



Report to: Development Services Committee

November 14, 2023

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase IV

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

RECOMMENDATION:

- 1) THAT the Staff report, dated November 14, 2023, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase IV", 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:
 - 44 Captain Armstrong's Lane (Ward 4): "Armstrong House";
 - 75 Dickson Hill Road (Ward 5): "Fred and Emma Betz House";
 - 2992 Elgin Mills Road East (Ward 2): "William and Mary Ann Frisby House";
 - 5467 Nineteenth Avenue (Ward 6): "Robert Armstrong House";
 - 7846 Highway 7 East (Ward 5): "Frederick and Laura Reesor House";
 - 7960 Reesor Road (Ward 7): "Silver Springs Farm";
 - 10060 Kennedy Road (Ward 6): "John and Jane Pingle House";
 - 10720 Victoria Square Blvd (Ward 2): "Victoria Square United Church and Methodist Chapel"
 - 10725 Kennedy Road (Ward 6): "Francis Mary and Walker House";
 - 11303 Warden Avenue (Ward 6): "William and Anna Mustard House";
 - 11520 Kennedy Road (Ward 6): "Arthur and Sarah Spofford House";
 - 4044 Elgin Mills Road East (Ward 2): "McKinnon Homestead"
 - 11482 McCowan Road (Ward 6): "Thomas and Sarah Hasty House"
 - 7482 Highway 7 East (Ward 5): "William and Sarah Reynolds House"
- 3) THAT Council state its intention to designate 44 Captain Armstrong's Lane (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 75 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 2992 Elgin Mills Road East (Ward 2) 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 5467 Nineteenth Avenue (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 7846 Highway 7 East (Ward 5) 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 7960 Reesor Road (Ward 7) 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 10060 Kennedy 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 10720 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 10725 Kennedy 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 11303 Warden Avenue (Ward 6) 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 11520 Kennedy Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 14) THAT Council state its intention to designate 4044 Elgin Mills Road East (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 15) 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;
- 16) THAT Council state its intention to designate 7482 Highway 7 East (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 17) 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;
- 18) 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;
- 19) THAT if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration;
- 20) 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 fourth batch of "listed" properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council, and noted in the recommendations of this report.

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 fourteen properties identified in this report constitute the fourth 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 of the property, and provides answers to commonly asked questions (e.g. information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the following section.

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 full 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:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

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

Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

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

44 Captain Armstrong’s Lane (Ward 4): “Armstrong House”

Primary Elevation and Property Map



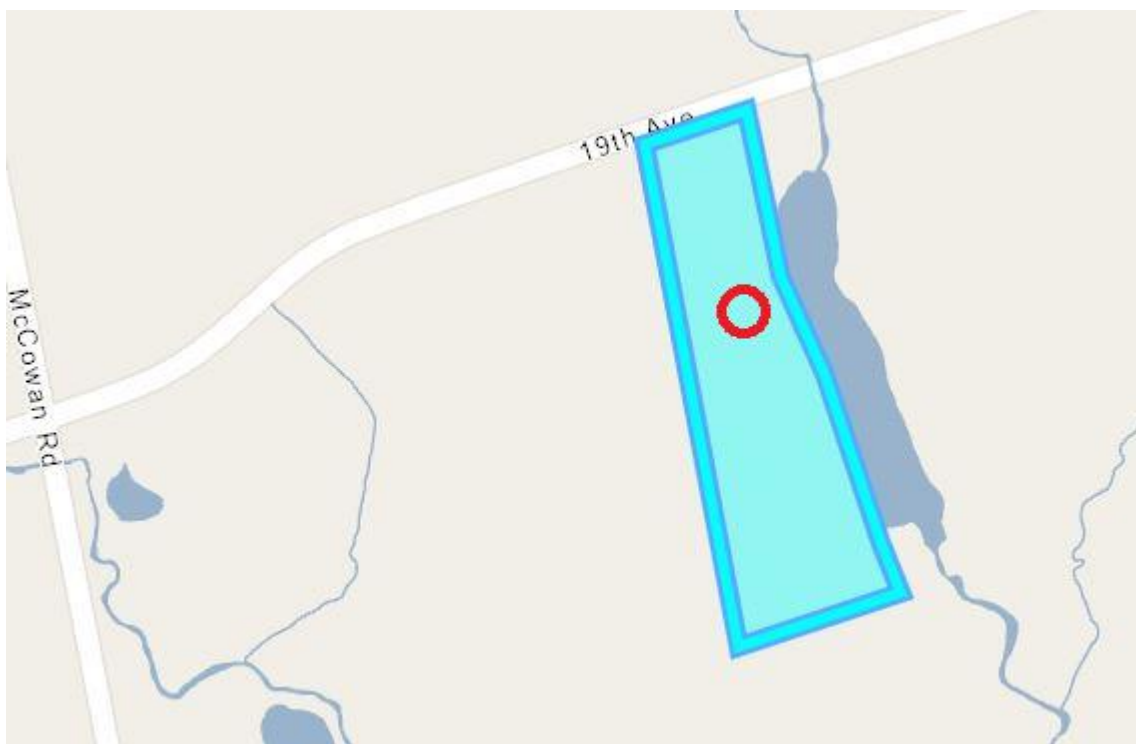
75 Dickson Hill Road (Ward 5): “Fred and Emma Betz House”
Primary Elevation and Property Map



2992 Elgin Mills Road East (Ward 2): “William and Mary Ann Frisby House”
Primary Elevation and Property Map



5467 Nineteenth Avenue (Ward 6): “Robert Armstrong House”
Primary Elevation and Property Map



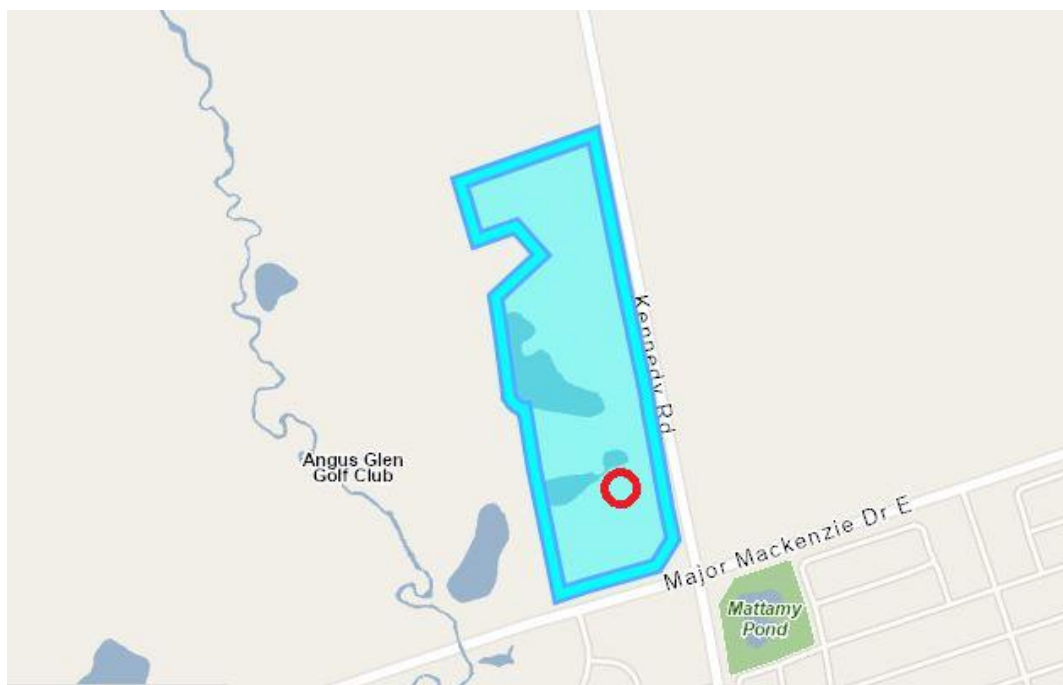
7846 Highway 7 East (Ward 5): “Frederick and Laura Reesor House”
Primary Elevation and Property Map



