



Report to: Development Services Committee

December 12, 2023

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase V

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 December 12, 2023, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase V", 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:
 - 3056 Elgin Mills Road East (Ward 2): "Thomas Read House"
 - 3575 Elgin Mills Road East (Ward 2): "Lyon-Schell-Frisby House"
 - 6731 Fourteenth Avenue (Ward 7): "Patton-Sewell House"
 - 11274 Highway 48 (Ward 6): "Christian Hoover House"
 - 7882 Highway 7 East (Ward 5): "Martin Hoover House"
 - 7831 Highway 7 East (Ward 5): "Alec Armstrong House"
 - 11248 Kennedy Road (Ward 6): "Melville Church"
 - 11137 McCowan Road (Ward 6): "Alexander Lee House"
 - 4822 Nineteenth Avenue (Ward 6): "Samuel Kendrick House"
 - 6084 Nineteenth Avenue (Ward 5): "Grove Cottage"
 - 11120 Highway 48 (Ward 6): "Henry Wideman House"
 - 10737 Victoria Square Blvd (Ward 2): "Savage-Schell-Dennie House"
3. THAT Council state its intention to designate 3056 Elgin Mills Road East (Ward 2) 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 3575 Elgin Mills Road East (Ward 2) 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 6731 Fourteenth Avenue (Ward 7) 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 11274 Highway 48 (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 7882 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 7831 Highway 7 East (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
9. THAT Council state its intention to designate 11248 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 11137 McCowan Road (Ward 6): 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 4822 Nineteenth Avenue (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 6084 Nineteenth Avenue (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
13. THAT Council state its intention to designate 11120 Highway 48 (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 10737 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
15. 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*;
16. 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;
17. THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
18. 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 fifth 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 twelve properties identified in this report constitute the fifth 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 last 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.

Designation of 10737 Victoria Square was previously considered by Council

Staff recommended designation of 10737 Victoria Square Blvd as part of the first batch of properties considered by Council at its meeting on June 14, 2023. At the request of the property owner, Council deferred consideration of the Staff recommendation until December 2023 to allow for a third party evaluation of the heritage significance of the property. In response, the property owner retained LHC Heritage Planning & Archeology Inc. to produce a Cultural Heritage Impact Assessment (“CHIA”) for the property. The CHIA concludes that 10737 Victoria Square Blvd does not meet the minimum of two O.Reg. 9/06 criteria as required by the Act for Part IV designation and as such should remain “listed”.

Staff reviewed the evaluation contained within the CHIA and do not concur with the consultant’s conclusion that the property falls short of the minimum criteria for designation. While Staff agree with the consultant’s conclusion that the property has contextual value because it is “important in defining, maintaining or supporting the character of an area”, Staff also find that the property has long-standing and significant physical, visual and historical linkages to Victoria Square where it has stood since 1872, reinforcing its contextual significance to the community. Further, the property has design value as it represents an example of a modest, vernacular village dwelling in the Georgian architectural tradition. While modest in its construction, it forms part of a cross section of residential architecture within Victoria Square

that makes legible the historic composition of the community. As such, Staff find the property to be a significant cultural heritage resource that meets the required number of O.Reg. 9/06 criteria for designation and recommends that Council proceed with a notice of intention to designate.

The Process and Procedures for Designation under Part IV of the Act are 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 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 property owners 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/Heritage Section 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

3056 Elgin Mills Road East (Ward 2): “Thomas Read House”

Primary Elevation and Property Map



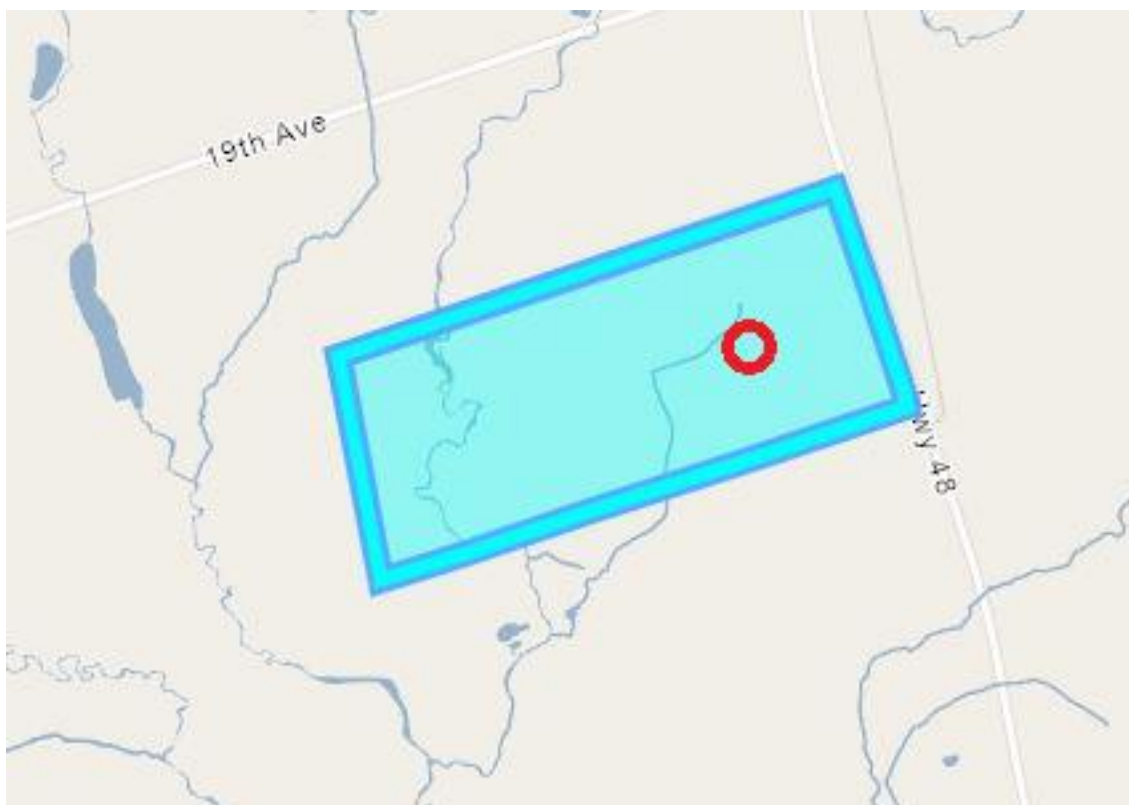
3575 Elgin Mills Road East (Ward 2): “Lyon-Schell-Frisby House”
Primary Elevation and Property Map



