over original window openings on all elevations of the building, and concrete lugsills;
- Medium-pitched hipped and gabled roof with closed, overhanging eaves;
- Former storefront with a series of five, six-paned, fixed windows;
- Fireplace chimney on the west elevation;
- Window openings with single or paired 1/1 single-hung windows;
- Gable-roofed, frame entrance vestibule.

*Heritage attributes that convey the property's historical value and associative value representing the themes of early development of the hamlet of Almira, industry, innovation and economic development, and government services, as the local general store and grocery store from c.1853 to 1930-1931, and Almira's post office from 1857 to 1915:*

- The building's form, with its former storefront readily discernable, is a tangible reminder of the Almira General Store and Post Office that was historically housed within the structure.

*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 historic hamlet of Almira:*

- The location of the building facing Nineteenth Avenue, within the centre of the historic hamlet of Almira.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Carport and box bay window on the east side of the building.
- Modern windows and doors;
- Detached accessory building.



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## STATEMENT OF SIGNIFICANCE

### Box Grove General Store

6772 Fourteenth Avenue  
c.1866

The Box Grove General Store 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 Box Grove General Store is a one-and-a-half storey frame building located on the north side of Fourteenth Avenue, east of Ninth Line, in the historic hamlet of Box Grove. The building faces south.

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

The Box Grove General Store has design value and physical value as a representative example of a combined village store and residence of the mid-nineteenth century. It is a vernacular building of a type that was once common in the villages of Markham Township – a combined store and residence that allowed the proprietor to live adjacent to the workplace. Typically, the residential quarters were set back from the commercial section to provide a small degree of separation between the two uses of the property. Stylistically, the Box Grove General Store shows the influence of the Gothic Revival style in its multiple gables and canted bay window which gives the building a picturesque, irregular outline. The segmentally-headed and round-headed windows reflect an Italianate stylistic influence. This building shares some architectural similarities with the Patton House (c.1870), at 6731 Fourteenth Avenue, suggesting that it may have been constructed by Charles Patton, an important local builder in this area.

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

The Box Grove General Store has historical and associative value, representing the theme of industry, innovation and economic development as the general store that served the Box Grove community from the early 1860s until the mid-twentieth century. It also has historical value and associative value, representing the theme of government services as the location of the Box Grove post office from 1867 to 1918. Robert Garwood operated a general store in this location as early as 1861. In 1866, he sold the property to John McCaffrey, an Irish-born schoolteacher in the Brown's Corners community of Scarborough Township. John McCaffrey either improved the store and dwelling of Robert Garwood, or constructed a new dwelling attached to the store. When the Box Grove post office was established in 1867, the year of Canadian Confederation, John McCaffrey was the first postmaster, followed by his sons James and David. Later owners and operators of the store were William A. Clarke, John G. Rainey and Lou Marshall. Marshall went on to establish a new Box Grove General Store on the west side of Ninth Line, north of Fourteenth Avenue. Later owners of the old general store converted the

commercial section of the building to residential use, but the architectural distinction between the former store and the associated dwelling remains readily discernable.

### **Contextual Value**

The Box Grove General Store has contextual value as a key heritage building in a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic hamlet of Box Grove. It occupies a strategic location close to the crossroads of Fourteenth Avenue and Ninth Line, the core of old Box Grove.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Box Grove General Store are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

*Heritage attributes that convey the property's design value or physical value as a representative example of a combined village store and residence of the mid-nineteenth century:*

- T-shaped plan with the former store at the east end of the structure, and the residential component to its west;
- One-and-a-half storey height;
- Frame construction and underlying tongue and groove siding;
- One-storey rear addition;
- Multi-gabled roofline with projecting, open eaves;
- Existing segmentally-headed and round-headed door and window openings;
- Recessed, flat-headed, single-leaf door opening in the location of the former storefront;
- Single-leaf door opening with segmentally-headed transom light above;
- Canted bay window with its hipped roof.

*Heritage attributes that convey the property's historical value or associative value, representing the theme of industry, innovation and economic development, and the theme of government services, as the former Box Grove General Store and Post Office:*

- The dwelling is a tangible reminder of the general store business and local post office, and the families that historically resided and worked 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 historic hamlet of Box Grove:*

- The location of the building facing Fourteenth Avenue, within the historic hamlet of Box Grove.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Aluminum siding;
- Modern windows within existing window openings;
- Small windows that replaced the large storefront windows;

- Modern exterior doors within existing door openings.