7960 Reesor Road (Ward 7): “Silver Springs Farm”
Primary Elevation and Property Map



10060 Kennedy Road (Ward 6): “John and Jane Pingle House”
Primary Elevation and Property Map



10720 Victoria Square Blvd (Ward 2): “Victoria Square United Church and Methodist Chapel”
Primary Elevation and Property Map



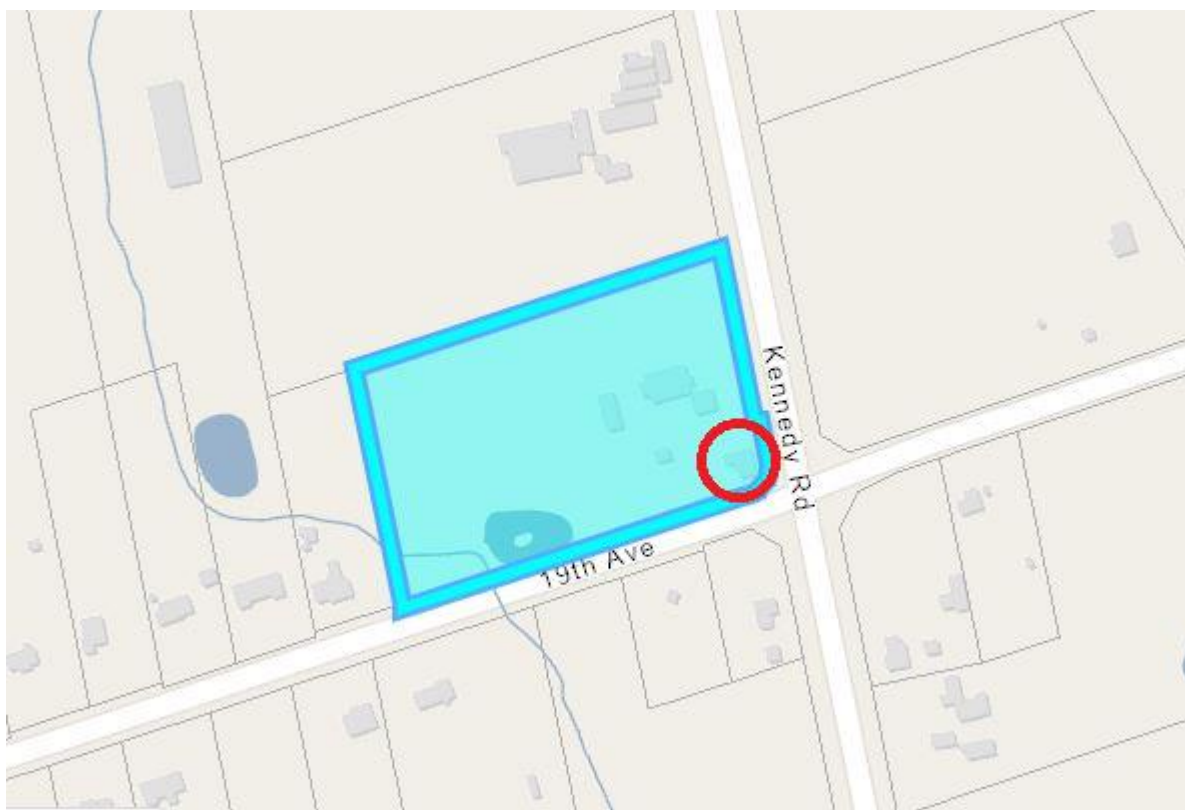
10725 Kennedy Road (Ward 6): “Francis Mary and Walker House”
Primary Elevation and Property Map



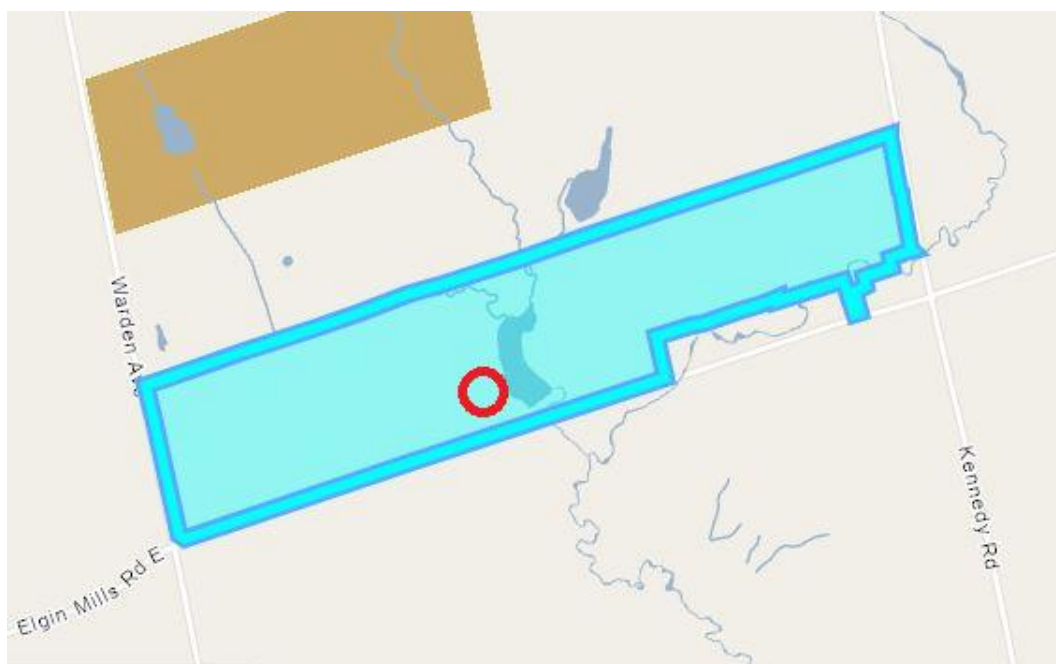
11303 Warden Avenue (Ward 6): “William and Anna Mustard House”
Primary Elevation and Property Map



