



By-law 2023-134

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

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

WHEREAS the property described in Schedule “A” to this By-law (the “Original Location”) municipally-known as 10062 Highway 48 currently contains the cultural heritage resource known as the Koch-Wideman House;

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

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

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

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

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

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

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

“Koch-Wideman House”
14 Heritage Corners Lane
City of Markham
The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “B” attached hereto in the property Land Registry Office following the relocation of the cultural heritage resource known as the Koch-Wideman House to the Final Location;

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2023-xx

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

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

PIN: 030620448

SCHEDULE ‘B’ TO BY-LAW 2023-xx

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

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

PIN: 700082246

SCHEDULE ‘C’ TO BY-LAW 2023-xx

STATEMENT OF SIGNIFICANCE

Koch-Wideman House

14 Heritage Corners Lane

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

Description of Property

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

Design and Physical Value

The Koch-Wideman House has design and physical value as a representative example of a Pennsylvania-German Mennonite farmhouse in the Georgian architectural tradition, with Ontario Regency features. The simplicity of the dwelling’s detailing reflects the modesty of its Pennsylvania-German Mennonite builders, who adopted the Georgian style from their British-American neighbours in Pennsylvania and brought that same mode of building with them to Upper Canada. This simplicity is relieved by the refined appearance of the Ontario Regency style full-width front veranda, particularly when it still retained its bellcast roof. The small kneewall windows on the front wall are rare in Markham, and another feature associated with the Ontario Regency style.

Historical and Associative Value

The Koch-Wideman House has historical value and associative value as it represents two families of note and the theme of the religious and cultural mosaic of Pennsylvania-German Mennonite early settler families being attracted to Markham Township. The property was the former home of John and Mary Koch from the time of its construction c.1850 to 1871, and as the former home of four generations of the Wideman family from 1871 to the late twentieth century, beginning with Jacob and Mary Wideman, through Isaac and Esther Wideman, Albert and Magdalena Wideman, and Lorne Wideman. These families share a Pennsylvania-German Mennonite cultural heritage and were early arrivals in Markham Township.

Contextual Value

The Koch-Wideman House is of contextual value as one of a pair of houses built side-by-side by the Koch family in the mid-nineteenth century, in an area known locally as Wideman’s Corners. It is historically linked to the John Koch House, c.1865, that formerly stood at 10044 Highway 48 and is now located at 12 Heritage Corners Lane in Markham Heritage Estates. The house is also important in defining, maintaining and supporting the character of an area (Markham Heritage Estates).

Significant Architectural Attributes

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

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

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

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

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

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

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

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

- Recent shed roof of front veranda.