



Report to: Development Services Committee

Meeting Date: October 17, 2023

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

**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 October 17, 2023, titled, "RECOMMENDATION REPORT - Designation of Priority Properties – Phase III", be received;
2. THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
  - a. 4 Homestead Court (Ward 4);
  - b. 99 Dickson Hill Road (Ward 5);
  - c. 234 Steeles Avenue East (Ward 1);
  - d. 4044 Elgin Mills Road East (Ward 6);
  - e. 6470 Steeles Avenue East (Ward 7);
  - f. 7482 Highway 7 (Ward 5);
  - g. 10690 McCowan Road (Ward 6);
  - h. 10748 Victoria Square Blvd (Ward 2);
  - i. 11482 McCowan Road (Ward 6);
  - j. 11584 York-Durham Line (Ward 5);
  - k. 2972 Elgin Mills Road East (Ward 2);
3. THAT Council state its intention to designate 4 Homestead Court (Ward 4) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
4. THAT Council state its intention to designate 99 Dickson Hill Road (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
5. THAT Council state its intention to designate 234 Steeles Avenue East (Ward 1) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
6. THAT Council state its intention to designate 4044 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
7. THAT Council state its intention to designate 6470 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
8. THAT Council state its intention to designate 7482 Highway 7 (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
9. THAT Council state its intention to designate 10690 McCowan Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
10. THAT Council state its intention to designate 10748 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;

11. THAT Council state its intention to designate 11482 McCowan Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
12. THAT Council state its intention to designate 11584 York-Durham Line (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
13. THAT Council state its intention to designate 2972 Elgin Mill Road East (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
14. 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;
15. 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;
16. THAT if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration;
17. 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 third 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) 4 Homestead Court (Ward 4): "James and Louisa Robinson House"
- b) 99 Dickson Hill Road (Ward 5): "John and Christina Ramer House"
- c) 234 Steeles Avenue East (Ward 1): "Irving Wood Ford House"
- d) 4044 Elgin Mills Road East (Ward 6): "McKinnon Homestead"
- e) 6470 Steeles Avenue East (Ward 7): "Joseph and Helen Freeman House"
- f) 7482 Highway 7 (Ward 5): "William and Sarah Reynolds House"
- g) 10690 McCowan Road (Ward 6): "William Henry Meyer House"
- h) 10748 Victoria Square Blvd (Ward 2): "James and Jane Stoutenburgh House"
- i) 11482 McCowan Road (Ward 6): "Thomas and Sarah Hasty House"
- j) 11584 York-Durham Line (Ward 5): "Milton and Ann Kester House"
- k) 2972 Elgin Mills Road (Ward 2): "John and Elizabeth Rowbotham 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 consideration 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 eleven properties identified in this report constitute the third phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties 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 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.

***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 Statements of Significance, which helps owners understand why

their property is proposed for designation at this time, what is of heritage value on 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.

It should be noted that provision of this material to the owner has been undertaken as a courtesy to provide advance notice that at an upcoming meeting, Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act, which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

***Deferral of the Notice of Intention of Designate is not recommended***

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review the proposed designation material, owners are typically provided over 50 days including the 30 day official objection period required by the Act. Further, Staff opine that the tight timeline as imposed by Bill 23 (any properties that remain on the Heritage Register at the end of 2024 will automatically be removed from the Register as of January 1, 2025) make deferrals unadvisable. This could lead to unnecessary delays that may prevent Council from considering designation by the aforementioned timeline. Should this happen, the City risks losing valuable heritage properties to either demolition or insensitive alteration.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive.

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

- Staff undertake research and evaluate the property under O.Reg. 9/06, as amended, 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:**

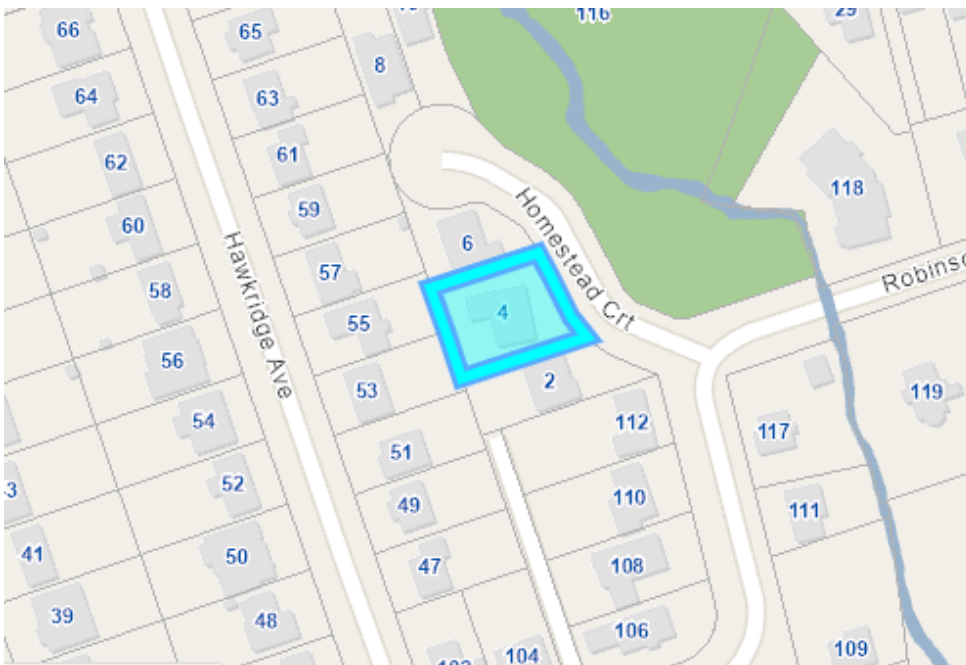
Appendix 'A': Images of the Properties Proposed for Designation

Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

*Primary Elevation and Property Map*





**99 Dickson Hill Road (Ward 5): “John and Christina Ramer House”**

*Primary Elevation and Property Map*





**234 Steeles Avenue East (Ward 1): “Irving Wood Ford House”**

*Primary Elevation and Property Map*



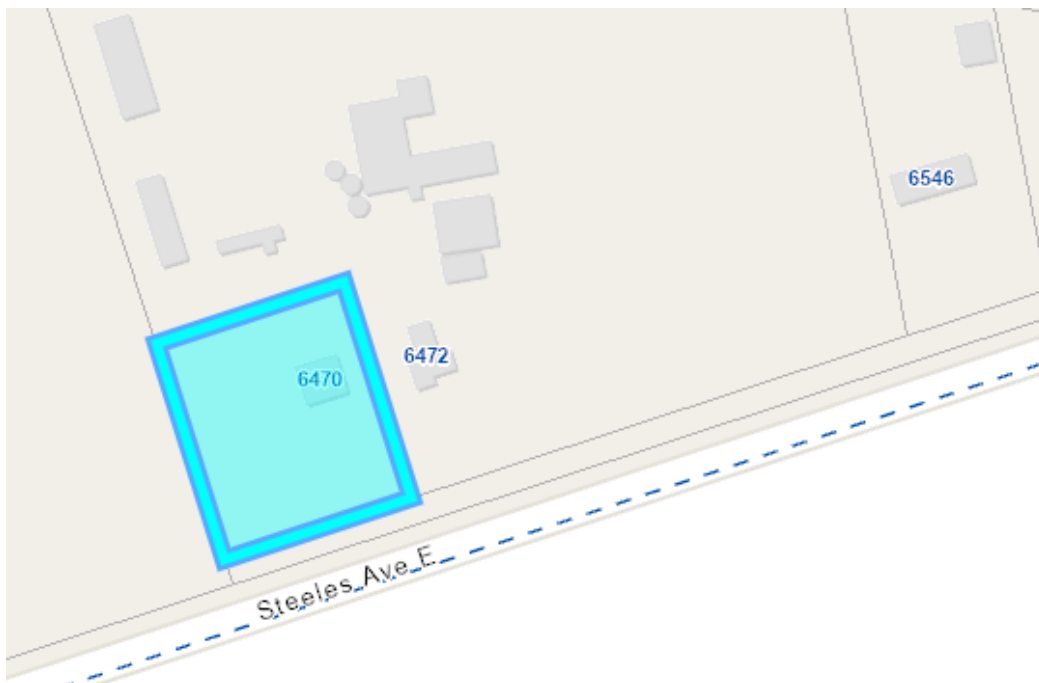
**4044 Elgin Mills Road East (Ward 6): “McKinnon Homestead”**

*Primary Elevation and Property Map*



**6470 Steeles Avenue East (Ward 7): “Joseph and Helen Freeman House”**

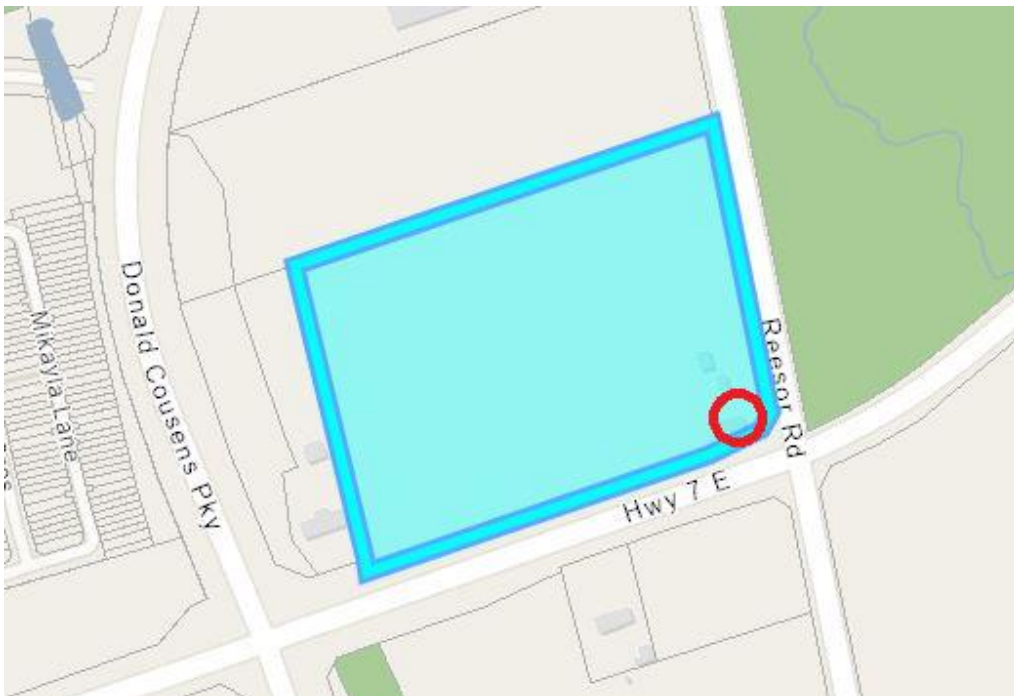
*Primary Elevation and Property Map*





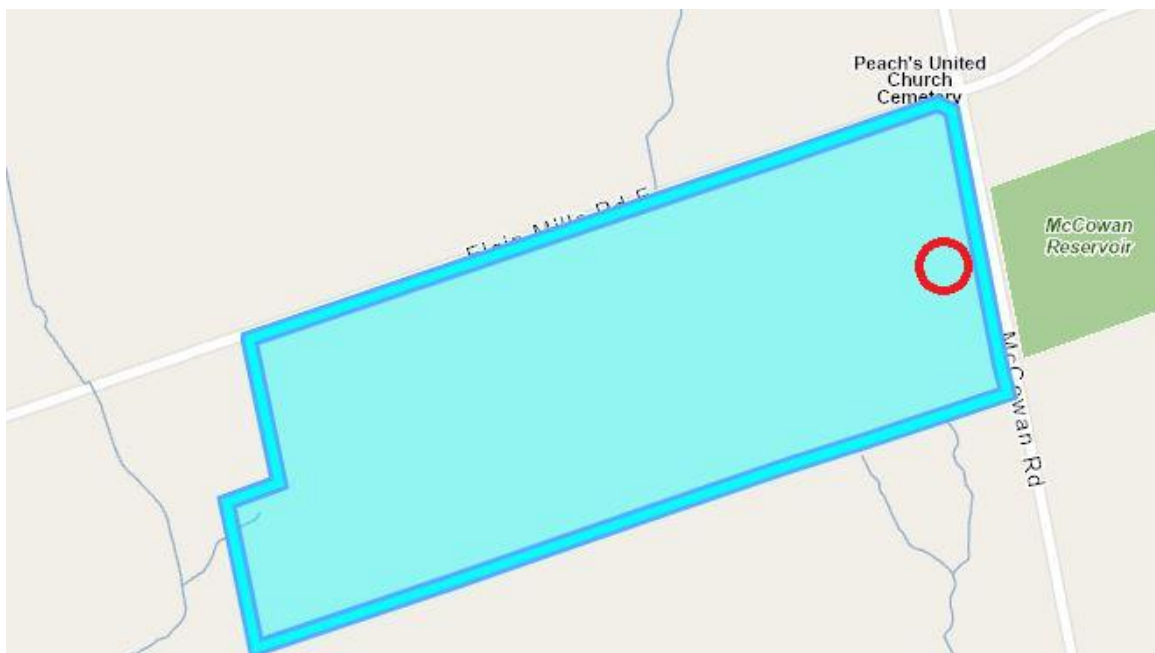
**7482 Highway 7 (Ward 5): “William and Sarah Reynolds House”**