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## STATEMENT OF SIGNIFICANCE

### Albert and Bertha Reesor House

7880 Highway 7  
c.1903

The Albert and Bertha Reesor 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 Albert and Bertha Reesor House is a two-and-a-half storey, brick dwelling located on the north side of Highway 7, in the historic community of Locust Hill. The house faces south onto Highway 7.

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

The Albert and Bertha Reesor House has design value and physical value as a representative example of a village dwelling in the form of an American Foursquare, with Edwardian Classical details. It is typical of the spacious, modestly detailed houses built on farms and in villages in Markham Township in the first quarter of the twentieth century. Its architectural detailing reflects the Edwardian Classicism that was popular from the early 1900s through the 1920s. The American Foursquare house type typically had a functional, compact shape and spacious front veranda. The red pressed brick cladding and two-and-a-half storey form of the house, with a broad, hipped roof and dormers, are local expressions of this style.

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

The Albert and Bertha Reesor House has historical value and associative value as it represents the theme of early twentieth century development within the hamlet of Locust Hill, and specifically the creation of building lots on farms intended for the use of family members, as the former residence of Albert and Bertha Reesor and their three children Alberta, Eldred and Lloyd. The property also has historical and associative value, representing the theme of industry, innovation and economic development. Albert Reesor owned and operated the Locust Hill Creamery from 1900 to 1920, and also operated the Locust Hill Lumber and Coal Co. His brother, Frederick E. N. Reesor was a partner in the creamery business beginning in 1905. The land this house was built on c.1903 was in the ownership of the Reesor family for 144 years.

#### **Contextual Value**

The Albert and Bertha Reesor House is one of a number of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill. The house has stood on this property since c.1903 and is historically linked to the Frederick E. N. Reesor House next door to the west at 7846 Highway 7.

#### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a representative example of a village residence in the form of an American Foursquare, with Edwardian Classical details:*

- Two-and-a-half storey organized into a rectangular plan;
- Red brick masonry;
- Medium-pitched hipped roof with a wide overhang, flat soffits and hipped-roof dormers on the south and west slopes;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the south (primary) elevation;
- Single-leaf door, flat-headed side door opening on the east elevation;
- Full-width front veranda with square, wood, full-height Tuscan columns supported on a masonry base, pediment aligned with the front entrance, and second storey sunroom with a bank of five windows on the front and three windows on the sides, shingled, flared apron, and flat roof;
- Side porch with hipped roof, supported on wood columns.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of early twentieth century development of the hamlet of Locust Hill, and specifically the creation of building lots on farms intended for the use of family members, as the former residence of Albert and Bertha Reesor and their children. The property also has historical and associative value, representing the theme of industry, innovation and economic development as the home of Albert Reesor, who owned and operated the Locust Hill Creamery and Locust Hill Coal and Lumber Yard:*

- The dwelling is a tangible reminder of the Albert and Bertha Reesor family 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 historic hamlet of Locust Hill:*

- The location of the building facing Highway 7, within the historic hamlet of Locust Hill.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Modern windows and doors;
- Non-operational window shutters;
- Accessory building.

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## STATEMENT OF SIGNIFICANCE

### Haacke-Warriner Farmhouse

10159 McCowan Road

c.1855

The Haacke-Warriner Farmhouse 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 Haacke-Warriner Farmhouse is a one-and-a-half storey brick farmhouse located on the east side of McCowan Road a short distance north of Major Mackenzie Drive East. The house faces south.

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

The Haacke-Warriner Farmhouse has design value and physical value as an excellent example of a farmhouse in the Georgian architectural tradition, with the influence of the Classic Revival style. The 5-bay front features a central doorcase with transom and sidelights. The use of Flemish bond brickwork on the south-facing (primary) elevation is an indication of superior quality construction.. When first built, there was a full-width front veranda for which evidence still exists as indicated by the wood nailing strip set into the brickwork. Archival photographs show the former hip-roofed veranda supported on simple, turned posts. The archival photographs also show the red brick before it was sandblasted in 1973, with quoining in a lighter brick colour, not visible at present due to the brick cleaning.

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

The Haacke-Warriner Farmhouse has historical value and associative value, representing the theme of immigration, particularly the early settlement of Markham Township by the Berczy settlers, and the religious and cultural mosaic theme, as the c.1855 home of George Haacke whose father joined the Berczy settler group while they were *en route* to Markham Township in 1794. George Haacke purchased the west 100 acres of Markham Township Lot 22, Concession 7, in 1834. The family initially lived in a log house until a substantial brick farmhouse was built in the mid-1850s. The property has further historical value and associative value, representing the theme of multi-generational occupation of a farm through the Haacke and Warriner families. The farm remained in the ownership of George and Sophia Haacke's descendants until 1902, when it was sold to John Wilmot Warriner. The Warriner family is of English origin. The descendants of John Wilmot Warriner owned the farm until 2011, when the property was sold for future development. The family continued to farm there as tenants until 2014.