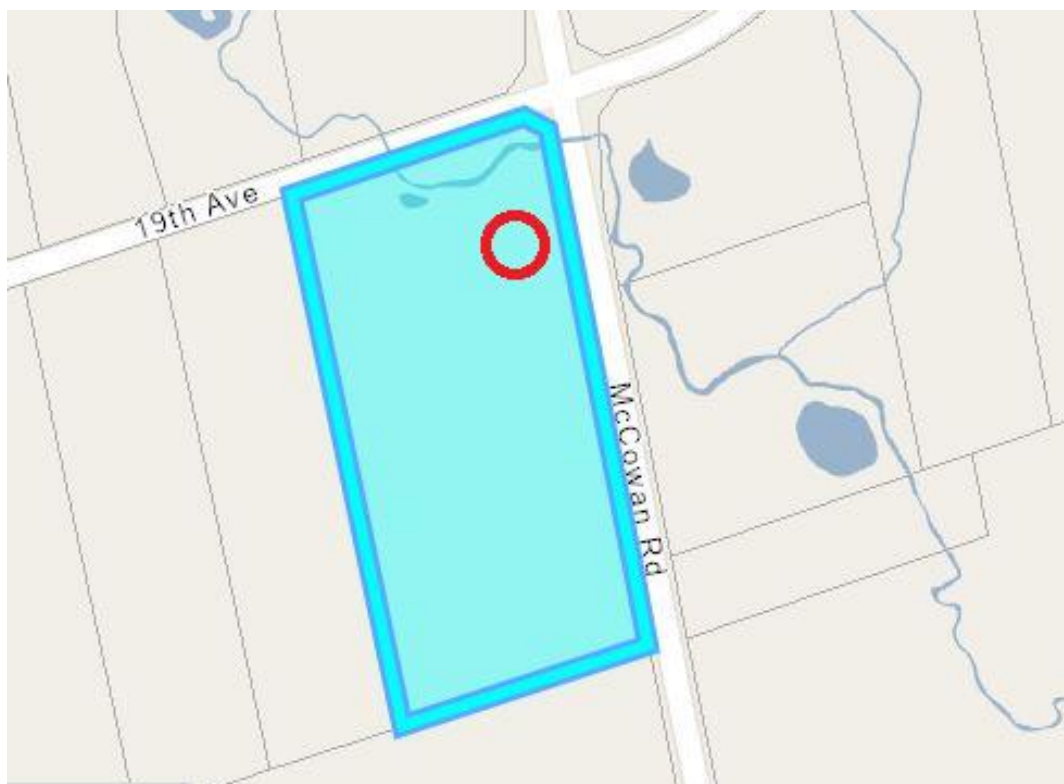
11520 Kennedy Road (Ward 6): “Arthur and Sarah Spofford House”
Primary Elevation and Property Map



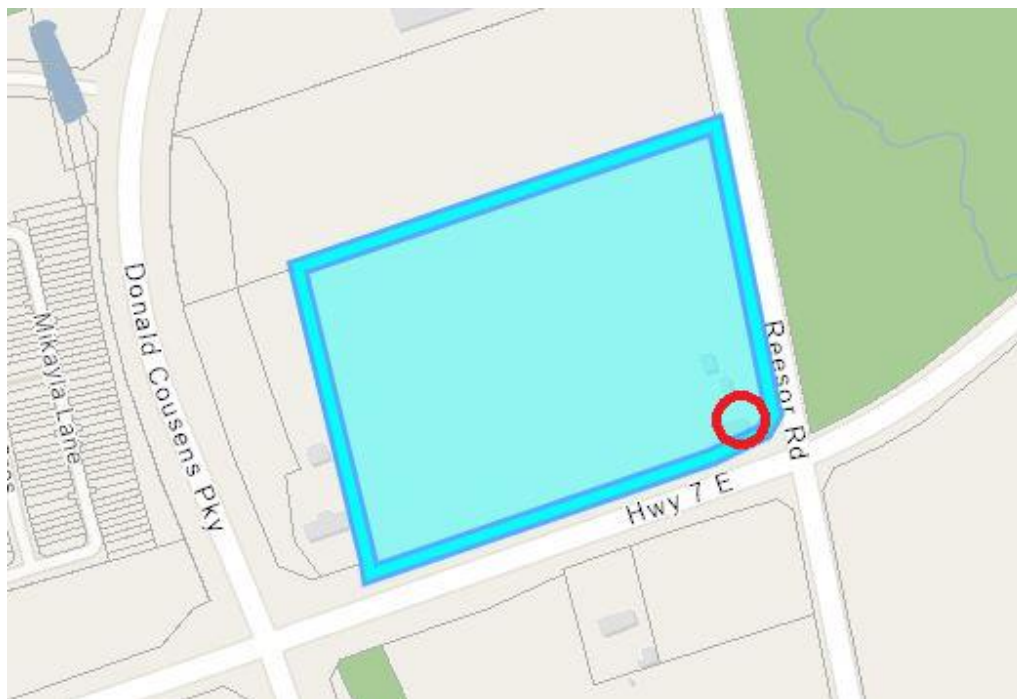
4044 Elgin Mills Road East (Ward 6): “McKinnon Homestead”
Primary Elevation and Property Map



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



7482 Highway 7 East (Ward 5): “William and Sarah Reynolds 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

6. PART FOUR - REGULAR

6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION

DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)

File Number:

n/a

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

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

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

The Committee provided the following feedback:

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

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

Recommendations:

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

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

Carried

APPENDIX ‘C’: Statements of Significance

STATEMENT OF SIGNIFICANCE

Armstrong House

45 Captain Armstrong’s Lane
c.1841

The Armstrong 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 Armstrong House is a one-and-a-half storey stone dwelling located at the west end of Captain Armstrong’s Lane, east of old Markham Village. The house faces north.

Design Value and Physical Value

The Armstrong House has design and physical value as a fine representative example of an early nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition. The coursed random rubble fieldstone construction is noteworthy for the tuckpointed joints on the front wall, the squared stone quoins, and red brick accents around door and window openings. The integrity of the building is noteworthy and greatly contributes to its design value. The overall architectural character of the Armstrong House reflects the formality and balance of the Georgian architectural tradition. Georgian houses were built throughout Markham Township from the earliest period of European and American settlement into the 1860s. This style of conservative, symmetrical residential architecture following a standardized formula of design and proportion based on principles established by the sixteenth century Italian architect Andrea Palladio and later reinterpreted by British architects in the 1700s. Georgian architecture first came to North America via Britain’s New England colonies, then came to Canada with the arrival of Loyalists and later British immigrants. The use of the style continued in Canada long after the Georgian period ended.

Historical Value and Associative Value

The Armstrong House has historical and associative value, representing the locally significant theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s. Specifically, it is noteworthy for its association with Captain William Goodfellow Armstrong, a leading citizen of Markham Township who was a progressive farmer, hotel owner, distiller, Captain of the militia, and supporter of the Anglican Church and the Agricultural Society. William Goodfellow Armstrong, a native of Cumberland, England, left his homeland in 1817. He initially lived in Geneva, New York, then Montreal, and briefly the Town of York (now Toronto) before coming to Markham Township and purchasing 195 acres of Lot 10,

Concession 8 in 1824. William Armstrong married Esther Reesor, a daughter of Peter Reesor, in 1833. They first lived in a log house and then the Wellington Hotel before they moved into a substantial fieldstone farmhouse constructed in 1841. The property was later farmed by their son, Robert Goodfellow Armstrong. The farm was sold for suburban residential development in the late 1960s as nearby Markham Village grew. The Armstrong House remains on a remnant of the farm.