*Primary Elevation and Property Map*



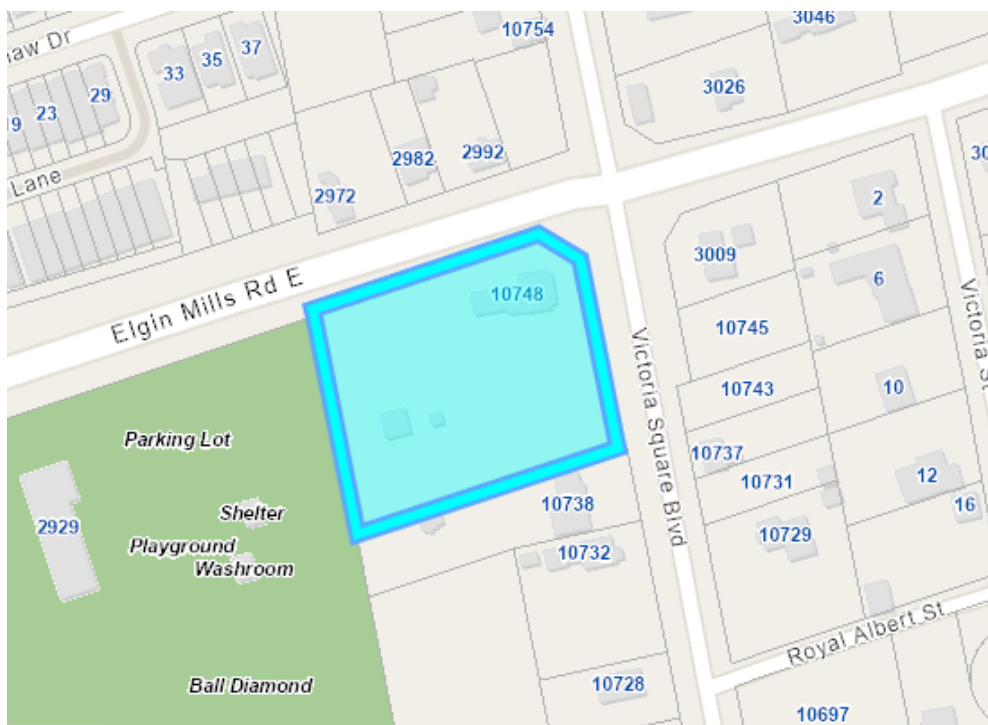
**10690 McCowan Road (Ward 6): “William Henry Meyer House”**

*Primary Elevation and Property Map*





*Primary Elevation and Property Map*

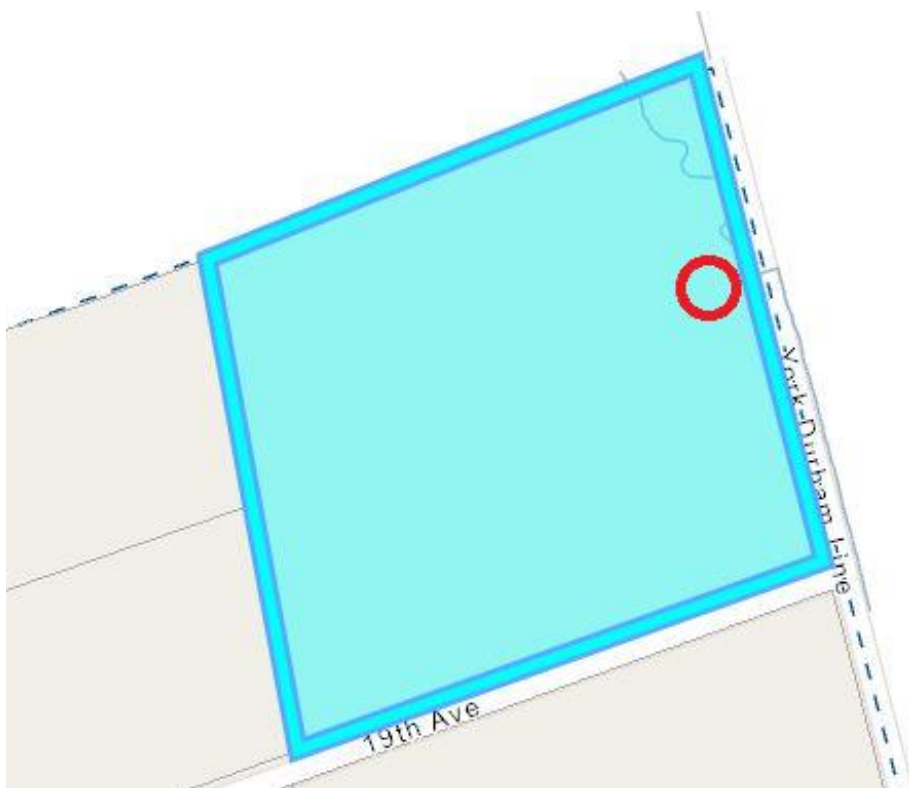




**11482 McCowan Road (Ward 6): “Thomas and Sarah Hasty House”**  
*Primary Elevation and Property Map*



**11584 York-Durham Line (Ward 5): “Milton and Ann Kester House”**  
*Primary Elevation and Property Map*





**2972 Elgin Mills Road (Ward 2): “John and Elizabeth Rowbotham 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

#### James and Louisa Robinson House

4 Homestead Court  
c.1876

The James and Louisa Robinson 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 James and Louisa Robinson House is a two-storey brick dwelling located on the north side of Homestead Court, in the historic community of Markham Village. The house faces east.

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

The James and Louisa Robinson House has design value and physical value as a locally unique example of a vernacular dwelling designed with the influence of the Gothic Revival and Italianate architectural styles, noteworthy for its dichromatic brickwork and triangular bay window. The Gothic Revival influence is seen in the building’s form and in the treatment of the gables with their curvilinear bargeboards. The Italianate style is reflected in the treatment of the window openings with buff brick “eyebrow” arches and bracketed sills, and the bracketed eaves of the unusual triangular bay window. Originally, the brickwork was dyed to create a consistent red masonry colour. The existing enclosed front veranda is an early twentieth century feature that likely replaced an open veranda in a style characteristic of the building’s 1876 construction date.

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

The James and Louisa Robinson House has historical value or physical value, representing the theme of immigration, particularly the arrival of United Empire Loyalists in Markham following the American Revolution, for the property’s association with the Robinson family. The patriarch, William Robinson, was a United Empire Loyalist from Pennsylvania who came to Upper Canada after the American Revolution. He first settled in Queenston in the 1790s then relocated to the Town of York around 1800 where he operated a tannery. The family moved to Markham Township in 1805. John Robinson, a son of William and Elizabeth Robinson, purchased Lot 12, Concession 7 in 1832, which later became the home of James Robinson.

The property has additional historical value and associative value, representing the theme of industry, innovation and economic development for its association with the Robinson tannery and the Maple Leaf Woollen Mills. John Robinson established a tannery on a



tributary of the Rouge River, now known as Robinson Creek, in the early nineteenth century. The business was operated by his son, James Robinson. James Robinson later became a partner in the Maple Leaf Woollen Mills, built opposite the tannery in 1886.