6731 Fourteenth Avenue (Ward 7): “Patton-Sewell House”
Primary Elevation and Property Map



11274 Highway 48 (Ward 6): “Christian Hoover House”
Primary Elevation and Property Map



7882 Highway 7 East (Ward 5): “Martin Hoover House”
Primary Elevation and Property Map



7831 Highway 7 East (Ward 5): “Alec Armstrong House”

Primary Elevation and Property Map



11248 Kennedy Road (Ward 6): “Melville Church”

Primary Elevation and Property Map

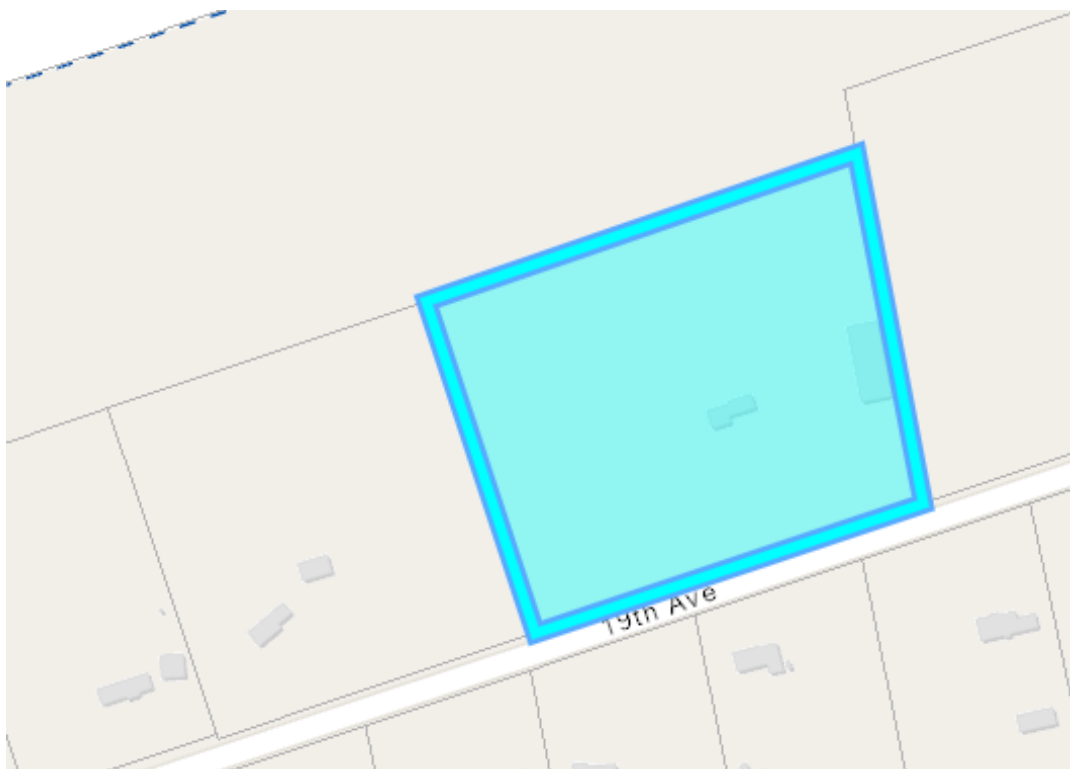


11137 McCowan Road (Ward 6): “Alexander Lee House”

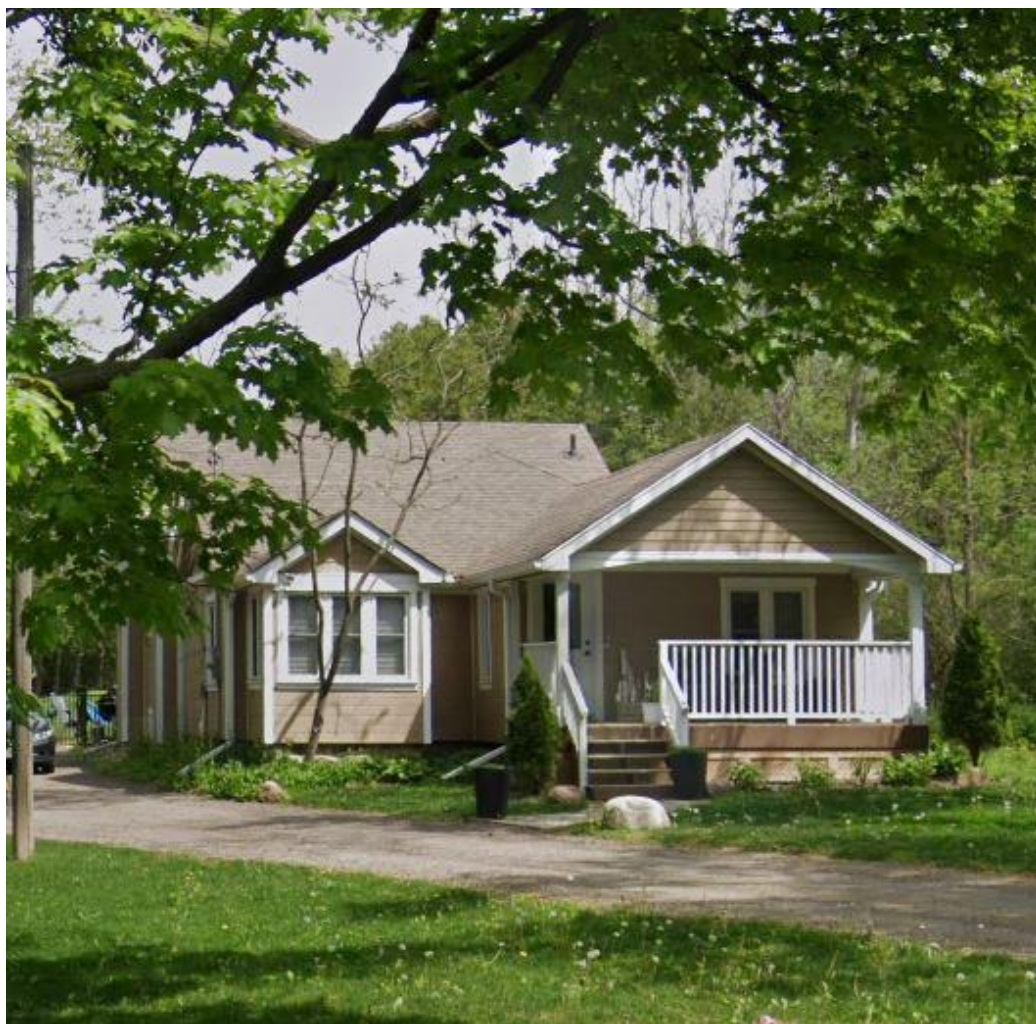
Primary Elevation and Property Map



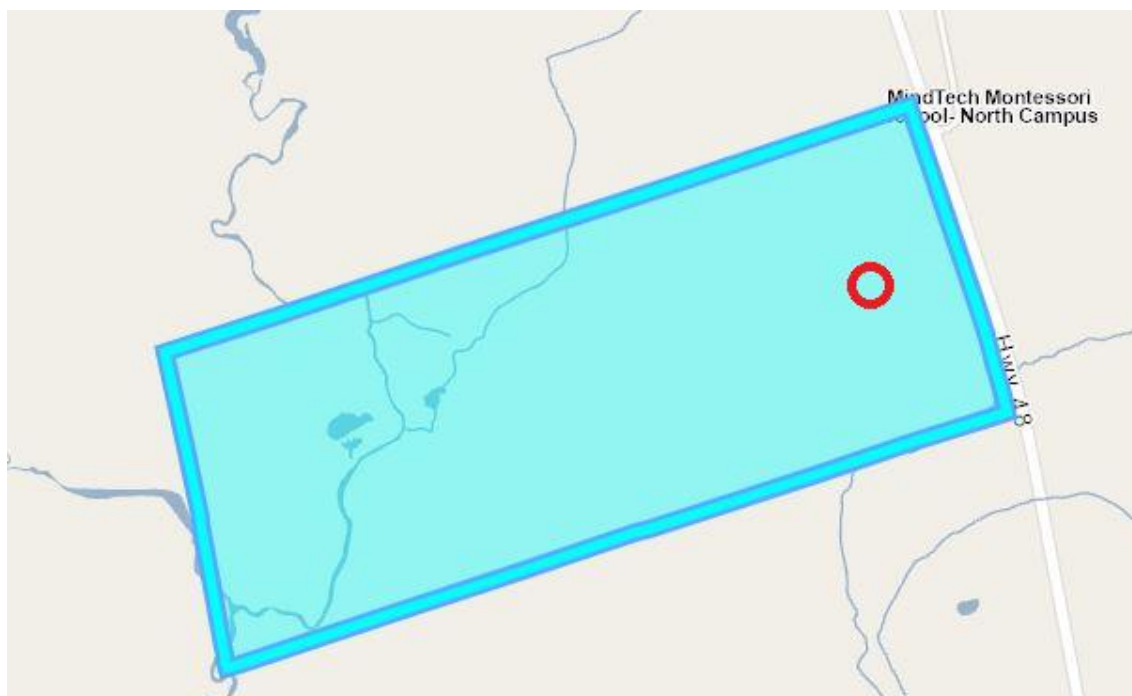
4822 Nineteenth Avenue (Ward 6): “Samuel Kendrick House”
Primary Elevation and Property Map



6084 Nineteenth Avenue (Ward 5): “Grove Cottage”
Primary Elevation and Property Map



11120 Highway 48 (Ward 6): “Henry Wideman House”
Primary Elevation and Property Map



10737 Victoria Square Blvd (Ward 2): “Savage-Schell-Dennie 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

Thomas Read House

3056 Elgin Mills Road East
c.1861

The Thomas Read 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 Read House is a one-and-a-half storey brick dwelling located on the north side of Elgin Mills Road, west of Thomas Reid Road, in the historic community of Victoria Square. The house faces south.

Design and Physical Value

The Thomas Read House has design and physical value as a representative example of an Ontario Classic farmhouse. The Ontario Classic farmhouse is a typology that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Thomas Read House, with its pointed-arched window in its centre gable. While exhibiting Gothic Revival detailing, the overall character of the Thomas Read House adheres to the Georgian architectural tradition common in the mid-nineteenth century. This includes the one-and-a-half storey scale of the dwelling, symmetrical composition, patterned brick work, medium-pitched roof, and a prominent Classic Revival front doorcase with a transom light and sidelights.

Historical and Associative Value

The Thomas Read House has historical and associative value as the former residence of two generations of the Read family, a leading family of English origin after which the historic crossroads community of Read’s Corners was named. The community was known as Read’s Corners until 1854 when a post office was established under the name “Victoria Square”. From as early as 1834, Thomas and Ann Read were associated with the western half of Markham Township Lot 26, Concession 4. Initially a tenant, Thomas Read formally purchased the land from Benjamin Thorne and other investors in 1846. By the mid-nineteenth century, Read owned four 100-acre farms in Markham Township. A fine brick dwelling was erected on the portion of the Read farm closest to the hamlet c.1861. The widowed Ann Read lived here until her death in the mid-1880s. The property was willed to her grandson, Thomas Read, who lived here with his wife Sarah until 1940.

