



By-law 2023-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Box Grove General Store”

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

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Box Grove General Store;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 12, 2023, has caused to be served on the owners of the lands and premises at:

Richard and Noreen Glover
6772 Fourteenth Avenue
Markham, Ontario
L6B 1A8

and upon the Ontario Heritage Trust, notice of intention to designate the Box Grove General Store, 6772 Fourteenth Avenue, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

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

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

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

“Box Grove General Store”
6772 Fourteenth Avenue
City of Markham
The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed December 13, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2023-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 6772 Fourteenth Avenue, Markham, Ontario, and legally described as follows:

LT 2 BLK E; PL 19; LT 3 BLK E’ PL 19; MARKHAM

PIN: 030650027

SCHEDULE 'B' TO BY-LAW 2023-xx

STATEMENT OF SIGNIFICANCE

6772 Fourteenth Avenue
c.1866

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

Description of Property

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

Design Value and Physical Value

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

Historical Value and Associative Value

The Box Grove General Store has historical and associative value as the general store that served the Box Grove community from the early 1860s until the mid-twentieth century. It also has historical and associative value as it was the location of the Box Grove post office from 1867 to 1918. Both these functions were central to village life. Robert Garwood operated a general store in this location as early as 1861. In 1866, he sold the property to John McCaffrey, an Irish-born schoolteacher in the Brown's Corners community of Scarborough Township. John McCaffrey either improved the store and dwelling of Robert Garwood, or constructed a new dwelling attached to the store. When the Box Grove post office was established in 1867, the year of Canadian Confederation, John McCaffrey was the first postmaster, followed by his sons James and David. Later owners and operators of the store were William A. Clarke, John G. Rainey and Lou Marshall. Marshall went on to establish a new Box Grove General Store on the west side of Ninth Line, north of Fourteenth Avenue. Later owners of the old general store converted the commercial section of the building to residential use, but the architectural distinction between the former store and the associated dwelling remains readily discernable.

Contextual Value

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

Heritage Attributes

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

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

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

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

- The dwelling is a tangible reminder of the general store business and local post office, and the families that historically resided and worked here.

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

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

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

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