The property has further historical and associative value for its association with James Robinson, long-time member of Markham Township Council and former Reeve of Markham Village. James Robinson served as Reeve of Markham Township from 1868 to 1872, and again from 1874 to 1878. He was Reeve of Markham Village from 1885 to 1887.

### **Contextual Value**

The James and Louisa Robinson House has contextual value as it makes legible the evolution of Markham Village, notably its growth in the late nineteenth century. The house is prominently sited on a suburban street of custom homes that was created in the early 1980s, aptly named “Homestead Court.” The house overlooks the shallow valley of Robinson Creek and the former sites of the Robinson Tannery and Maple Leaf Woollen Mills.

### **Heritage Attributes**

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

*Heritage attributes that convey the property’s design value and physical value as a representative example of a locally unique example of a vernacular dwelling designed with the influence of the Gothic Revival and Italianate architectural styles:*

- Sideways-oriented T-shaped plan and two-storey height;
- Solid brick construction with “eyebrow” arches over the door and window openings in buff brick with cut limestone keystones and a buff brick plinth;
- Medium-pitched cross-gable roof with overhanging, open eaves and curvilinear wood bargeboards;
- Double-leaf glazed and panelled wood entrance doors with segmentally-headed transom light above;
- Former sunroom door opening on the second-storey (east elevation);
- Single-leaf door on the north elevation with segmentally-headed transom light above;
- Rectangular window openings with cut limestone and bracketed lugsills;
- Triangular bay window on the east elevation with hipped roof and bracketed eaves;
- Hip-roofed veranda with grouped, fixed 3/1 windows and multi-paned transom lights above and stone base.

*Heritage attributes that convey the property's historical value or associative value, representing the themes of immigration of United Empire Loyalists, industry, innovation and economic development, and politics, as the former property of John and Hannah Robinson and their son, James Robinson:*

- The dwelling is a tangible reminder of the Robinson family that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is historically-linked to its surroundings:*

- The location of the building facing south, overlooking the shallow valley of Robinson Creek and the former sites of the Robinson tannery and Maple Leaf Woollen Mills.

*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 units;
- Chimneys;
- Side porch on north elevation;
- Garage addition.

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## STATEMENT OF SIGNIFICANCE

### John and Christina Ramer House

99 Dickson Hill Road  
c.1898

The John and Christina Ramer 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 Christina Ramer House is a one-and-a-half storey frame dwelling located on the east side of Dickson Hill Road, north of Nineteenth Avenue, in the historic hamlet of Dickson Hill. The house faces west.

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

The John and Christina Ramer House has design value and physical value as a unique example of a vernacular rural dwelling with a balanced, symmetrical form. It displays elements of the Georgian architectural tradition, embellished with elements of the Queen Anne Revival style, in particular an unusual clipped or jerkinhead gable treatment. The three-bay configuration of the west (primary) elevation, rationale rectangular plan, and general sense of symmetry reflect the persistence of the formal, conservative Georgian mode of domestic architecture in rural communities in Markham Township long after the Georgian period had ended. To this rationale house form, the builder added elements characteristic of the Queen Anne Revival, a highly decorative, eclectic style that became popular in the 1880s. The Queen Anne Revival's popularity coincided with the prevalence of planning mills that mass-produced a diverse range of wooden elements for construction. Planning mills supplied builders with ready-made materials that eliminated the time-consuming hand labour of earlier decades, resulting in the generous application of wooden ornament to gables and verandas that typifies the exuberance of late Victorian domestic architecture. In this example, the Queen Anne Revival elements include the fringed window hoods, the stacked square bay windows with their large plate glass sashes topped with narrow transom lights, the solid bargeboards with applied decoration, and the richly-decorated front porch. The clipped or jerkinhead gables are also associated with the Queen Anne Revival, but represent an unusual and uncommon variant.

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

The John and Christina Ramer House has historical value and associative value, making legible the nineteenth century layer of development within the hamlet of Dickson, and specifically the creation of building lots on farms intended for the use of family members. The house was constructed c.1898 on a parcel of land severed from the south-west corner of the John and Elizabeth Ramer farm on Lot 31, Concession 8. This part of the farm was at the north end of the hamlet of Dickson Hill, and its construction enlarged the footprint of the community. The property remained in the ownership of Ramer family descendants until 1946.

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**Contextual Value**

The John and Christina Ramer House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic hamlet of Dickson Hill. Further, it is historically linked to the Ramer House at 6074 Nineteenth Avenue and the John and Elizabeth Ramer Farmhouse at 6278 Nineteenth Avenue, and has stood on this site since c.1898.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a unique example of a vernacular rural dwelling displaying elements of the Georgian architectural tradition embellished with elements of the Queen Anne Revival style include:*

- Rectangular plan and one-and-a-half storey height of the front or west portion of the dwelling;
- Fieldstone foundation;
- Vertical wood tongue and groove V-groove siding;
- Flat-headed rectangular window openings on the west side of the dwelling fitted with 1/1 single-hung windows and projecting lugsills;
- Shingled hoods with fringed sawtooth trim decorating the eaves;
- Glazed and panelled wood front door;
- Glazed and panelled wood door accessing the front balcony with shed-roofed wall dormer;
- Front porch with chamfered wood posts, brackets and fretwork spandrels;
- Gable-end, stacked square bay windows with fixed plate glass windows topped with narrow, flat-headed transom lights, and shingled pent roof between levels, with fringed, sawtooth trim decorating the eaves;
- Medium pitched gable roof with overhanging, open eaves and clipped or jerkinhead gables decorated with solid wood bargeboards with applied decoration.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of the continuing development of the hamlet of Dickson Hill in the late nineteenth century, and specifically the creation of building lots on farms intended for the use of family members, as the former residence of John and Christina Ramer:*

- The dwelling is a tangible reminder of the Ramer family which had a long-standing presence in the historic hamlet of Dickson Hill.

*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 prominent location of the building within the hamlet of Dickson Hill which is important in maintaining and supporting the historic character of the community.

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## STATEMENT OF SIGNIFICANCE

### Irving Wood Ford House

234 Steeles Avenue East  
c.1940

The Irving Wood Ford 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 Irving Wood Ford House is a one-and-a-half storey stone and half-timbered dwelling located on the north side of Steeles Avenue East immediately to the west of Bayview Avenue. The house is oriented south-east on the property.

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

The Irving Wood Ford House has design value and physical value as a locally rare example of a suburban estate house in the Tudor Revival style, one of the preferred architectural styles of the affluent within early twentieth century Toronto. In Markham, very few estate houses were constructed, and this is the only one rendered in the Elizabethan mode of the Tudor Revival style which features false half-timbering. The style was generally based on old English manor houses, embodying the social status of the English gentry, thereby appealing to the predominately anglo business elites of Toronto and surrounding areas in the early to mid-twentieth century. It has also been referred to as “Tudorbethan” and “Stockbroker Tudor.”