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### **Contextual Value**

The Haacke-Warriner Farmhouse is of contextual value as a farm residence on its original site, making legible the prosperous agricultural endeavours that long existed within Markham Township.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a representative example of a locally rare mid-nineteenth century brick farmhouse in the Georgian and Classic Revival styles:*

- Overall form of the building, including the rectangular plan of the one-and-a-half storey main block with a five bay front, and the single-storey rear kitchen wing;
- Fieldstone foundation;
- Flat-roofed front porch;
- Brick masonry walls in Flemish bond and common bond;
- Gable roof with projecting eaves, eave returns, and associated wood mouldings;
- Single-stack, brick, gable end chimneys;
- Wood 6/6 and 6/1 single-hung windows;
- Front doorcase with multi-paned transom and sidelights and panelled front door.

*Heritage attributes that convey the property's historical value or associative value, representing the themes of immigration, particularly the early settlement of Markham Township by the Berczy settlers, religious and cultural diversity, and the multi-generational occupation of a farm, as the former residence of the Haacke and Warriner families:*

- The dwelling is a tangible reminder of the George and Sophia Haacke and Wilmot and Ina Warriner families that historically resided here.

*Heritage Attributes that convey the property's contextual value as being historically-linked to its surroundings:*

- The Haacke-Warriner Farmhouse has contextual value for being historically linked to the property, where it has stood since c.1855.

*Heritage attributes that convey the property's contextual value as a landmark:*

- The location of the building facing south, near the north-east corner of Major Mackenzie Drive and McCowan Road.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Non-functional window shutters.



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## STATEMENT OF SIGNIFICANCE

### Christian and Nancy Hoover House

10224 Highway 48  
c.1882

The Christian and Nancy Hoover 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 Christian and Nancy Hoover House is a one-and-a-half storey brick farmhouse located on the west side of Highway 48, in the historic community of Milnesville. The house faces east.

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

The Christian and Nancy Hoover House has design value or physical value as a fine representative example of a late-nineteenth century Ontario Classic farmhouse. This house form was popular from the 1860s to the 1890s, with similar examples constructed throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gables ornamented with turned finials and kingposts, and the eyebrow-like window and door heads. With its one-and-a-half storey form, T-shaped plan, symmetrical 3-bay front, patterned brickwork, and segmentally-headed 2 over 2 windows, this vernacular building is representative of farmhouses built in old Markham Township in the third quarter of the nineteenth century.

This house is also one of Markham's best examples of polychromatic or patterned brickwork, a style that originated as a revival of the colourful brickwork of Medieval Venice that was in vogue in Southern Ontario from the mid-1840s to the 1880s.

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

The Christian and Nancy Hoover House has historical value or associative value representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. The Hoover family were Pennsylvania Germans of the Mennonite faith that came to Markham from Lancaster County, Pennsylvania in the 1810s. There were four brothers: John, Martin, Daniel and Christian. The Christian Hoover that purchased Lot 22, Concession 7 in 1864 was the son of Daniel Hoover and Anna Stouffer. Christian Hoover and his wife, Anne (Barkey) Hoover lived on Lot 29, Concession 7, a number of farm lots to the north, therefore this property was purchased as an investment, likely with the idea that one of their sons would farm there.

In 1875, Christian and Anne Hoover sold the farm to their son, Christian B. Hoover, who was noted as living on the property at the time of the 1871 census. He was married to

Anna (Burkholder) Hoover, who went by Nancy. In 1882, the family built a new brick farmhouse, representing the theme of improvements to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase and a certain degree of wealth was achieved. The house was occupied by their descendants until the 2000s.

### **Contextual Value**

The Christian and Nancy Hoover House has contextual value as a farmhouse historically linked to the rural community of Milnesville. It is one of several local properties historically associated with other Pennsylvania-German families including Koch, Wideman, Raymer, Byer and other members of the Hoover family. Wideman Mennonite Church and Cemetery are located to the north of this property at 10530 Highway 48.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a very good representative example of late nineteenth century Ontario Classic farmhouse:*

- T-shaped plan;
- One-and-a-half storey height;
- Common bond red and buff brick walls;
- Marble datestone;
- Fieldstone foundation;
- Medium-pitched cross-gable roof with projecting, open eaves and steep centre gables with turned finials and kingposts on east and north sides;
- Front doorcase with single-leaf glazed and paneled wood door, three-part segmentally-headed transom light, and two-paned sidelights with paneled aprons;
- Elaborately turned wood half posts on either side of the front door and a wooden nailing strip above the ground floor door and window openings (remnants of a former full-width veranda);
- Single-leaf, wood door in the front gable;
- Single-leaf wood doors on the north and south sides of the rear wing;
- Gable-roofed, brick exterior cellar entrance enclosures on south wall of the main block and west wall of rear wing;
- Segmentally-headed 2/2 single-hung wood windows with projecting lugsills;
- Shed-roofed veranda on south side of rear wing.