when the property was sold out of the family. Former Markham mayor Anthony “Tony” Roman was a notable later owner.

Contextual Value

The Thomas Read House has contextual value as 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 hamlet of Victoria Square. The Thomas Read House has stood on this property since c.1861. A nearby street called Thomas Reid Road was named for Thomas Read.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Thomas Read 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 an Ontario Classic farmhouse:

- The rectangular plan of the main (historic) block of the dwelling;
- One-and-a-half storey height;
- Brick walls with variegated local brick including traces of buff or white brick quoining and splayed arches over door and window openings;
- Medium-pitched gable roof with overhanging eaves and a centre gable on the south elevation;
- Front doorcase with single-leaf door, flat-headed transom light, and sidelights with paneled aprons;
- Existing flat-headed window openings on the east, west and south elevations with splayed arches and lugsills.
- Pointed-arched window in the front gable.

Heritage attributes that convey the property’s historical value and associative value as the former residence of two generations of the Read family:

- The dwelling is a tangible reminder of two generations of the Read family that historically resided here.

Heritage attributes that convey the property’s contextual value as a building that helps define the character and extent of the historic hamlet of Victoria Square:

- The location of the building facing south, west of Thomas Reid Road, within the historic hamlet of Victoria Square.

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

- Modern windows within old window openings;
- Non-functional window shutters;
- Wrap-around vernada;
- Attached garage;

- Rear addition.

STATEMENT OF SIGNIFICANCE

Lyon-Schell-Frisby House

3575 Elgin Mills Road East
c.1846

The Lyon-Schell-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 Lyon-Schell-Frisby House is a one-and-a-half storey brick dwelling located on the south side of Elgin Mills Road East, east of the historic crossroads community of Victoria Square. The house faces north.

Design Value and Physical Value

The Lyon-Schell-Frisby House has design and physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style, and for being a locally rare example of a brick farmhouse with a five-bay facade. The rational form of the building, following the strict symmetry of the Georgian architectural tradition but with details reflecting the Classic Revival style, is typical of mid-nineteenth century residential construction in Markham Township. The front doorcase, with its flat-headed transom light and sidelights, is the focal point of the façade. The large flat-headed windows that flank the entrance are noteworthy for their size.