Contextual Value

The Armstrong House has contextual value as the farmhouse that once served the Armstrong Farm on Lot 10, Concession 8, standing on its original site in the midst of twentieth century suburban development. It is historically linked to the former farm property where it has stood since 1841.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Armstrong 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 fine representative example of an early nineteenth century Georgian fieldstone farmhouse:

- T-shaped plan;
- One-and-a-half storey height;
- Fieldstone walls with squared stone quoins and red brick trim around door and window openings;
- Medium-pitched gable roof with wood cornice and eave returns;
- Gable roofed front dormer window;
- Gable-end brick chimneys;
- 3-bay front with single-leaf, 6-panelled wood door and multi-paned transom light;
- 6/6 wood windows with projecting lugsills and operable, louvered wood shutters;
- Early twentieth century full-width front porch with hipped roof supported on square wood columns on stone pedestals;
- Gable-roofed, rear fieldstone wing with one-storey height, single-leaf wood door centred on east wall, and 12/12 wood windows.

Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s, and specifically for its association with Captain William Goodfellow Armstrong:

- The dwelling is a tangible reminder of the several generations of the Armstrong family who 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 on its original site where it has stood since 1841, making legible one of the earliest layers of Markham's growth.

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

- East rear veranda;
- West rear sunroom;
- Attached frame shed and garage.

STATEMENT OF SIGNIFICANCE

Fred and Emma Betz House

75 Dickson Hill Road
c.1914

The Fred and Emma Betz 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 Fred and Emma Betz House is a one-and-a-half storey frame dwelling located on the east side of Dickson Hill Road in the historic rural hamlet of Dickson Hill. The house faces west.

Design Value and Physical Value

The Fred and Emma Betz House has design and physical value as a representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious, simply detailed houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious deep front veranda. In this case, the formerly open veranda has been enclosed, changing the character of the façade. The two-and-a-half storey form of the house with a broad hip roof and front dormer are representative details of the American Foursquare type. The flared eaves are noteworthy. Most houses of this type in this area were clad in red pressed brick making this frame example without brick veneer is locally uncommon.

Historical Value and Associative Value

The Fred and Emma Betz House has historical value as it is associated with the early economic development of Dickson Hill. It is significant as an early building project of Fred Betz, a carpenter that became a prominent building contractor in Stouffville in the early to mid-twentieth century, and for its underlying structure which incorporates material from the upper storeys of the c.1842 Dickson Hill Mill. Frederick W. Betz purchased the Dickson Hill Mill property in 1911. Fred Betz was a carpenter from the crossroads hamlet of Mongolia who became a prominent local builder. He was the son of German immigrant Adam Betz and his Canadian-born wife, Rachel (Lapp) Betz. In 1914, Fred Betz removed the upper two storeys of the mill and used the lumber to build a new house at the south end of the property (75 Dickson Hill Road). This significantly altered the appearance of the old mill building. In that same year, Fred Betz sold the mill property, including the new house, to William Burkholder. The house at 75 Dickson Hill Road thereafter passed through a series of other owners

Contextual Value

The Fred and Emma Betz House has contextual value as one of several nineteenth and early twentieth century buildings that define the character and extent of the historic rural hamlet of Dickson Hill, a residential enclave which has evolved since the mid-twentieth century but has otherwise retained a distinctive character from nearby suburban growth. The Fred and Emma Betz House has contextual value within the historic rural hamlet of Dickson Hill because it is historically linked to the Dickson Hill Mill remnant at 87 Dickson Hill Road, and the Dickson Hill Mill House at 81 Dickson Hill Road.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Fred and Emma Betz 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 village dwelling in the form of an American Foursquare, and a locally uncommon example of its type in frame:

- Rectangular plan;
- Two-and-a-half storey height;
- Frame construction;
- Steeply-pitched hip roof with flared, overhanging eaves;
- Single-stack brick chimney;
- Hip roof of enclosed veranda with flared overhanging eaves;
- Second storey canted bay window;
- Rectangular window openings;
- Single-leaf door with gable-roofed canopy on the north elevation.

Heritage attributes that convey the property's historical value for its association with the early economic development of Dickson Hill as the former residence of Fred Betz, carpenter and building contractor:

- The dwelling is a tangible reminder of the Betz family that constructed the building in 1914.

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 rural hamlet of Dickson Hill:

- The location of the building facing west, sited prominently within the historic rural hamlet of Dickson Hill.

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

- Walls of the enclosed front veranda;
- Vinyl siding;
- Modern doors and windows;
- Gable-roofed front porch;
- Attached garage;

- Accessory building.

STATEMENT OF SIGNIFICANCE

William and Mary Ann Frisby House

2992 Elgin Mills Road East
c.1893

The William and Mary Ann Frisby 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 Mary Ann Frisby House is a one-and-a-half storey frame dwelling located on the north side of Elgin Mills Road East in the historic community of Victoria Square. The house faces south.

Design Value and Physical Value

The William and Mary Ann Frisby House has design and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century. It is a vernacular village dwelling that does not fit neatly into any stylistic category. Archival photographs appear to show the house with stucco cladding. The L-plan and form of the building reflect the influence of the Gothic Revival style. This veranda is a rare survivor of a type that was commonly replaced by verandas and porches designed in the Edwardian Classical style typical of the early 1900s.

Historical Value and Associative Value

The William and Mary Ann Frisby House has historical value as it is associated with the nineteenth century development of the hamlet of Victoria Square, and for its connection to the early economic development of the community as the former residence of William and Mary Ann Frisby, built c.1893. William Frisby was a blacksmith who operated his business in Victoria Square from c.1880 to 1912. He was assisted in the business by Henry Flavelle. The Frisby blacksmith shop was located to the west of the residence. The shop was the former Wesleyan Methodist Chapel that was originally located on the property of Victoria Square United Church. William Frisby purchased the 1845 chapel in the early 1880s after it had become redundant once a larger new place of worship was constructed in 1880. The Frisby residence was built c.1893 after William Frisby purchased Lots 2 and 3, Plan 404, from Christopher Heise. The property was sold out of the family in 1912.

Contextual Value

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

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a vernacular, village tradesman's dwelling of the last quarter of the nineteenth century:

- L-shaped plan;
- One-and-a-half storey height;
- Cross-gabled roof with overhanging open eaves;
- Hip-roofed veranda in the ell with turned wood posts and fretwork brackets and spandrels;
- Single-leaf door opening set within the veranda on the south elevation;
- Single-leaf four panelled door set within the veranda on the west elevation;
- Existing flat-headed, rectangular window openings.

Heritage attributes that convey the property's historical value for its association with the nineteenth century development of the hamlet of Victoria Square, and for its connection to the early economic development of the community as the former residence of William and Mary Ann Frisby:

- The dwelling is a tangible reminder of the William and Mary Ann Frisby family that historically resided here.

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

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

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

- Modern doors and windows within the existing openings;
- Exterior brick chimney;
- Aluminum siding;
- Accessory building.

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 2/2 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.

STATEMENT OF SIGNIFICANCE

Robert Armstrong House

5467 Nineteenth Avenue
c.1855

The Robert Armstrong 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 Robert Armstrong House is a one-and-a-half storey brick dwelling located on the south side of Nineteenth Avenue, west of the historic community of Dickson Hill. The house faces north.