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

The Irving Wood Ford House has historical value and associative value as part of a series of suburban estates in Markham Township connected to “Millionaire’s Valley,” a suburban enclave built by Toronto’s business elite in the early twentieth century. The house was designed by Toronto architect Harold Savage for T. Eaton Company executive Irving Wood Ford in 1940. This fine residence was built in an architectural style identified with the business elite of Toronto Generally located north of Lawrence Avenue along Bayview Avenue, this affluent area took advantage of the picturesque setting of the Don Valley and its proximity to Toronto. Described by the media in its heyday as “Millionaires’ Valley” or “Millionaires’ Row”, this community mainly developed in the 1920s and 1930s. In 1964, the Ford residence was sold to real estate developer Edmund Peachey, who primarily worked in the residential sector, but is best remembered for developing the innovative Valhalla Inn in South Etobicoke in 1963. The property was sold to the St. Germain Foundation in 1993.

#### **Contextual Value**

The Irving Wood Ford House has contextual value as it is physically, functionally, visually and historically linked to its site overlooking the valley of the Little Don River, where it has stood since 1940, and for being historically linked to the development of

“Millionaire’s Valley which includes the properties within Markham historically known as Aldebarron (1937) and the George McCullagh estate (1937), located at 7070 and 7750 Bayview Avenue, respectively.

### **Heritage Attributes**

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

*Heritage attributes that convey the property’s design value and physical value as a locally rare example of a suburban estate house in the Tudor Revival style:*

- Irregular plan;
- Limestone and granite facing of the ground floor;
- Stucco and wood false half timbering along the second storey;
- Steeply-pitched hipped roof, double front-facing gables, and flat-roofed dormers;
- Simple wood bargeboards and stout kingposts of front-facing gables;
- Two heavy, stone-clad chimneys;
- Plank front door with decorative strap hinges and small rectangular window;
- Shallow box bay window on the front wall, and hip-roofed canted bay window on the east wall;
- Flat-headed window openings in triple, double or single multi-paned units;
- Two octagonal accent windows at main entrance, one on the south-east wall and one on the east wall;
- Flat-headed garage door openings with two multi-panelled wood doors.

*Heritage attributes that convey the property’s historical value and associative value, representing the development of suburban estates in Markham Township as part of “Millionaire’s Valley”:*

- The dwelling is a tangible reminder of an early phase of suburban growth within Markham and helps make legible the historical development of Bayview Avenue.

*Heritage attributes that convey the property’s contextual value because it is physically, functionally, visually or historically linked to its surroundings:*

- The orientation of building facing south-east, on the edge of the valley of the Little Don River, where it has stood since 1940.

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

- Recent windows within original window openings;
- Chapel addition constructed in 1994.



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## STATEMENT OF SIGNIFICANCE

### McKinnon Homestead

4044 Elgin Mills Road East  
c.1858

The McKinnon Homestead 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 McKinnon Homestead is a one-and-a-half storey fieldstone dwelling located on north side of Elgin Mills Road East and to the west of the historic hamlet of Cashel. The house is oriented southwards.

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

The McKinnon Homestead has design and physical value as a representative example of a vernacular fieldstone farmhouse designed with Georgian and Classic Revival influences, and as a locally rare example of cut limestone accents on a fieldstone structure. The symmetry and formality of the modestly-scaled farmhouse are characteristic of the Georgian architectural tradition while the moulded wood cornice and the doorcase with a rectangular transom and sidelights are typical elements of the Classic Revival style. The formality of the Georgian architectural tradition is expressed through the dwelling's balance and strict proportions. This formality is relieved by the multi-coloured stonework accented with cut limestone quoins and lintels. The use of cut limestone trimming lends a feeling of sophistication to this simple rural dwelling.

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

The McKinnon Homestead has historical value as it associated with the Scots Presbyterians who settled in the vicinity of Cashel in the early nineteenth century, and for the property's association with the Selkirk settlers of western Canada. Neil McKinnon, a native of the Isle of Mull, Argyllshire, Scotland, settled with his family on Markham Township Lot 26, Concession 5 about the year 1815. He was a member of Lord Selkirk's settlers who left Scotland in 1812 to found a settlement near the junction of the Red and Assiniboine Rivers in an area then known as Rupert's Land. The Kildonan settlement was located near the heart of present-day Winnipeg, Manitoba. After three years of struggle, the community dispersed. Some of the Selkirk settlers, including Neil McKinnon's family, decided to relocate to Upper Canada. The property remained in the ownership of Neil McKinnon's descendants until the early 1930s.

#### **Contextual Value**

The McKinnon Homestead has contextual value for being physically, functionally, visually or historically linked to its surroundings as one of a number of nineteenth century dwellings located in the general vicinity of the historic hamlet of Cashel, and for its long-standing association with the agricultural tradition of Markham Township.

Further, most stone houses remaining in Markham are located in the eastern area of old Markham Township, so the McKinnon Homestead is locally rare in this context.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a representative example of a vernacular fieldstone farmhouse designed with Georgian and Classic Revival influences, and as a locally rare example of cut limestone accents used on a fieldstone structure:*

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with cut limestone accents consisting of quoins and lintels;
- Medium-pitched gable roof with projecting, boxed eaves, eave returns, and wood cornice;
- Three-bay primary (south) elevation with centre doorcase containing a single-leaf door and rectangular transom light and sidelights;
- Flat-headed, rectangular window openings containing two-over-two single-hung windows.

*Heritage attributes that convey the property's historical value as a link to Scots Presbyterians who settled in the vicinity of Cashel in the early nineteenth century and the Selkirk settlers from Western Canada:*

- The dwelling is a tangible reminder of the three generations of the McKinnon family that historically resided on this property, and of the early agricultural growth of Markham Township as provided by the Scots Presbyterians.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings:*

- The location of the building facing south, west of the historic hamlet of Cashel, where it has stood since c.1858.

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

- Front porch;
- Accessory building.

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## STATEMENT OF SIGNIFICANCE

### Joseph and Helen Freeman House

6470 Steeles Avenue East  
c.1885

The Joseph and Helen Freeman 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 Joseph and Helen Freeman House is a two-storey patterned brick dwelling located on the north side of Steeles Avenue East in the historic community of Cedar Grove.

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

The Joseph and Helen Freeman House has design value and physical value as a unique vernacular expression of the Italianate architectural style within the Markham context. Its square plan, two-storey height, hipped roof, segmentally-headed windows with “eyebrow” arches, and patterned brickwork are characteristic of this picturesque architectural style which was popular in Markham Township in the 1870s and 1880s. Although many examples the Italianate style remain in Markham, this residence is unique for the distinctive composition of its south façade which features twin bay windows and twin gables, but does not have an entrance door in the wall space between them. The boldly-designed bargeboards of the twin gables are also noteworthy and are unique to this building, as is the truncated hipped roof which is not a typical design feature for this time period.