Historical Value and Associative Value

The Lyon-Schell-Frisby House has historical and associative value for its association with Robert Lyon, a local builder, and for its association with the Schell and the Frisby families, prominent in Victoria Square and vicinity. Further, the property has historical and associative value as it reveals the progression of the agricultural community past the early settlement phase into a later period of prosperity where more sophisticated residential construction took place. The existing house on the property was constructed c.1846 by Robert Lyon on a portion of the eastern quarter of Markham Township Lot 25, Concession 4. Lyon sold to John F. Schell in 1854, a farmer who was a member of a family from New York State that came to Markham in the late 1790s. The local crossroads was once known as Schell's Corners. From 1888 to the 2010s, the farmhouse was home to multiple generations of the Frisby family, a family of English origin that were prominent members of the Victoria Square community.

Contextual Value

The Lyon-Schell-Frisby House has contextual value as the farmhouse that once served the Schell and Frisby farms to the east of the historic crossroads community of Victoria Square. It is historically linked to the former farm property where it has stood since

c.1846, and to both the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent and the Lucy Frisby House at 15 Victoria Street, Victoria Square.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Lyon-Schell-Frisby 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 good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style:

- Rectangular plan;
- Five bay configuration of the façade;
- One-and-a-half storey height;
- Red brick walls with Flemish bond on the façade and splayed brick arches over door and window openings;
- Medium pitched gable roof with projecting boxed eaves and remnants of eave returns;
- Front doorcase with wood six-panelled door, flat-headed transom light and sidelights with panelled aprons;
- Flat-headed window openings with projecting lugsills;
- Wood single-hung windows with a two-over-two configuration on the ground floor and altered six-over-six configuration on the second floor.

Heritage attributes that convey the property's historical value for its association with Robert Lyon, a local builder, and the Schell and the Frisby families who were prominent in Victoria Square and vicinity:

- The dwelling is a tangible reminder of Robert Lyon, who built the house, and the Schell and Frisby families that historically resided here after him.

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, east of the historic crossroads community of Victoria Square, where it has stood since c.1846.

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

- Garage and rear and east side additions;
- Brick chimney;
- Screen door.

STATEMENT OF SIGNIFICANCE

Samuel and Rosanna Kendrick House

4822 Nineteenth Avenue
c.1855

The Samuel and Rosanna Kendrick 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 Samuel and Rosanna Kendrick House is a one-and-a-half storey brick farmhouse located on the north side of Nineteenth Avenue, east of the historic hamlet of Almira. The house faces south.

Design Value and Physical Value

The Samuel and Rosanna Kendrick House has design and physical value as locally rare example of a vernacular farmhouse in the Georgian architectural tradition with a kitchen sidewing. The design of the farmhouse also displays the influences of the Classic Revival and Neo-Classic architectural styles. The Flemish bond brickwork is an indication of a fine construction quality. The eave returns and half-circle attic windows add a touch of refinement to this otherwise well-proportioned but conservative rural dwelling. Of particular note is the kitchen sidewing, a locally rare feature in Markham along with the small knee wall windows. The most common location of a kitchen wing on mid-nineteenth century farmhouses was the rear wall.

Historical Value and Associative Value

The Samuel and Rosanna Kendrick House has historical value or associative value, representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township, and also the theme of improvement to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. Samuel Kendrick, of Pennsylvania German Mennonite background, was born in Upper Canada. His American-born wife, Rosanna Hoover, was a member of another local Pennsylvania German Mennonite family. Samuel and Rosanna Kendrick initially lived on Lot 30, Concession 6, a property for which Kendrick had received the Crown patent in 1843. Samuel Kendrick also owned a farm property on the south-west quarter of Lot 31, Concession 6 which he had inherited from his father-in-law, John Hoover, in 1845. The dwelling at 4822 Nineteenth Avenue, constructed sometime between 1854 and 1861, was occupied by the time of the 1861 census. The farm eventually passed to David Hendrick, the youngest son of Samuel and Rosanna Hendrick. The property remained in the family until it was sold by David Hendrick's executors in 1923.

Contextual Value

The Samuel and Rosanna Kendrick House has contextual value as a former farmhouse located in a semi-rural community east of the historic hamlet of Almira, historically linked to the property where it has stood since the mid-1850s.

Heritage Attributes

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

Heritage attributes that convey the property's design value or physical value as a locally rare example of a vernacular farmhouse in the Georgian architectural tradition with the influences of the Classic Revival and Neo-Classic architectural styles:

- Linear plan, with a one-and-a-half storey main block, and a one-storey sidewing;
- Walls of local red brick laid in Flemish bond;
- Medium-pitched gable roof of the main block, with deep, overhanging boxed eaves with eave returns and a simple bedmould;
- Single-stack brick chimneys at each gable end;
- Medium-pitched gable roof of the kitchen sidewing, with deep, overhanging open eaves and a single-stack brick chimney at the east gable end;
- 3-bay facade with centrally placed doorcase fitted with a single-leaf door, flat-headed transom light and sidelights with paneled aprons;
- Six-over-six single-hung windows with splayed brick arches, projecting lugsills, and louvered wood shutters;
- Three-over-three single-hung knee wall windows with projecting sills and louvered wood shutters;
- Half-circle gable-end attic windows.

Heritage attributes that convey the property's historical value or associative value, representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township, and also the theme of improvements made to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Kendrick family that historically resided here, and the progression from a one-storey frame farmhouse to a fine brick farmhouse by the mid-1850s.

Heritage attributes that convey the property's contextual value as a former farmhouse located in a semi-rural community east of the historic hamlet of Almira, historically linked to the property:

- The location of the dwelling, facing south, where it has stood since the mid-1850s.

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 veranda;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Grove Cottage

6084 Nineteenth Avenue
c.1934

Grove Cottage 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

Grove Cottage is a one-storey frame dwelling located on the north side of Nineteenth Avenue, east of Dickson Hill Road, in the historic hamlet of Dickson Hill. The house faces south.

Design Value and Physical Value

Grove Cottage had design and physical value as a representative, but late example of a Craftsman bungalow in the American Arts and Crafts Movement tradition. Its low, horizontal profile, asymmetrical design, broad shingled gables, deep front porch and grouped windows are all characteristic features of this style. The Craftsman Bungalow, which originated in California, was popular in the early years of the twentieth century as compact, affordable, and practical housing. Designs for these houses were widely promoted in a magazine called *The Craftsman*, published by Gustav Stickley, best known as the designer and manufacturer of mission style furniture. By 1934, when the Grove Cottage was built, the style was out of fashion in urban areas, but lived on in a simplified form for lakeside cottages and lodges. In 2013, Grove Cottage was renovated and added to in a manner sensitive to its original design qualities. The essential form and architectural character of the building remains, but the exterior materials are modern.