Design Value and Physical Value

The Robert Armstrong House has design and physical value as a representative example of a mid-nineteenth century patterned brick Georgian farmhouse with Classic Revival details, notably the flat-headed doorcase with multi-paned transom and sidelights. It is a fine example of the conservative, well-built brick farmhouses constructed in Markham Township during the prosperous years of the 1850s when wheat prices were high as the result of the Crimean War. An influx of cash enabled many farmers to replace older dwellings with new residences of more robust construction. This house displays the patterned brickwork in red and buff-coloured brick that was common in Southern Ontario construction from the 1850s to the 1880s. The rational form of the building, following the strict symmetry of the Georgian architectural tradition but with Classic Revival details, is typical of mid-nineteenth century residential design in Markham Township. The front doorcase with its multi-paned transom and sidelights is the focal point of the façade. A simple wood cornice composed of Classical mouldings and eave returns provide further decorative effect. The mix of window pane divisions is noteworthy and unusual in the context of Markham Township's mid-nineteenth century building stock.

Historical Value and Associative Value

The Robert Armstrong House has historical and associative value, representing the locally-significant theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s. Specifically, the property is associated with Robert Armstrong who came to Markham Township from Cumberland, England in 1826 with his widowed mother and six sisters. He was the brother of Captain William Goodfellow Armstrong, a leading citizen of old Markham Township, who settled near Reesorville (later Markham Village) in 1824. The property on Lot 30, Concession 7, was owned by Robert Armstrong from 1832 until his death in 1877. Sometime between the 1851 and 1861 census, a new brick farmhouse was constructed to replace an older frame dwelling on the farm. The public school that served the Dickson Hill community, S.S. No. 17, was located on the eastern part of Robert

Armstrong's property. In this way the property is associated with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase.

Contextual Value

The Robert Armstrong House has contextual value as the farmhouse that once served the Armstrong Farm, standing on its original site west of the historic community of Dickson Hill. It is historically linked to the former farm property where it has stood since c.1855, and helps make legible the agricultural character of the former Markham Township.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Robert Armstrong 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 very good representative example of a mid-nineteenth century patterned brick Georgia farmhouse with Classic Revival details:

- Rectangular plan and the one-and-a-half storey height of main block;
- One-storey rear kitchen wing;
- Red-orange brick masonry with buff brick quoins and splayed arches over the door and window openings;
- Fieldstone foundation;
- Shed-roofed side veranda supported on slender wood posts and decorated with fretwork brackets;
- Medium-pitched gable roof with projecting boxed eaves, wood cornice, eave returns, and 3 single-stack gable-end chimneys (two on the main block, one on the rear kitchen wing);
- 3-bay configuration of the north (primary) elevation;
- Front doorcase with single-leaf door, multi-paned sidelights with panelled aprons, and flat-headed, multi-paned transom light;
- Flat-headed ground floor window openings with projecting lugsills, six-over-six single-hung windows and louvered shutters;
- Flat-headed second storey window openings with projecting lugsills, twelve-over-eight single-hung windows and louvered shutters;
- Flat-headed rear kitchen wing window openings with projecting lugsills, twelve-over-twelve single-hung windows;
- Single-leaf door centred on west wall of the rear kitchen wing;
- One-storey frame rear addition with medium-pitched gable roof with projecting boxed eaves and eave returns, and twelve-over-twelve single-hung window in west gable end.

Heritage attributes that convey the property's historical and associative value, representing the theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s, and the nineteenth century trend whereby farmsteads were improved as the agricultural

community progressed past the early settlement phase, as the former residence of English immigrant Robert Armstrong:

- The dwelling is a tangible reminder of the Robert Armstrong family that historically resided here, prospered on this land, and subsequently constructed a fine brick farmhouse c.1855.

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

The location of the building facing north, west of the historic community of Dickson Hill, where it has stood since c.1855, making legible the agricultural character of the former Markham Township.

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

- Barn and other accessory buildings.

STATEMENT OF SIGNIFICANCE

Frederick and Laura Reesor House

7846 Highway 7 East
c.1905

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

Description of Property

The Frederick and Laura Reesor House is a two-and-a-half storey red brick dwelling located on the north side of Highway 7 East, in the historic hamlet of Locust Hill. The house faces south.

Design Value and Physical Value

The Frederick and Laura Reesor House has design and physical value as a representative example of an early twentieth century village dwelling that combines elements of the Queen Ann Revival style and Edwardian Classicism. The large, deep wrap-around veranda and street-facing gable are dominant features. Although the windows have been altered with the installation of modern window units, the openings remain unchanged in their proportions with the exception of the attic window in the closed gable. This house is typical of the spacious, simply detailed houses built on farms and in villages in Markham Township in the first quarter of the twentieth century. Its architectural detailing reflects Edwardian Classicism, a style that was popular from the early 1900s through the 1920s. The house was constructed with a functional, compact shape. The red brick cladding, two-and-a-half storey form, prominent closed gable, and spacious wrap-around veranda are all elements that represent a simplified early twentieth century version of the Queen Anne Revival style.

Historical Value and Associative Value

The Frederick and Laura Reesor House has historical and associative value for its association with the economic development of Locust Hill as the former residence of Frederick E. N. Reesor and Laura Reesor. Fred Reesor was a farmer who, in 1905, joined his brother Albert in the operation of the Locust Hill Creamery. He continued to operate the creamery for twenty more years after his brother's death in 1920. The property has additional historical and associative value, as it is part of the formative period of late nineteenth and early twentieth century growth that defines the character of Locust Hill. The house was built in 1905-1906 on a building lot severed from Lot 11, Concession 10, a farm property purchased by Frederick Reesor's father Christian Reesor in 1853. The property remained in the ownership of Frederick and Laura Reesor's descendants until the 2010s.

Contextual Value

The Frederick and Laura Reesor House has contextual value as one of a number of late nineteenth and early twentieth century residences that help to define the character and extent of the historic hamlet of Locust Hill. The Frederick and Laura Reesor House also has contextual value because it is physically, functionally, visually and historically linked to its surroundings, having stood on this property since 1905-1906. Further, it is historically linked to the Albert and Bertha Reesor House at 7880 Highway 7 East.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an early twentieth century village dwelling that combines elements of the Queen Ann Revival style and Edwardian Classicism:

- Rectangular plan;
- Two-and-a-half storey height;
- Moulded concrete block foundation;
- Brownish-red brick masonry;
- Medium-pitched combination gable and hip roof with wide, projecting eaves;
- Single-stack brick chimney;
- Closed front gable with pent eave;
- Single-leaf front door;
- Canted bay windows on south and east elevations;
- Flat-headed, rectangular window openings with brick arches and concrete lugsills;
- Small, square accent windows on the west elevation,
- Wrap-around veranda with hip roof, closed gables with false half timbering, grouped Tuscan columns resting on brick pedestals with poured concrete caps, simple wood railings, and brick base with checkerboard pattern.

Heritage attributes that convey the property's historical value as the former residence of Frederick E. N. Reesor, owner and operator of the Locust Hill Creamery, and the development of the hamlet of Locust Hill in the late nineteenth and early twentieth centuries, as the former residence of Frederick and Laura Reesor and their descendants:

- The dwelling is a tangible reminder of the Reesor family that historically resided here, and for their role in the economic and physical development of Locust 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 Locust Hill:

- The location of the building facing south, sited prominently within the historic hamlet of Locust Hill.

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

- Modern replacement windows within original window openings;
- Picture window and horizontal siding in front gable;
- Rear addition;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Silver Springs Farm

7960 Reesor Road
c.1875

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

Description of Property

The Silver Springs Farmhouse is a two-storey brick dwelling located on the west side of Reesor Road, north of Fourteenth Avenue, in the historic community of Cedar Grove. The house faces eastwards and is set well back from the road.