*Heritage attributes that convey the property's design value or physical value as one of Markham's best examples of polychromatic or patterned brickwork and the high quality of its solid brick construction:*

- Common bond red brick body trimmed with buff brick accents consisting of a plinth, quoins, window and door heads, and belt course.

*Heritage attributes that convey the property's historical value or associative value, representing the cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, as the former residence of several generations of the Hoover family, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling built in 1882 is a tangible reminder of the Hoover family that historically resided here.

*Heritage attributes that convey the property's contextual value as a building historically linked to the historic community of Milnesville:*

- The location of the building facing east, within the historic community of Milnesville.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Existing front porch;
- Exterior concrete block chimney;
- Enclosed area of veranda on south wall of rear wing;
- Shed-roofed veranda on north wall of rear wing;
- Frame summer kitchen and woodshed.

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## STATEMENT OF SIGNIFICANCE

### Thomas and Catharine Peach House

10387 McCowan Road  
c.1845

The Thomas and Catharine Peach 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 Thomas and Catharine Peach House is a two-storey brick dwelling located on the east side of McCowan Road, north of Major Mackenzie Drive. The house faces west.

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

The Thomas and Catharine Peach House has design value and physical value as an exceptionally fine representative example of a farmhouse in the Georgian architectural tradition, with the influence of the Neo-classical style in its front door surround and large front windows. The full two-storey height of the main block and the use of Flemish bond brickwork on the front elevation are indications of a superior quality of design and finely constructed dwelling. The shallow depth of the main block gives a sense of verticality to the house and sets this example of a mid-nineteenth century rural dwelling apart from other local brick farmhouses of the same period which were typically one-and-a-half storeys in height and two bays in depth. The overall character of the Thomas and Catharine Peach House is one of formality and authenticity. The presence of original gable-end chimneys enhances this aspect of the building.

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

The Thomas and Catharine Peach 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, the importance of religion, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. Thomas Peach, an English immigrant who came to Canada in 1834 with his wife Catharine and their son John, purchased the west 100 acres of Lot 23, Markham Township in 1838. Thomas Peach was a farmer and a lay-preacher or class leader in the Primitive Methodist Church. In 1863, he donated land for Peach's Chapel. By 1845, the family was well enough established to construct a substantial brick dwelling on their property. John Peach inherited the farm in 1880. He married Martha Lewis in 1885 and lived on this property until his death in 1916 after which the farm passed out of the Peach family's ownership.

#### **Contextual Value**

The Thomas and Catharine Peach House has contextual value as one of several important mid-nineteenth century farmhouses on the stretch of McCowan Road between Major Mackenzie Drive and Elgin Mills Road. Together these high-quality, substantial farm

residences are an indication of the prosperity of Markham Township's agricultural community in the mid-nineteenth century.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Thomas and Catharine Peach 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 an exceptionally fine representative example of a farmhouse in the Georgian architectural tradition, with Neo-classical influences:*

- T-shaped plan with two-storey main block and one-and-a-half storey rear wing;
- Fieldstone foundation;
- Red brick walls laid in Flemish bond and common bond with buff brick accents consisting of quoins and splayed arches above window openings on the main block;
- Neo-classical wood door surround and panelled single-leaf front door;
- Existing window openings with 6/6 single hung windows;
- Medium-pitched gable roof with overhanging, boxed eaves and eave returns, and heavy, single-stack brick chimneys on each gable end;

*Heritage attributes that convey the property's historical value and associative value, representing the themes of immigration, particularly the significant wave of British families who came to Markham Township from 1830 onwards, and the the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling is a tangible reminder of the Peach family of English descent that historically resided here, and the success they achieved in establishing a farm in their new country.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings, as one of several mid-nineteenth century farmhouses in the area that provide an indication of the agricultural prosperity of Markham Township during that time period:*

- The location of the building facing west, on the site where it has stood since c.1845.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Frame side wing;
- Exterior brick chimney against the east wall of the rear wing;
- Accessory buildings.

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## **APPENDIX ‘D’: Research Reports**

*Provided under separate cover*