Historical Value and Associative Value

Grove Cottage has historical and associative value, making legible the early twentieth century growth of Dickson Hill, and more specifically the trend whereby building lots were severed from local farms to expand the footprint of the hamlet. In 1933, Ira Grove, a local Mennonite farmer, purchased a building lot at the south-west corner of Lot 31, Concession 8 at the north end of the hamlet of Dickson Hill. The lot was the easternmost portion of a parcel of land owned by Christina (Brillinger) Ramer, the widow of farmer John Breuls Ramer. The property was later owned by Carl E. Grove, the son of Ira Grove and Mary (Hare) Grove. Carl Grove was an elementary school teacher and principal. His 35-year career in the field of education spanned the years 1951 to 1986, and included schools in Ringwood, Ballantrae, Sunderland, and North Toronto. His property was known for its gardens. The house was maintained in near original condition throughout Carl Grove's lifetime. He died in 2012, after which the property was sold by his estate and the house was renovated and enlarged with an addition to the rear.

Contextual Value

Grove Cottage has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic hamlet of Dickson Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Grove Cottage 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, but late example of a Craftsman bungalow in the American Arts and Crafts Movement tradition:

- Irregular plan;
- Fieldstone foundation;
- One-storey height;
- Clapboard siding;
- Shingled gables;
- Medium-pitched gable roof with wide, overhanging, open eaves;
- One-over-one single-hung windows arranged singly or in groups of 2 or 3;
- Single-leaf front door;
- Deep front porch with a broad gable roof supported on square posts and a simple railing;
- Gable-roofed bay to the left of the front porch;
- Shed-roofed box bay window on the east wall.

Heritage attributes that convey the property's historical value and associative value, making legible the early twentieth century growth of Dickson Hill, and more specifically the trend whereby building lots were severed from local farms to expand the footprint of the hamlet:

- The dwelling is a tangible remnant of Dickson Hill's growth in the early twentieth century and a tangible reminder of the Ramer family that historically resided here from 1934 to the 2010s.

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

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

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

- Contemporary cladding;
- Rear addition.

STATEMENT OF SIGNIFICANCE

Patton-Sewell House

6731 Fourteenth Avenue
c.1873

The Patton-Sewell 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 Patton-Sewell House is a one-and-a-half storey board-and-batten dwelling located on the south side of Fourteenth Avenue, west of Ninth Line, in the historic crossroads hamlet of Box Grove. The house faces north.

Design Value and Physical Value

The Patton-Sewell House has design and physical value as a good representative example of a late-nineteenth century vernacular village dwelling that combines elements of the Gothic Revival and Italianate architectural styles. The Gothic Revival influence is seen in the L-shaped plan, steeply-pitched roof and multiple gables which give the building a picturesque, irregular outline. The triangular canted bay window is an unusual feature and is one of only two examples known in Markham. The segmentally-headed and round-headed windows reflect an Italianate stylistic influence. This building shares some architectural similarities with the Box Grove General Store at 6772 Fourteenth Avenue, suggesting that both buildings were constructed by the same builder during the same general time period.

Historical Value and Associative Value

The Patton-Sewell House has historical and associative value as it represents the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line. It is associated with Charles and William Patton, well-known local builders, and John Sewell Sr., a retired farmer from the Hillside area of northeast Scarborough Township after whom Sewell's Road is named. William Patton, a carpenter and son of Charles Patton, is believed to have constructed this house at around the time of his marriage to Martha Lamoreaux in 1873. In 1883, the property was purchased by John Sewell Sr. and it remained in the ownership of his descendants until 1946.

Contextual Value

The Patton-Sewell House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic hamlet of Box Grove.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Patton-Sewell 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 good representative example of a late nineteenth century vernacular village dwelling that combines elements of the Gothic Revival and Italianate architectural styles:

- L-shaped plan of main block;
- One-and-a-half storey height;
- Wood board and batten siding;
- Moulded window trim;
- Cross-gable roof with projecting open eaves;
- Gable-roofed wall dormer containing a half-round headed window;
- Bellcast-roofed veranda on the north and east elevations supported on slender square wood posts;
- Single-leaf front door with two half-round headed lights and two panels below, all of which are located on the east wall of the vestibule at west end of front veranda;
- Segmentally-headed single-hung window with a two-over-two pane division on the north elevation and set within the front porch;
- Triangular canted bay window on the front projecting bay with a hip roof and segmentally-headed single-hung windows with a two-over-two pane division;
- Paired half-round headed single hung windows with a one-over-one pane division on the second storey of the north and east gable walls.

Heritage attributes that convey the property's historical value or associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line:

- The c.1873 village dwelling is a tangible reminder of the Patton and Sewell families that historically resided here.

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

- The location of the building facing north, within the historic crossroads hamlet of Box Grove.

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

- One-storey addition on the west side of the house;
- Window on the north wall of the entrance vestibule;
- Pair of modern windows on the ground floor of the east gable end wall;
- Fireplace chimney;

- Rear wing.

STATEMENT OF SIGNIFICANCE

Alec and Emily Armstrong House

7831 Highway 7 East
c.1876

The Alec and Emily 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 Alec and Emily Armstrong House is a one-and-a-half storey frame house located on the south side of Highway 7 East in the historic community of Locust Hill. The house faces north.

Design Value and Physical Value

The Alec and Emily Armstrong House has design and physical value as a representative example of a late-nineteenth century vernacular farmhouse updated with an early twentieth century Edwardian veranda. It is a vernacular dwelling in a form associated with the Gothic Revival style, but without any of the distinctly Gothic Revival ornamentation. The one-and-a-half storey height, L-shaped plan, and gabled wall dormer are features typical of the picturesque dwellings that began to appear in rural Ontario in the 1860s as builders began to move away from the conservative Georgian architectural tradition. The location of the front entrance on the main, street-facing gable is unusual.

Historical Value and Associative Value

The Alec and Emily Armstrong House has historical value for its association with Locust Hill Farm and with Edwin Alexander Armstrong and Emily Edith (Scott) Armstrong of Locust Hill. The historic dwelling is revealing of the rural development pattern whereby secondary dwellings were constructed on farms intended for the use of family members. The property also has value for its association with the early development of Locust Hill. In 1909, William Armstrong Jr. and Jane Armstrong sold a parcel of land on their Locust Hill Farm on Lot 10, Concession 10, to John Hartley. The purchase price suggested that the property contained a building. This could have been an additional residence on the Armstrong farm for the use of tenant farmers or for other family members, possibly dating from the mid-1870s. In 1915, William Armstrong Jr. died and his sons Robert Peter Alexander and Edwin Alexander "Alec" Armstrong took over the farm. Alec Armstrong married Emily Edith Scott of Weston, Ontario, in 1917. In 1918, John and Martha Hartley sold their home to Alec Armstrong. In 1940, Alec Armstrong sold his share in the family farm to his brother, Robert. He continued to own the house at 7831 Highway 7 East, until his executors sold the property out of the family following his death in 1950.