Design Value and Physical Value

The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. Elements typical of Italianate architecture include the half-round headed windows and broad eaves. The house, however, is a conservative expression of this style as it relies on Georgian principles of symmetry and composition, and avoids the more flamboyant features of the Italianate style such as a tower or large ornamental brackets. The house also exhibits Gothic Revival influences as seen in the bargeboards that ornament the gables and in the steep centre gables of the rear wings. The first section of the rear wing, when looked at by itself, is in the form of an Ontario Classic vernacular farmhouse with a half-round headed Italianate window.

Historical Value and Associative Value

The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Markham Township Lot 7, Concession 9, was purchased in 1805 by Christian Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham Township in 1804. The property passed through the ownership of four generations of his descendants. A modest frame house was built on the farm in 1826. By the mid-1870s, Christian Reesor's great-great-grandson David Reesor Jr. was the owner. A spacious brick farmhouse was constructed on the property, which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier dwelling was retained during the construction of the large new house. The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in the 1880s in support of church-related building projects, including a new rectory for

Grace Anglican Church in Markham Village, and for Zion Presbyterian Church in Cedar Grove. After 157 years, Silver Springs Farm was sold out of the Reesor family in 1962.

Contextual Value

The Silver Springs Farmhouse has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township. The property is historically linked to the Robert Reesor House at 8042 Reesor Road, which was the former home of David Reesor Jr.'s older brother.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a locally unique example of a vernacular Late Victorian Italianate villa with Georgian and Gothic Revival influences:

Main Block (Easternmost Section)

- Rectangular plan and two-storey height of main block;
- Fieldstone foundation;
- Brick walls with projecting plinth, belt course, and the projecting, radiating arches of door and window openings;
- Medium-pitched gable roof with projecting eaves decorated with kingposts and bargeboards;
- Single-stack gable end brick chimneys, including later exterior fireplace chimney on south wall;
- Front doorcase with single leaf door, segmentally-headed three-part transom light, and half-round headed sidelights;
- Paired half-round headed one-over-one single-hung wood windows;
- Louvered wood shutters with half-round tops;
- Bracketed projecting lugsills;

Centre Rear Section

- One-and-half storey rear wing with rectangular plan;
- Medium-pitched gable roof with projecting eaves and front and rear gables containing two-over-two wood windows with half-round arched heads, and decorated with a kingpost and bargeboards;
- Heavy single-stack brick chimney at the west end of roof;
- Three-bay facade facing south with single-leaf centre door flanked by segmentally-headed two-over-two wood single-hung windows;
- Shed-roofed south side porch supported on Classical wood columns.

Westernmost Rear Section

- Low one-and-a-half storey westernmost wing with asymmetrically placed, segmentally-headed two-over-two wood single-hung windows on ground floor;
- Medium-pitched gable roof with projecting eaves and front gable containing a half-round headed wood single-hung window, and decorated with kingpost and bargeboards.
- West gable end flat-headed two-over-two wood single-hung window on the second floor.

Heritage attributes that convey the property's historical and associative value, representing the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962:

- The dwelling is a tangible reminder of five generations of the Reesor family who owned this property from 1805 to 1962.

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

- The location of the building facing east, where it has stood since c.1875 within the historic 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:

- Projecting frame front addition;
- Two-storey front deck;
- Modern gable roofed dormers;
- Modern bay window on south wall of the westernmost wing;
- Modern doors and windows on the north wall of westernmost wing;
- Addition to the north wall of the westernmost wing;
- Painted finish applied to the brick masonry.

STATEMENT OF SIGNIFICANCE

John and Jane Pingle House

10060 Kennedy Road
c.1875

The John and Jane Pingle 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 Jane Pingle House is a one-and-a-half storey brick dwelling located on the west side of Kennedy Road, north of Major Mackenzie Drive, in the historic community of Colty Corners. The building faces eastwards.

Design Value and Physical Value

The John and Jane Pingle House has design and physical value as a representative example of a late nineteenth century vernacular farmhouse with Georgian architectural influences. This is exhibited in its symmetrical composition and restrained, rational design. Its conservative form is enhanced with patterned polychromatic brickwork, carved limestone keystones, large ground floor windows, and a recessed front doorcase with panelled reveals. The John and Jane Pingle House demonstrates a nineteenth century trend whereby farmers would replace an earlier house with a more up-to-date residence as their economic fortunes improved. Since its completion, the house has been altered to suit the programmatic needs of its various owners. For example, the wall height has been raised and the roof pitch steepened to provide a higher ceiling height on the second floor. This is evident from the application of clapboard siding on the upper portion of the gable-end walls and scrolled wood trim at the eaves that help to mask the changes.

Historical Value and Associative Value

The John and Jane Pingle House has historical and associative value, representing the locally-significant theme of immigration, particularly the Berczy settler families who arrived in Markham Township in 1794, and the nineteenth century trend whereby farmers would improve their farmsteads as they progressed past the early settlement phase. The Pingle, or Pingel family, were among the Berczy settler group who arrived in Markham Township in 1794. The early spelling of their surname was "Pingel." The family was from Schleswig-Holstein near the Danish border. Joachim Pingel, his wife Anna Maria, and five children came to Philadelphia with William Berczy on board the *Catharina* in 1792. George Pingel, a son of Joachim and Anna Maria Pingle, leased Lot 21, Concession 5 from the Crown between 1806 and 1838. His son, John Charles Philip Pingle, married Jane Hunter in 1827 and established their home on the property. John C. P. Pingle was willed the farm in 1852. In approximately 1875, the family replaced their frame dwelling with a spacious new brick farmhouse that was occupied by Alexander and Lucy Pingle, the unmarried children of John and Jane Pingle, until 1903.

Contextual Value

The John and Jane Pingle House has contextual value as one of a number of nineteenth century buildings located in the general vicinity of the historic community of Colty Corners, and is physically and historically linked to the former farm property where it has stood since 1875.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a late nineteenth century Georgian farmhouse :

- Rectangular plan of the main block;
- One-and-a-half storey height;
- Walls of local red-orange brick trimmed with a buff brick plinth, quoins, and segmental arches over the door and window openings;
- Carved limestone keystones over the window openings and over the front entrance
- Medium-pitched gable roof and north gable end single-stack chimney;
- 3-bay configuration of the primary elevation;
- Front doorcase with single-leaf, four-panelled wood door, two-paned sidelights with panelled aprons, flat-headed, single-paned transom light, and panelled reveals;
- Ground floor single-hung wood windows with a two-over-two pane configuration and projecting lugsills;
- Second storey window openings with projecting lugsills;
- Remnant of a one-storey brick kitchen wing with its half gable roof, doorcase with sidelights and flat-headed transom light, and single window opening.

Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the Berczy settler families that arrived in Markham Township in 1794, and the nineteenth century trend whereby farmers would improve their farmsteads as they progressed past the early settlement phase.:

- The dwelling is a tangible reminder of the Pingle family that historically resided on this property from 1806 to 1903.

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 and orientation of the building facing east, within the historic community of Colty Corners.

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

- Louvered shutters;
- Second storey replacement windows;
- Gable-end clapboard siding and scrolled wood applied detail at eaves;
- Modern additions to rear kitchen wing.