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

The Joseph and Helen Freeman House has historical value and associative value for its association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century. The property upon which this house stands, the west half of Markham Township Lot 1, Concession 9, was purchased by Peter Milne Jr. in 1834. Peter Milne Jr. was the son of Alexander Milne, the owner of Milneford Mills in East York. He was a store-keeper, sawmill owner and THE first postmaster in the hamlet of Milnesville. Peter Milne Jr. did not reside on the subject property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the eastern parts of Lots 1, 2 and 3 in the Eighth Concession. Peter Milne Jr., a noted Reformer and supporter of William Lyon McKenzie, was an active participant in the Upper Canadian Rebellion of 1837. The west half of Lot 1, Concession 9 was willed to his daughter Helen. Helen Milne married Joseph Gage Freeman in 1858. In approximately 1885, they built an impressive new farmhouse on this property in the vernacular Italianate architectural style to replace an earlier frame dwelling. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

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**Contextual Value**

The Joseph and Helen Freeman House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic community of Cedar Grove. The property is a remnant of Cedar Grove's agricultural community and has additional contextual value because it is historically linked to the George and Nellie Freeman House at 6472 Steeles Avenue East.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a unique vernacular expression of the Italianate architectural style:*

- Square plan;
- Two-storey height;
- Patterned brick veneer with a red/orange brick body trimmed with buff brick accents including quoins, plinth, a belt course and raised "eyebrow" arches over window openings;
- Flat-roofed, buff brick canted bay windows with wood cornices;
- Hipped-roofed partially enclosed porch with slender, turned posts;
- Shallow projecting bay on east elevation;
- Truncated hipped roof with double gable-roofed wall dormers ornamented with wood bargeboards decorated with circular cut-outs;
- Segmentally-headed 2/2 and 1/1 single-hung windows with projecting lugsills.

*Heritage attributes that convey the property's historical value and associative value, for its long-time association with as the Milne-Freeman family:*

- The dwelling is a tangible reminder of the Milne-Freeman family, long-time property owners.

*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 community of Cedar Grove:*

- The highly visible location of the building on the north side of Steeles Avenue East within the historic community of Cedar Grove.

*Heritage attributes that convey the property's contextual value as being physically, functionally, visually or historically linked to its surroundings:*

- The building has stood on this site since the mid-1880s and is historically linked to the George and Nellie Freeman House next door at 6472 Steeles Avenue East. As such, it helps support and maintain the historic character of the community of Cedar 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:*

- Metal screen door of main entrance.

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## STATEMENT OF SIGNIFICANCE

### William and Sarah Reynolds House

7482 Highway 7  
c.1840

The William and Sarah Reynolds 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 William and Sarah Reynolds House is a one-and-a-half storey fieldstone and frame dwelling located at the north-west corner of Reesor Road and Highway 7. The property is located west of the historic hamlet of Locust Hill.

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

The William and Sarah Reynolds House is a locally rare example of a one-storey fieldstone farmhouse in the Ontario Cottage style. Most other remaining examples of this typology in Markham were built of brick. The Ontario Cottage style is a form of domestic architecture characteristic of old Ontario, with links to other British colonies, but most particularly those with warm climates. The numerous large 12/12 paned windows provide a hint of Regency stylistic influence.

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

The William and Sarah Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution. Notably, there is a direct association with the Reynolds family. Samuel Reynolds and his wife, Margaret Van Rensselaer, were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, before coming to Markham Township around 1800. They settled on Lot 10, Concession 10, for which they received the Crown patent in 1813. A son, William Reynolds, acquired the east half of Markham Township Lot 11, Concession 9, from King's College in the 1840s, where he built a dwelling of local fieldstone. In addition to this property, William Reynolds inherited the family homestead after the death of Samuel Reynolds in 1843. In 1855, William Reynolds donated an acre of land for a Wesleyan Methodist chapel and cemetery in Locust Hill, demonstrating the ongoing contributions made by the descendants of early settler families to the development of their communities.

#### **Contextual Value**

The William and Sarah Reynolds House has contextual value for being a landmark at the north-west corner of Reesor Road and Highway 7. It has additional contextual value for being historically linked to its location to the west of the historic hamlet of Locust Hill,

where it has stood since c.1840. The property has further contextual value for being historically linked to the former site of the Locust Hill Wesleyan Methodist Church, and the remaining cemetery, established on land donated by the Reynolds family in 1855, and for being historically linked to the Justus Reynolds House at 7635 Highway 7, constructed in the early nineteenth century by William Reynold's younger brother. It is also historically significant within Markham township for its relatively early date of construction.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a locally rare example of a one-storey, fieldstone farmhouse in the Ontario Cottage style:*

- Rectangular main block of the dwelling constructed of locally-sourced multi-coloured fieldstone trimmed with splayed red brick arches over the door and window openings, and informal fieldstone quoins;
- Low-pitched hipped roof with wide, overhanging eaves;
- 12/12 single-hung wood windows with projecting sills;
- South wood entrance door with panelled design and multi-paned transom light;
- East-facing entrance door opening with multi-paned transom light above;
- 8-paned wood basement windows.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution:*

- The dwelling is a tangible reminder of the Reynolds family that historically resided on this property from the early nineteenth century to 1878.

*Heritage attributes that convey the property's contextual value as a building that is historically linked to its surroundings:*

- The location of the building at the north-west corner of Reesor Road and Highway 7, where it has stood since c.1840.

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

- The location of the building at the north-west corner of Reesor Road and Highway 7, at the western gateway to the Rouge National Urban Park.

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

- Hip-roofed dormers;
- Frame addition to the west side.



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## STATEMENT OF SIGNIFICANCE

### William Henry Meyer House

10690 McCowan Road  
c.1893

The William Henry Meyer 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 William Henry Meyer House is a one-and-a-half store, brick dwelling located on west side of McCowan Road, south of Elgin Mills Road, east of the historic crossroads community of Cashel. The house is oriented eastwards.

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

The William Henry Meyer House has design and physical value as a representative example of a late-nineteenth century Gothic Revival farmhouse. Few significant exterior alterations have been made which still contains its original windows and veranda. The shaped L-plan was associated with the picturesque Gothic Revival and Italianate architectural styles that were popularized through architectural pattern books beginning in the mid-nineteenth century. In rural areas such as Markham Township, stylistic innovations were late to be adopted, and it was not until the last quarter of the nineteenth century that the architecture of the Picturesque began to have a significant influence upon the built-form character of the Township.