Contextual Value

The Alec and Emily Armstrong House has contextual value as one of a grouping of late-nineteenth and early-twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Alec and Emily Armstrong 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 vernacular farmhouse updated with an early twentieth century Edwardian veranda:

- L-shaped plan;
- One-and-a-half storey height;
- Narrow clapboard siding with corner boards;
- Gable roof with overhanging open eaves and gabled wall dormer;
- Hip and shed-roofed open veranda supported on tapered wood columns resting on brick pedestals with concrete caps;
- Single-leaf front door with 4-paned transom light above;
- Existing, flat-headed window openings.

Heritage attributes that convey the property's historical value and associative value, representing the theme of secondary dwellings being constructed on farms for the use of family members:

- The dwelling is a tangible reminder of the Alec and Emily Armstrong family that historically resided here, and contributed to the early 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 north, within the historic hamlet of Locust Hill.

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

- Modern windows and doors;
- Non-functional window shutters;
- Detached accessory building.

STATEMENT OF SIGNIFICANCE

Martin and Annie Hoover House

7882 Highway 7 East
c.1900

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

Description of Property

The Martin and Annie Hoover House is a two-storey frame dwelling located on the north side of Highway 7 East, next to the C.P.R. railway tracks, in the historic community of Locust Hill. The house faces south.

Design Value and Physical Value

The Martin and Annie Hoover House has design and physical value as a representative example of a transitional vernacular dwelling, illustrating the evolution of domestic architecture from the Late Victorian to Edwardian periods. The block-like massing and hipped-roofed are suggestive of both the Italianate style and the American Foursquare, the latter of which was a functional, design approach used often for new houses throughout Markham Township in the first quarter of the twentieth century.

Historical Value and Associative Value

The Martin and Annie Hoover House has historical and associative value, making legible the early development of the hamlet of Locust Hill, and revealing the rural development pattern whereby building lots were severed from farms to create and expand settlements. The house was built c.1900 on a building lot purchased from the estate of William Marr Button in 1908. It appears that the house was constructed some years before the formal purchase of the land by Fidelia (Annie) Hoover. The property has additional historical value and associative value, representing the theme of industry, innovation and economic development for its association with Martin Reesor Hoover, a grain dealer and grist mill operator who worked in the Armstrong-Hoover grain elevator near the Locust Hill railway station.

Contextual Value

The Martin and Annie Hoover House has contextual value as one of a number of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Martin and Annie Hoover 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 representative example of a transitional vernacular dwelling:

- Two-storey rectangular main block and rear wing;
- Vertical tongue and groove siding;
- Hipped-roofed open veranda on the south and east elevations of the building supported on simple wooden posts;
- Polygonal conservatory along the east elevation;
- Hipped roof with overhanging eaves and single-stack brick chimney;
- 2-bay facade with single-leaf door and segmentally-headed transom light;
- Cottage window with plate glass window including two-paned margins;
- Existing window openings on all sides of the building.

Heritage attributes that convey the property's historical value and associative value as the former residence of Martin and Annie Hoover:

- The dwelling is a tangible reminder of the Martin and Annie Hoover family that historically resided here.

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

- The location of the building facing south toward Highway 7 East, within the historic community 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 doors and windows;
- Non-functional window shutters;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Henry and Elizabeth Wideman House

11120 Highway 48
c.1865

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

Description of Property

The Henry and Elizabeth Wideman House is a one-and-a-half storey fieldstone dwelling located on west side of Highway 48, in the historic community of Dickson Hill. The house faces east.

Design Value and Physical Value

The Henry and Elizabeth Wideman House has design and physical value as a representative example of a vernacular fieldstone farmhouse designed in the Georgian architectural tradition. The squared, multi-coloured fieldstone of the façade, and the cut stone voussoirs above the main entrance and window openings contrast with the less sophisticated coursed random rubblework of the other walls, speaking to the original owner's concern about construction costs. The small, square knee wall windows on the second storey of the facade are uncommon in Markham and are a feature sometimes associated with the Classic Revival and Regency architectural styles.

Historical Value and Associative Value

The Henry and Elizabeth Wideman House has historical and associative value, representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. Further, it is representative of the nineteenth trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. Henry Wideman Jr. was an American-born son of Reverend Henry Wideman (originally spelled 'Weidman') and Catherine Van Hoben who came to Markham from Buck's County, Pennsylvania in 1803. The Reverend Henry Wideman was one of the first ordained Mennonite ministers in Upper Canada and the first in Markham Township. Henry Wideman Jr. purchased the eastern half of Markham Township Lot 28, Concession 7 from King's College in 1837. The family initially resided in a frame dwelling on the property and later replaced it with a new farmhouse of local fieldstone sometime after the 1861 census. An estimated date of construction is c.1865. The farm remained in the ownership of the descendants of Henry Wideman Jr. and Elizabeth (Hoover) Wideman until 1954.

Contextual Value

The Henry and Elizabeth Wideman House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Dickson Hill, and is historically linked to the farm property where it has stood since c.1865.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a representative example of a vernacular fieldstone farmhouse designed in the the Georgian architectural tradition:

- T-shaped plan;
- One-and-a-half storey height;
- Fieldstone walls with squared stone front wall, coursed random rubblework on side and rear walls, and cut stone voussoirs over door and window openings;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay facade;
- Flat-headed front door opening with rectangular transom light;
- Flat-headed, rectangular window openings.

Heritage attributes that convey the property's historical value and associative value, representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, and the trend whereby improvements were made to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the three generations of the Wideman family that historically resided on this property and invested in its improvement.

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

- The location of the building facing south within the historic rural community of Dickson Hill where it has stood since c.1865.

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 original openings;
- Brick chimney;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

Alexander and Mary Lee House

11137 McCowan Road
c.1855

The Alexander and Mary Lee 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 Alexander and Mary Lee House is a one-and-a-half storey fieldstone dwelling located on the east side of McCowan Road, in a rural area north of the Markham Fairgrounds. The house faces west.