STATEMENT OF SIGNIFICANCE

Victoria Square United Church and Methodist Chapel

10720 Victoria Square Boulevard
c. 1845 and 1880

Victoria Square United Church and Methodist Chapel are 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 following Statement of Significance.

Description of Property

Victoria Square United Church and Methodist Chapel are located on the west side of Victoria Square Boulevard (formerly Woodbine Avenue), south of Elgin Mills Road within the historic community of Victoria Square.

Design Value and Physical Value

Brick Church

Victoria Square United Church, built in 1880, has design value and physical value as a representative example of High Victorian Gothic Revival ecclesiastical architecture. Rational in plan, and symmetrical in its layout, the essential form of the church harkens back to Classical architecture and its influence on the Romantic Gothic Revival style, the earliest form of the Gothic Revival style. The Romantic Gothic Revival used the temple form of Classical architecture and ornamented it with Gothic Revival features such as pointed-arched windows, label mouldings, buttresses, and towers.

The polychromatic brickwork, typical of Southern Ontario construction from the 1850s into the 1880s, is a key element of the High Victorian Gothic Revival style that has been skillfully applied to this church. This use of contrasting coloured materials, combined with different textures produced by the way the brick was laid, creates a play of colour, light and shadow that enlivens the building. A sense of verticality, characteristic to the Gothic Revival style, is enhanced by the building's raised stone foundation, steeply-pitched gable roof, and tall tower capped with elaborate pinnacles.

Methodist Chapel

The Methodist Chapel, built in 1845, is of design value and physical value as a locally rare example of a mid-nineteenth century Classical Revival church of frame construction. In the early days of Methodism in Ontario, modest chapels erected in rural communities were generally built in a simplified version of the Greek Revival style, typically called Classic Revival by Canadian architectural historians. The gable-fronted plan, medium pitched roof, wide and prominent cornice and cornice returns, and symmetrical arrangement of openings as seen in this example typical of this architectural style. Buildings of this variety have a classic simplicity that seems to be an outward expression of the faith of the people that built them.

Historical Value and Associative Value

Victoria Square United Church and Methodist Chapel are of historical value and associative value as they represent the religious and cultural mosaic of Markham Township, and as a long-standing centre of Christian worship within the Victoria Square community. The beginning of the United Church congregation in Victoria Square dates to 1832 when the Primitive Methodists first established what was then termed a “class” under the leadership of “Daddy” William Hatton, a local resident. This group built a church on the east side of Woodbine, north of the Elgin Mills Sideroad, which was demolished many years ago.

In 1845, a group of Wesleyan Methodists constructed a frame church on the present site of the Victoria Square United Church. This modest frame building served the congregation until 1880 when it was replaced by the current Gothic Revival church. The new church was constructed by Josiah Hall, a prominent builder based in Unionville from 1874 to 1885. The frame church was purchased by village blacksmith, William Frisby, and relocated to the north side of Elgin Mills Road where it was converted for use as his shop. In its new location the church was oriented away from the street, and a pair of large shed doors were inserted into what was originally the rear of the building.

The Wesleyan Methodists and Primitive Methodists of Victoria Square merged in 1884 to worship in the new brick church. In 1925, the congregation became part of the United Church in Canada.

In 2003, the congregation saved the former church from demolition and relocated it to its original site to serve as a chapel. It is the oldest surviving church building in Markham.

Contextual Value

Victoria Square United Church, with its restored Methodist Chapel, is a noteworthy and rare example of an evolved ecclesiastical property. The brick church of 1880, set close to the street with its prominent tower, is a local landmark within the historic crossroads community of Victoria Square. Together with an adjoining cemetery and mature trees, the property is a significant cultural heritage landscape that contributes to the distinctive, village-like character of Victoria Square.

Heritage Attributes

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

Brick Church

Heritage attributes that convey the property’s design value and physical value as a representative example of High Victorian Gothic Revival ecclesiastical architecture:

- Form of the church building with its rectangular, gable-fronted plan and central gable- end tower;
- Raised fieldstone foundation, containing segmentally-arched two-over-two sash windows;

-
- Steeply-pitched gable roof with open, overhanging eaves;
 - Brick masonry consisting of a red brick body trimmed with buff brick accents including plinth courses, arches with dog's tooth label mouldings over doors and windows, and red angle buttresses, red brick dog's tooth string courses, and corbelled brick arcading as a frieze and parapet treatment;
 - Datestone;
 - Main entrance with paired wood doors featuring vertical tongue and groove panels and wrought iron hinges;
 - Transom above the main entrance with quatrefoil tracery;
 - Pointed arched windows on the sidewalls, containing Y-tracery, some of which are glazed with leaded stained glass and some retaining their original patterned and coloured glass;
 - Pointed arched lancet windows on the primary (east) elevation and on the tower, some with their original glazing and others with recent glazing;
 - Paired, lancet-arched louvered wood ventilators topped with quatrefoil appliques;
 - Flat parapet of the tower capped with brick and copper pinnacles.

Heritage attributes that convey the property's historical and associative value as a site of Christian worship for over 175 years:

- The prominent location and visibility of the church within Victoria Square which is indicative of its central role within the community.

Heritage attributes that convey the property's contextual role in defining, maintaining and supporting the character of Victoria Square, and its status as a landmark within the community:

- The location of the church close along the west side of Victoria Square Boulevard near the centre of the crossroads community of Victoria Square.

Frame Chapel

Heritage attributes that convey the property's design and physical value as a locally rare example of a mid-nineteenth century frame church:

- Rectangular, gable-fronted plan and one-storey form;
- Horizontal wooden clapboard trimmed with corner boards and moulded window frames;
- Medium-pitched gable roof with boxed eaves and eave returns
- Wood cornice with Classical mouldings;
- Date plaque on the front wall;
- Six-panelled wood front door;
- Twelve-over-eight wood sash-style windows with projecting sills on the gable end walls;
- Twelve-over-twelve wood sash-style windows with projecting sills on the side walls.

Heritage attributes that convey the property's historical and associative value as a site of Christian worship for over 175 years:

- The chapel is a tangible example of the evolution of the Methodist faith, notably changes in ecclesiastical architecture.

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 addition;
- Cemetery;
- Modern accessory building.

STATEMENT OF SIGNIFICANCE

Francis and Mary Walker House

10725 Kennedy Road

c.1850

The Francis and Mary Walker 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 Francis and Mary Walker House is a one-storey brick dwelling located on the east side of Kennedy Road, south of Elgin Mills Road East, in the historic crossroads hamlet of Cashel. The house faces west.

Design Value and Physical Value

The Francis and Mary Walker House has design and physical value as a representative example of a village tradesman's dwelling in the Ontario Cottage style. This building style, a simplified version of the Regency Cottage, is most often associated with families of British origin. The Regency Cottage was in use in various parts of the British Empire during the early to mid-nineteenth century. The trademark characteristics of an Ontario Cottage include a one-storey height, a Georgian tradition sense of symmetry and formality, and a hip or cottage roof. French doors or a bellcast-roofed veranda, features that would be more closely associated with the Regency Cottage style, are occasionally seen.