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

The William Henry Meyer House has historical value and associative value, representing the dominant agricultural character of Markham Township, specifically the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. In 1892, William Henry Meyer purchased the east 100 acres of Markham Township Lot 25, Concession 6, from Christian L. Hoover and his wife, Susannah, his inlaws. The property contained a two-storey frame farmhouse located at the approximate centre of the lot. Meyer was a member of a Swiss Mennonite family who came to Markham in the 1860s. He was married to Annie Hoover, the daughter of Christian L. Hoover. In the early 1890s, William Henry Meyer established a new farmstead closer to McCowan Road. The farmstead included a substantial, new buff brick farmhouse. After the death of Annie Hoover in 1893, he married Matilda Hoover in 1894. William Henry Meyer sold the farm to a relative, Christian G. Hoover, in 1917. The property remained in the ownership of the Hoover family until 1953.

#### **Contextual Value**

The William Henry Meyer House has contextual value as a former farmhouse that has stood on this site, east of the historic crossroads hamlet of Cashel, since the early 1890s. As such, it helps make legible the agricultural tradition of Markham Township.

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**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the William Henry Meyer 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 good, representative example of a late nineteenth century L-plan farmhouse designed with the influence of the Gothic Revival style:*

- L-shaped plan;
- One-and-a-half storey height;
- Buff brick veneer with projecting brick plinth and radiating brick arches over window openings;
- Medium-pitched cross-gabled roof with overhanging open eaves and steep gabled wall dormer with a pointed-arched 2/2 single-hung window;
- Single-leaf doors within the front veranda;
- Segmentally-headed 2/2 and 1/1 single-hung windows with projecting lugsills;
- Two-storey canted bay window capped by an extension of the gable roof;
- Hip-roofed front veranda supported on slender turned wood posts ornamented with fretwork brackets.

*Heritage attributes that convey the property's historical value and associative value, representing the agricultural character of Markham Township, specifically the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling is a tangible reminder of the Meyer family's success in Markham's nineteenth century agricultural economy.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings:*

- The location of the building facing east, east of the historic crossroads community of Cashel, where it has stood since the early 1890s.

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

- Rear wing and additions.

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## STATEMENT OF SIGNIFICANCE

### James and Jane Stoutenburgh House

10748 Victoria Square Boulevard  
c.1865

The James and Jane Stoutenburgh 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 James and Jane Stoutenburgh House is a two-and-a-half storey brick dwelling located at the south-west corner of Victoria Square Boulevard and Elgin Mills Road, in the historic hamlet of Victoria Square. The house is oriented eastwards.

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

The James and Jane Stoutenburgh House has design value and physical value as a unique example of mid-nineteenth century eclectic residential architecture, and a noteworthy example of polychromatic brickwork. It is the most ornate historic residence within the hamlet of Victoria Square. Its current architectural character is different from the builder's original vision which is documented in an archival photograph from 1915. In its original form, the Stoutenburgh House was a vernacular dwelling that displayed an eclectic mix of stylistic influences superimposed upon a formal Georgian form. The house once had a Gothic Revival centre gable, trimmed with curvilinear bargeboards, and a highly decorative front veranda that included a second storey sunroom in the Italianate style. The influence of the Classic Revival style was reflected in the design of the former front veranda and doorcase. In its current form, the eclectic character of the Stoutenburgh House remains, but with modern-era details. The basic form of the c.1865 brick structure remains little changed. This house is one of Markham's most elaborate examples of mid-nineteenth century 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 James and Jane Stoutenburgh House has historical value and associative value as it speaks to the religious and cultural mosaic of Markham Township. The Stoutenburgh family was of Holland Dutch origin who emigrated from New York State to Upper Canada in 1805. Martin Stoutenburgh married Sarah Button. They settled on the eastern half of Markham Township Lot 25, Concession 3, for which they received the Crown patent in 1842. Their son, James Stoutenburgh became a successful and prominent member of the community of Read's Corners which later became Victoria Square when a post office was established in 1854. James Stoutenburgh was a farmer, a general merchant, the first postmaster, and a license inspector. He was Captain of the local militia, earning him the title of Captain James Stoutenburgh.

The Stoutenburgh family were strong supporters of the Methodist Church. Early services were held in their home prior to the construction of a church building. Martin and James Stoutenburgh provided land on the front of their farm for a Wesleyan Methodist Church and cemetery (now the Victoria Square United Church).

The present brick dwelling on the property, constructed in the early 1860s, reflects the status of the Stoutenburgh family within the community. The property was sold out of the ownership of the Stoutenburgh family in 1908, and subsequently passed through a series of other owners. The c.1865 house was remodeled into its current form sometime after 1958 when the property was sold to the Ottaway family.

### **Contextual Value**

The James and Jane Stoutenburgh House has contextual value as a local landmark at the south-west corner of Victoria Square Boulevard and Elgin Mills Road. It is one of a grouping of late-nineteenth and early-twentieth century residences that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a unique example of mid-nineteenth century eclectic domestic architecture, and a noteworthy example of polychromatic brickwork:*

- T-shaped plan;
- Two-and-a-half storey height;
- Polychromatic brickwork consisting of a variegated red/orange/buff brick body accented with buff brick, including raised quoins, a raised plinth and belt course, brick banding at the level of the eaves, and splayed arches over window openings;
- Medium-pitched gable roof with open, overhanging eaves;
- Existing front doorcase opening framed with quoin-like trim, partially concealed under modern trim;
- Existing second storey door opening over the front doorcase;
- Existing flat-headed window openings with projecting lugsills;
- Pointed-arched window openings on the north and south gable ends, framed with quoin-like trim.

*Heritage attributes that convey the property's historical value and associative value, representing the religious and cultural mosaic of Markham Township, and the contribution to of the Stoutenburgh family to the development of Victoria Square:*

- The dwelling is a tangible reminder of the James and Jane Stoutenburgh family historically resided there.

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

- The location of the building at the south-west corner of Victoria Square Boulevard and Elgin Mills Road, facing east, within the historic 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:*

- Front portico;
- Modern doors and windows.

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## STATEMENT OF SIGNIFICANCE

### Thomas and Sarah Hasty House

11482 McCowan Road  
c.1829

The Thomas and Sarah Hasty 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 Sarah Hasty House is a one-and-a-half storey frame dwelling located on the west side of McCowan Road, south of Nineteenth Avenue, east of the historic hamlet of Almira. The house is oriented eastwards.

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

The Thomas and Sarah Hasty House has design value and physical value as a locally rare, early example of a frame dwelling in the Neo-classical style, altered in the mid-to-late 1940s in the Colonial Revival style. Dating from c.1829, it is one of the oldest buildings remaining in Markham. Its front door surround in the Neo-classical style is one of the finest examples of its kind in Markham, comparable in design and quality of workmanship to the front door surround of the Eckardt-Stiver House (c.1829) at 206 Main Street, Unionville. Although its exterior materials and selected design elements date mainly from the 1940s, the essential character of the house remains intact as the renovations were done with a measure of sensitivity to the historical character of the original structure.