Design Value and Physical Value

The Alexander and Mary Lee House has design and physical value as a unique example of a mid-nineteenth century fieldstone farmhouse designed in the Classic Revival style. Its fine craftsmanship and artistic merit is of particular significance as evidenced by the broken course squared stonework on the façade and the wide front doorcase and Venetian windows within segmentally-arched openings. The stonework on the facade, trimmed with red brick quoins and red brick arches and quoin-like margins around door and window openings, features exceptionally large, squared fieldstone laid in a highly decorative Scottish and Irish style known as “snecked squared rubble” or “Celtic Bond.” Venetian windows with a large centre window flanked by narrow sidelights are locally uncommon. These three-part windows are a variation of the Palladian window but without the half round arch over the wider central window unit. In York County, they were sometime used in more refined Neo-classic, Classic Revival and Regency style dwellings. This example is particularly interesting for its segmentally-headed structural openings

Historical Value and Associative Value

The Alexander and Mary Lee House has historical and associative value, representing the locally significant theme of immigration, particularly the British families that came to Markham in the first half of the nineteenth century. It is also revealing of the nineteenth century trend where farmsteads were improved as the agricultural community progressed past the early settlement phase. William Lee, an Irish immigrant, purchased the western half of Lot 28, Concession 7 in 1839. He was noted as residing on this property as early as 1837. The family’s first home was a one-storey log dwelling. William Lee died in 1848 and his son Alexander took over the farm. By the time of the 1861 census, a fine fieldstone farmhouse had been constructed for the next generation of the family. Alexander Lee was married to Mary (Hamilton) Lee, a member of another early Markham Township family. The farm passed to their son William in 1876. William and

Elizabeth Lee sold the farm out of the family in 1884 and moved to Toronto where William Lee was employed as a carpenter.

Contextual Value

The Alexander and Mary Lee House has contextual value because it is physically, functionally, visually and historically linked to the property where it has stood since c.1855.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Alexander and Mary 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 unique mid-nineteenth century fieldstone farmhouse designed with the influence of the Classic Revival style:

- Rectangular plan;
- Coursed random rubble walls trimmed with red brick quoins, segmental arches above door and window openings, and quoin-like margins on door and window openings;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting boxed eaves;
- Single-stack stone gable-end chimneys;
- 3-bay facade;
- Centrally placed front doorcase with single-leaf door, rectangular transom light, and sidelights with panelled aprons;
- Regularly placed and ordered rectangular window openings with smaller window openings on the second floor.

Heritage attributes that convey the properties design value and physical value for its high degree of craftsmanship and artistic merit:

- Broken course squared rubble stonework on the facade;
- Venetian (3-part) windows on the facade;
- Segmentally-headed door and window openings.

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

- The dwelling is a tangible reminder of the Lee family that historically resided on and made improvements to this property from 1837 to 1884.

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 west, where it has stood since c.1855.

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 Classical Revival front veranda;
- Modern windows within historic window openings;
- Modern shutters on front wall;
- One-storey stone-faced siding;
- Rear additions;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

Melville Church

11248 Kennedy Road
c.1877

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

Description of Property

Melville Church is a brick place of worship located on the west side of Kennedy Road, north of the historic crossroads hamlet of Cashel. The building faces east.

Design Value and Physical Value

Melville Church has design and physical value as a locally unique example of late nineteenth century ecclesiastical architecture in the High Victorian Gothic Revival style. It has further design and physical value for the craftsmanship and artistic merit of its highly decorative patterned brickwork consisting of a red brick body with buff brick accents. The blind Gothic arch on the east or front wall above a trio of tall lancet windows is particularly noteworthy for its large, bold design. Melville Church is one of the most picturesque nineteenth century churches in Markham. The main body of the church is rectangular in plan with a distinctive tower and broached spire projecting from the north-east corner of the building. The front face of the tower is flush with the front wall of the main body of the church. The main body of the church is oriented on an east-west axis facing onto Kennedy Road.

Historical Value and Associative Value

Melville Church has historical and associative value as it is revealing of Markham's early religious and ethnic mosaic, particularly in connection to a Free Presbyterian Church congregation founded by Scottish and Scots-Irish immigrant families in north-central Markham Township in the 1840s. Significance is also found in its association with the initial movement toward the formation of the United Church in Canada in the early twentieth century. Melville Church has additional historical value for its association with John Anthony, its designer, who was an active local architect and builder based in Markham Village in the late nineteenth century. The nearby crossroads hamlet of Cashel was the site of Markham's first Presbyterian Church, known as St. Helen's. A split in the congregation over church doctrine, called the "Great Disruption" occurred in the mid-1840s, resulting in the founding of a Free Presbyterian Church congregation known as Melville Presbyterian Church. The original frame church, built in 1848, was on a plot of land donated by George Mustard on Markham Township Lot 29, Concession 5. The frame church was replaced by a new brick building in 1877 that was modelled after a Presbyterian Church in Newmarket. In 1902, Melville's congregation organized a

conference to discuss amalgamation with the Methodist Church, an important step toward the creation of the United Church of Canada in 1925. Melville United Church closed in 2005 due to declining attendance, and became North Toronto Chinese Baptist Church in 2008.

Contextual Value

Melville Church has contextual value as it is physically, functionally, visually and historically linked to its site, where it has stood since 1877. It is historically linked to the adjoining cemetery and manse, which are now on separate properties but remain visually associated with the church. Melville Church has particular contextual value as a landmark on a rise of land on Kennedy Road north of the historic crossroads hamlet of Cashel.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Melville Church 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 locally unique example of late nineteenth century ecclesiastical architecture in the High Victorian Gothic Revival style:

- Rectangular plan oriented on an east-west axis with a square corner tower;
- Battered fieldstone foundation with traces of false tuckpointing and Tudor-arched casement windows framed in brick;
- Red brick body trimmed with buff brick;
- Pointed arched blind arcade on the lower portion of the front wall;
- Stepped buttresses on the east and west walls;
- Steeply-pitched gable roof with projecting open eaves featuring decoratively-shaped exposed rafter ends;
- Square corner tower with modified original entrance on the front wall featuring a pointed-arched head, vertical tongue and groove wood remnants of the original doors, and inset windows salvaged from a demolished church in the position of the former double-leaf doors;
- Simple lancet windows in the corner tower;
- Broach spire with louvered wood vents, metal roofing, and weathervane;
- Trio of tall, narrow lancet wood windows with patterned glass bordered with narrow panes of coloured glass on front wall;
- Circular vent in the apex of front wall gable;
- Pointed-arched single-hung windows with patterned glass bordered with narrow panes of coloured glass on the north and south walls;
- Rose window in the west gable end wall;

Heritage attributes that convey the property's design and physical value for the craftsmanship and artistic merit of its highly decorative patterned brickwork:

- Red brick body trimmed with contrasting buff brick (historically referred to as white brick) used to highlight arches over doors and windows, buttresses, and projecting string courses above the foundation and below the windows;

- Large, blind Gothic arch in the east gable end wall above a trio of lancet windows.

Heritage attributes that convey the property's historical and associative value, revealing Markham's early religious and ethnic diversity, particularly in connection to a Free Presbyterian Church congregation founded by Scottish and Scots-Irish immigrant families in north-central Markham Township in the 1840s, and for its association with the initial movement toward the formation of the United Church in Canada in the early twentieth century:

- The building is a tangible reminder of the Free Presbyterian Church congregation that worshipped on this site from 1848 until 1925, and of the United Church congregation that worshipped here from 1925 to 2005.