Historical Value and Associative Value

The Francis and Mary Walker House has historical value as it is associated with the early economic development of Markham Township, and the locally significant theme of immigration, particularly families of British origin that came to Markham in the first half of the nineteenth century. Most notably, the property is associated with Francis Walker, an English immigrant who operated a blacksmith shop next to his home in Cashel from c.1850 to 1873. The blacksmith shop was an important local industry. Francis Walker and his wife Mary emigrated from England some time between 1840 and 1846. The family came to Cashel between 1846 and the enumeration of the 1851 census. In 1851, Francis Walker purchased a property on the north-west part of Lot 25, Concession 6 from Archibald Hugh Fenwick that may have already contained a dwelling and blacksmith shop. After the Walker family sold the property in 1873, the blacksmith shop continued to operate under the ownership of Stephen LeFraugh until 1884.

Contextual Value

The Francis and Mary Walker House has contextual value as one of a group of nineteenth century buildings that help define the character and extent of the historic crossroads hamlet of Cashel.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a village tradesman's dwelling in the Ontario Cottage style:

- Rectangular plan;
- Fieldstone foundation;
- Brick masonry with projecting plinth and splayed arches over the door and window openings;
- Hip roof with projecting, boxed eaves;
- 3-bay configuration of the primary (west) foundation;
- Single-leaf front door opening with rectangular transom light featuring geometric, multi-paned glazing;
- Flat-headed rectangular window openings with two-over-two paned single-hung windows.

Heritage attributes that convey the property's historical and associative value as a link to the economic development of Markham Township, and the locally significant theme of immigration, particularly families of British origin that came to Markham in the first half of the nineteenth century:

- The dwelling is a tangible reminder of the Walker family that historically resided here and the blacksmith shop, an important local industry within Cashel that operated on the property from c.1850 to 1884.

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 Cashel:

- The location of the building facing west, within the historic crossroads hamlet of Cashel.

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 door;
- Painted finish on brickwork;
- Rear additions;
- Accessory building.

STATEMENT OF SIGNIFICANCE

William and Anna Mustard House

11303 Warden Avenue
c.1862

The William and Anna Mustard 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 Anna Mustard House is a one-and-a-half storey fieldstone dwelling located on the east side of Warden Avenue, south of Nineteenth Avenue. The house faces westwards.

Design Value and Physical Value

The William and Anna Mustard House has design value and physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition. It is a late example of its type and as such is somewhat of an outlier for its date of construction. The absence of eave returns provides an indication of c1860s construction. With its window and door openings framed with quoin-like brick surrounds, the house exhibits a distinctive early to mid-nineteenth century Scottish cultural influence which is understandable when one considers that Scottish stone masons are credited for building many fine fieldstone houses in Scarborough, Markham, and Pickering Townships. The general character of the house is formal and conservative with a simple front entrance, eschewing the more elaborate doorcases typical of the Classic Revival style seen in many mid-nineteenth century farmhouses in Markham.

Historical Value and Associative Value

The William and Anna Mustard House has historical and associative value as it represents the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century. The property is also indicative of the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The house was constructed c. 1862 on the west half of Markham Township Lot 29, Concession 5 by William Mustard to replace an older log house on the property. William Mustard was the son of George Mustard, a Scottish immigrant that came to Markham in approximately 1801 after being pressed into the service of the British Navy during the Napoleonic Wars. The property remained in the ownership of the Mustard family until 1920.

Contextual Value

The William and Anna Mustard House has contextual value as it is physically, functionally, and visually linked to the property where it has stood since c.1862. The

property is also historically linked to its surroundings where it helps make legible the agricultural character of the former Markham Township.

Heritage Attributes

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

Heritage attributes that convey the property's design value or physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with red brick quoins and quoin-like door and window surrounds;
- Medium-pitched gable roof with projecting, open eaves and single-stack, corbelled, buff brick chimney at the building's south end;
- 3-bay configuration of the primary (west) elevation;
- Single-leaf, centre front door with rectangular transom light above;
- Flat-headed, rectangular window openings with splayed brick arches and brick sills, containing eight-over-twelve and six-over-six paned, single-hung windows.

Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century, and the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Mustard family that historically resided on the property from the c.1801 until 1920.

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

- The location of the building facing west, on its original site where it has stood since c.1862.

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

- Aluminum awning over front door;
- Knee wall windows along the primary elevation;
- Red brick chimney at north end of the roof;
- Rear addition and attached garage;
- Accessory building.

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.

STATEMENT OF SIGNIFICANCE

Arthur and Sarah Spofford House

11520 Kennedy Road
c.1880

The Arthur and Sarah Spofford 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 Arthur and Sarah Spofford House is a one-and-a-half storey stucco-clad dwelling located at the north-west corner of Kennedy Road and Nineteenth Avenue, east of the historic hamlet of Almira. The house faces eastwards.

Design Value and Physical Value

The Arthur and Sarah Spofford House has design value and physical value as a locally rare example of a late nineteenth century Gothic Revival farmhouse with a cruciform plan. Its picturesque roofline with multiple gables ornamented with curvilinear bargeboards, and its prominent, two-storey canted bay windows with iron cresting make it a locally excellent example of its architectural style. The Gothic Revival style was popular in Ontario from the 1860s to the 1880s and was suited to the design of dwellings at a variety of scales.

Historical Value and Associative Value

The Arthur and Sarah Spofford House has historical value and associative value, representing the locally-significant theme of immigration, particularly the significant wave of British families who arrived in Markham Township from 1830 onwards. William and Harriet Spofford were English immigrants who came to Markham from Yorkshire sometime between 1833 and 1837. William Spofford was a farmer and lumber dealer that became a prominent property owner in the vicinity of Almira. Arthur Spofford, the youngest son of William and Harriet Spofford, purchased the family homestead in 1872. In approximately 1880, he constructed a new brick farmhouse in the Gothic Revival style. In this way, the property is indicative of the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The property remained in the ownership of the Spofford family until 1933.

Contextual Value

The Arthur and Sarah Spofford House has contextual value as it is physically, visually, and functionally linked to its surroundings where it has stood since c.1880. The property is also historically linked to its surroundings where it helps make legible the agricultural character of the former Markham Township.

Heritage Attributes

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

Heritage attributes that convey the property's design value or physical value as a locally rare example of a late nineteenth century Gothic Revival farmhouse:

- One-and-a-half storey height;
- Cruciform plan;
- Brick masonry underlying the existing stucco cladding;
- Segmentally-headed window openings with projecting lugsills;
- Two-storey canted bay windows on the south and east gable end walls with their decorative cast iron cresting;
- Medium-pitched, cross-gabled roof with projecting, overhanging eaves and curvilinear bargeboards;
- Steeply-pitched gabled wall dormers with projecting, overhanging eaves, curvilinear bargeboards, and pointed-arched windows.

Heritage attributes that convey the property's historical value or associative value, representing the locally significant theme of immigration, particularly the waves of British families who arrived in Markham Township from 1830 onwards, and the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling dating from c.1880 is a tangible reminder of the English Spofford family of successful farmers that historically resided on this property from the mid-1830s until 1933.

Heritage attributes that convey the property's contextual value as a nineteenth century agricultural remnant and landmark nearby to the historic community of Almira-:

- The location and orientation of the building facing east, at the north-west corner of Kennedy Road and Nineteenth Avenue.

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 front porches;
- Chimneys;
- Modern windows and doors;
- One-storey rear wing;
- Rear sunroom and deck;
- Barn and other accessory buildings.

APPENDIX ‘D’: Research Reports

Provided under separate cover