The Neo-classical architectural style was built on Georgian precedents of symmetry, simplicity of form, and a formal sense of proportion. Few examples remain in Markham. The style originated in England in the mid-1700s but did not appear in Canada much before the 1810s. Ornamentation was based on the surviving buildings of ancient Rome, but interpreted in a lightly-proportioned and stylized manner, as demonstrated by the door surround of the Hasty House.

With respect to the Colonial Revival remodeling of the 1940s, this approach was a complimentary way of updating a house of this age and style. This nostalgic style originated in the United States but was influential in Canada as well. The style was derived from the Georgian houses of early New England and the Southern United States built during the 1700s to early 1800s. It reflected a desire for tradition and a sense of continuity, particularly after the tumultuous times of the Second World War.

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

The Thomas and Sarah Hasty House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British families who came to Markham Township in the early nineteenth century, and for its

association with Dr. Charles Hastings, Toronto's distinguished Medical Officer of Health (1910 - 1929) who was a strong proponent of clean drinking water, the pasteurization of milk, and vaccinations. Thomas and Sarah Hasty came to Canada from Strabane, County Tyrone, Ireland in 1818. They settled on the eastern half of Markham Township Lot 30, Concession 6 and constructed a frame farmhouse in the Neo-classic style c.1829. The family initially rented the property until Sarah Hasty finally received the Crown patent in 1849. The property was farmed by successive generations of the family who changed the spelling of their surname to "Hastings" in the mid-nineteenth century. Dr. Charles Hastings was the grandson of Thomas and Sarah Hasty. He was born in Markham in 1858 and received his medical education at Victoria College at the University of Toronto. After a career as an obstetrician, Dr. Hastings became Toronto's fourth Medical Officer of Health and was credited with making Toronto the world's healthiest city, as far as contagious diseases were concerned.

### **Contextual Value**

The Thomas and Sarah Hasty House has contextual value as it is physically, functionally, visually and historically linked to its surroundings as a former farmhouse within the rural area east of the historic hamlet of Almira, and has stood on this property since c.1829.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a locally rare, early example of a frame dwelling in the Neo-classical style, altered in the mid-to-late 1940s in the Colonial Revival style:*

- L-shaped plan, including rectangular main block and rear wing;
- One-and-a-half storey height;
- Wood clapboard siding painted white;
- Medium-pitched gable roof with projecting boxed eaves and eave returns;
- Gable-roofed dormer windows;
- Front doorcase with Neo-classical door surround, single-leaf glazed and panelled wood door, and multi-paned sidelights with panelled aprons;
- Flat-headed window openings with single-hung wood windows with horizontal pane divisions, simple frames, and projecting lugsills;
- Decorative louvered shutters flanking the front windows;
- Brick fireplace chimney on north gable end.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British families who came to Markham in the early nineteenth century, and for its association with Dr. Charles Hastings, as the former residence of the Hasty/Hastings family:*

- The dwelling is a tangible reminder of the Hasty/Hastings family that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings:*

- The location of the building facing east, where it has stood since c.1829.

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

- Gambrel-roofed barn;
- Detached garage.



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## STATEMENT OF SIGNIFICANCE

### Milton and Ann Kester House

11584 York-Durham Line  
c.1870

The Milton and Ann Kester 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 Milton and Ann Kester House is a one-and-a-half storey brick dwelling located on York-Durham Line, north of Nineteenth Avenue and the historic community of Mongolia. The house is oriented eastwards.

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

The Milton and Ann Kester House has design value and physical value as a locally rare example of a vernacular, patterned brick farmhouse of the Confederation period designed with elements of the Gothic Revival and Italianate architectural styles. The Milton and Ann Kester House displays a high degree of artistic merit in its picturesque design and fine craftsmanship which remain remarkably intact. Its multiple gables, resulting from its cruciform plan, are ornamented with curvilinear Gothic Revival bargeboards and paired, round-headed windows. The patterned brick walls with locally-sourced red-orange brick and accented with buff brick quoins and arches contribute to the decorative effect. The frame wing appears to be an addition of the mid-1870s to early 1880s based on the style of its windows.

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

The Milton and Ann Kester House has historical value and associative value, representing the religious and cultural mosaic theme of Pennsylvania Germans being attracted to Markham Township in the early nineteenth century, and representing the theme of improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. The Caster/Castor or Kester family were early residents of the north-east corner of Markham Township. They were of German cultural origin. In the early nineteenth century, Leonard and Catherine Caster came to Markham from Mount Bethel, North Hampton County, Pennsylvania, with their three sons, Michael, Jacob, and Philip. The family settled on three adjoining properties. Leonard Caster obtained the Crown patent for Lot 31, Concession 10 (the subject property), in 1816. His son, Jacob Kester, became the owner in 1821, and his grandson, John Milton Kester (known as Milton), became the owner in 1853. In approximately 1870, Milton Kester replaced the old frame dwelling on the property with the picturesque patterned brick farmhouse that exists today. The farm remained in the ownership of the Kester family until 1914.

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**Contextual Value**

The Milton and Ann Kester House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic communities of Mongolia and Stouffville, and is historically linked to the farm property where it has stood since c.1870.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Milton and Ann Kester 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 locally rare example of a vernacular, patterned brick farmhouse of the Confederation period with a cruciform plan shape, designed with elements of the Gothic Revival and Italianate architectural styles:*

- Cruciform plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Patterned brick walls in red-orange brick accented with buff brick quoins and arches over door and window openings;
- Steeply-pitched cross gable roof with projecting open eaves decorated with curvilinear wood bargeboards;
- Additional gables on the north and south sides of the main roof with projecting, open eaves decorated with curvilinear wood bargeboards;
- Single-leaf doors on the east and south walls;
- 2/2 single-hung wood windows on ground floor with flat-headed, louvered wood shutters;
- Round-headed, paired, 1/1 wood windows on second floor with round-headed, louvered wood shutters;
- South side porch with shed roof supported on turned wood posts, decorated with fretwork brackets.
- Frame west wing with its rectangular shape, medium-pitched gable roof with projecting, open eaves, round window in the south gable, and segmentally-headed, 2/2, single-hung windows on the north gable end wall.

*Heritage attributes that convey the property's historical value and associative value, representing the religious and cultural mosaic theme of Pennsylvania Germans being attracted to Markham Township in the early nineteenth century, and representing the theme of improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase, as the former residence of Milton and Ann Kester:*

- The dwelling is a tangible reminder of the Kester family that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surrounding:*

- The location of the building facing east, in the location where it has stood since c.1870.

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

- Enclosed porch on north side of the dwelling;
- Metal screen door;
- Modern siding of frame wing;
- Accessory buildings.

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## 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.

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### **Heritage Attributes**

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 criteria, as amended, 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.
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*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.

## **APPENDIX ‘D’: Research Reports**

*Provided under separate cover*