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 east, on the site where it has stood since 1877.

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

- The prominent location of the building on a rise of land north of 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:

- Vestibule addition on the north wall;
- One-storey addition on the rear wall;
- Standing seam metal roof.

STATEMENT OF SIGNIFICANCE

Christian and Anna Hoover House

11274 Highway 48
c.1860

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

Description of Property

The Christian and Anna Hoover House is a two-storey fieldstone dwelling located on the west side of Highway 48 in the historic community of Dickson Hill. The house faces south and is set well back from the road near the Little Rouge Creek.

Design Value and Physical Value

The Christian and Anna Hoover House has design and physical value as a locally rare example of a two-storey, mid-nineteenth century fieldstone farmhouse in the Mennonite Georgian architectural tradition. The small attic windows and kitchen siding are distinctly Pennsylvania German Mennonite features that have been applied to a vernacular Georgian design. The general character of the house is formal and conservative with a simple front entrance rather than a more elaborate Classic Revival doorcase seen in many mid-nineteenth century farmhouses in Markham. The presence of a doddy house enhances the dwelling's traditional Pennsylvania German Mennonite character. The two-storey height is locally unusual and noteworthy because the majority of rural dwellings in Markham Township built before 1900 were one-and-a-half storeys in height.

Historical Value and Associative Value

The Christian and Anna Hoover House has historical value as it makes legible the impactful early nineteenth century immigration of Pennsylvania German Mennonites to Markham Township, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. Daniel Hoover was one of three Pennsylvania German Mennonite brothers who came to Markham Township in 1804. The brothers were sons of Ludwig Hoover and Margaretha Graff of Lancaster County, Pennsylvania. In 1811, Daniel Hoover purchased the eastern half of Markham Township Lot 29, Concession 7. One of his sons, Christian Hoover, became owner of the property in 1832. The family of Christian Hoover and Anna (Barkey) Hoover first resided in a one-storey log house. The log house was replaced by a fine fieldstone farmhouse which was completed in 1860. The farm remained in the Hoover family for four generations. Samuel Carl Hoover and Howard A. Hoover, great-grandsons of Christian and Anna Hoover, were the last of the family to farm the property.

Contextual Value

The Christian and Anna Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Dickson Hill, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since 1860.

Heritage Attributes

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

Heritage attributes that convey the property's design or physical value as a locally rare example of a two-storey mid-nineteenth century fieldstone farmhouse in the Mennonite Georgian architectural tradition:

Main Block

- Rectangular plan of the main block;
- Two-and-a-half storey height of the main block;
- Fieldstone walls trimmed with red brick quoins and red brick splayed arches and quoin-like margins around door and window openings;
- Medium-pitched gable roof with projecting boxed eaves and modified eave returns;
- Single-stack red brick chimney at west gable end;
- Three-bay configuration of the facade;
- Single-leaf front door with three-paned rectangular transom light;
- Rectangular single-hung windows with six-over-six panes;
- Small rectangular attic windows in the east and west gable ends;
- Early twentieth century hip roofed front porch supported on square Classical columns resting on a fieldstone base with concrete copings.

Sidewing

- Rectangular plan of sidewing;
- One-storey height;
- Fieldstone walls trimmed with squared stone quoins and red brick splayed arches and quoin-like margins around door and window openings;
- Medium-pitched gable roof with projecting boxed eaves and modified eave returns;
- Single-stack red brick chimney at the east gable end;
- Full-width shed roofed veranda on south side, supported on turned wood posts;
- Three-bay configuration of the front elevation;
- Single-leaf front door;
- Rectangular single hung windows with two-over-two panes.

Frame Wing

- Rectangular plan of frame wing;
- One-and-a-half storey height;
- Vertical tongue and groove wood siding;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay front;
- Single-leaf door;
- Rectangular single hung widows with two-over-two panes;
- Diamond-shaped window in south gable end;
- Square window in knee wall.

Heritage attributes that convey the property's historical value, making legible the impactful early nineteenth century immigration of Pennsylvania German Mennonites to Markham Township, and the property's association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The design and configuration of the dwelling is a tangible reminder of the four generations of the Pennsylvania German Mennonite Hoover family that historically resided here, and the family's transition from a log house to a fine two-storey fieldstone farmhouse in 1860.

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 south, within the historic rural community of Dickson Hill, where it has stood since 1860.

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 soffits and fascia;
- Aluminum door and screens on front porch;
- Barn.

STATEMENT OF SIGNIFICANCE

Savage-Schell-Dennie House

10737 Victoria Square Boulevard
c.1872

The Savage-Schell-Dennie 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 Savage-Schell-Dennie House is a one-and-a-half storey frame dwelling located on the east side of Victoria Square Boulevard in the historic community of Victoria Square. The house faces west onto Victoria Square Boulevard.

Design and Physical Value

The Savage-Schell-Dennie House has design and physical value as a representative example of a modest vernacular village dwelling in the Georgian architectural tradition. The ground floor windows previously had 6/6 single hung windows, and the second floor, 6/6 windows in the north gable end and 1/1 windows in the south gable end.

Historical and Associative Value

The Savage-Schell-Dennie House has historical and associative value as representing the theme of the early development of the hamlet of Victoria Square and specifically the creation of retirement properties in village settings for former local farmers. This property is the former residence of George and Ann Savage, retired farmers from the Gormely area that first developed village Lot 23, Plan 184, in William Hingston's subdivision of 1856 in Victoria Square, and as the former home of Paul and Ellen Schell when they retired from farming north of Schell's Corners in 1882. Paul Schell was the great-grandfather of Wesley Schell, founder of Schell Lumber in Stouffville in 1922. The property has further historical and associative value for its long association with Charles Dennie, a labourer, huckster and drover that lived here from 1890 to the mid-1930s.

Contextual Value

The Savage-Schell-Dennie House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Victoria Square. It has stood on this property since c.1872. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Savage-Schell-Dennie 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 modest, vernacular, village dwelling in the Georgian architectural tradition:

- One-and-a-half storey, rectangular plan, western block;
- One-storey rear kitchen wing
- Wood clapboard siding that is presumed to exist below modern cladding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof with projecting, open eaves;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall.

Heritage attributes that convey the property's historical and associative value as representing the early development of the hamlet of Victoria Square, particularly the creation of retirement properties in village settings for former local farmers, and its association with Charles Dennie, a noteworthy long-term resident:

- The dwelling is a tangible reminder of the Savage, Schell and Dennie families 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 hamlet of Victoria Square.

- The central location of the building facing Victoria Square Boulevard within the historic hamlet of Victoria Square.

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

- Vinyl siding;
- One-over-one contemporary window units.

APPENDIX ‘D’: Research Reports

Provided under separate cover