



SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase VII

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 February 20, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VII", 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:
 - 7855 Highway 7 East (Ward 5): "Nighswander-Topper House"
 - 10762 McCowan Road (Ward 6): "Peach's United Church"
 - 4075 Elgin Mills Road East (Ward 6): "Summerfeldt-Toole House"
 - 5060 Elgin Mills Road East (Ward 6): "John Peach House"
 - 5650 Fourteenth Avenue (Ward 7): "Schoolhouse School Section"
 - 46 Timbermill Crescent (Ward 4): "Jacob Wismer House"
3. THAT Council state its intention to designate 7855 Highway 7 East (Ward 5) 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 10762 McCowan Road (Ward 6) 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 4075 Elgin Mills Road East (Ward 6) 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 5060 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
7. THAT Council state its intention to designate 5650 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
8. THAT Council state its intention to designate 46 Timbermill Crescent (Ward 4) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;

9. 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;
10. THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
11. 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 seventh 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 six properties identified in this report constitute the seventh 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 physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the six properties).

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 (refer to 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 inadvisable. This could lead to unnecessary delays that may prevent Council from considering designation by the

aforementioned timeline. Should this happen, the City risks losing valuable heritage properties to either demolition or insensitive alteration.

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

The Process and Procedures for Designation under Part IV of the Act 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

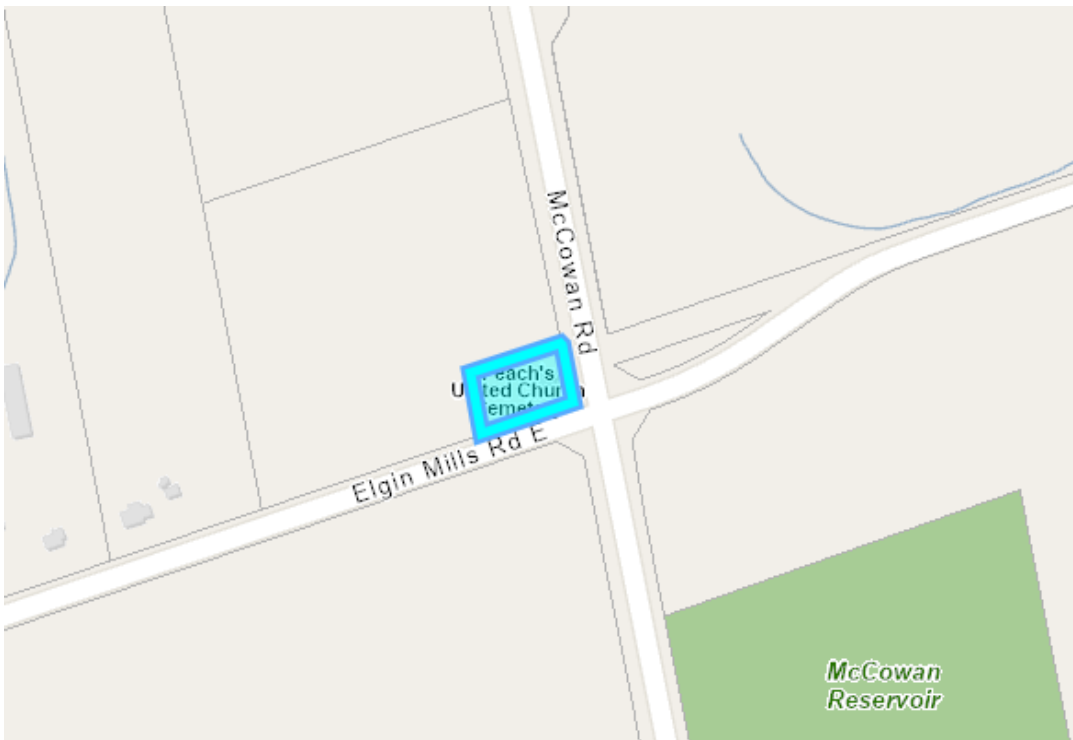
APPENDIX 'A': Images of the Properties Proposed for Designation

7855 Highway 7 East (Ward 5): "Nighswander-Topper House"

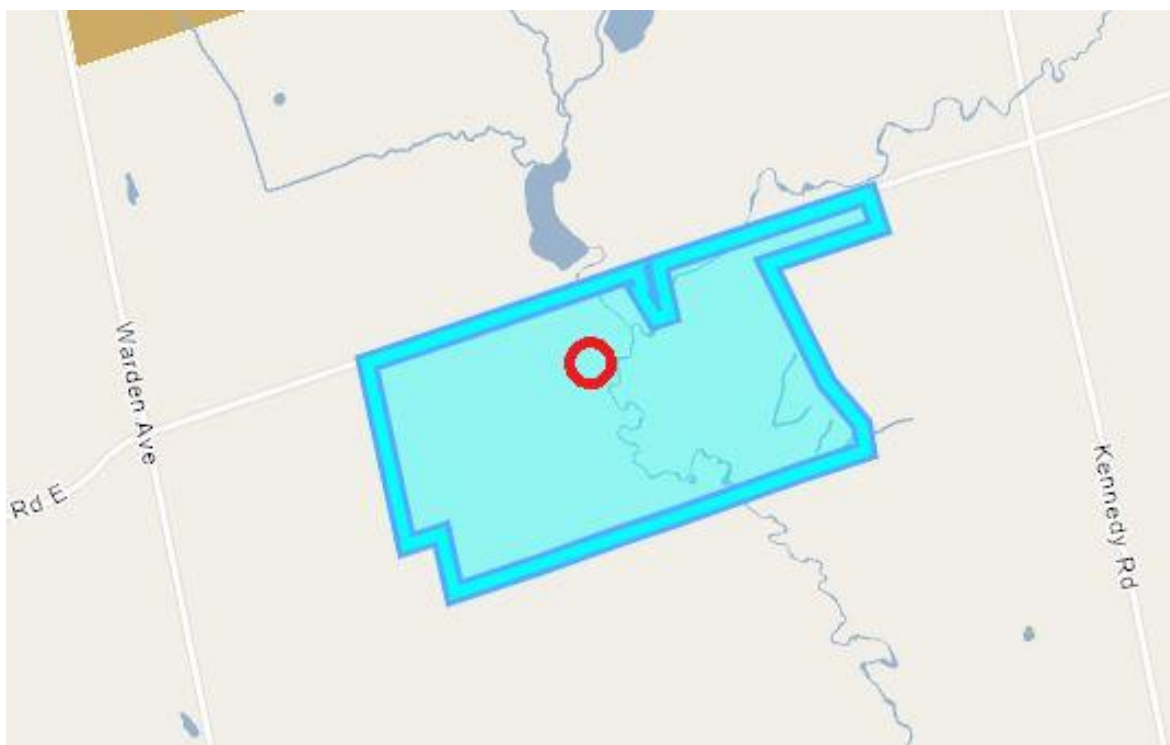
Primary Elevation and Property Map



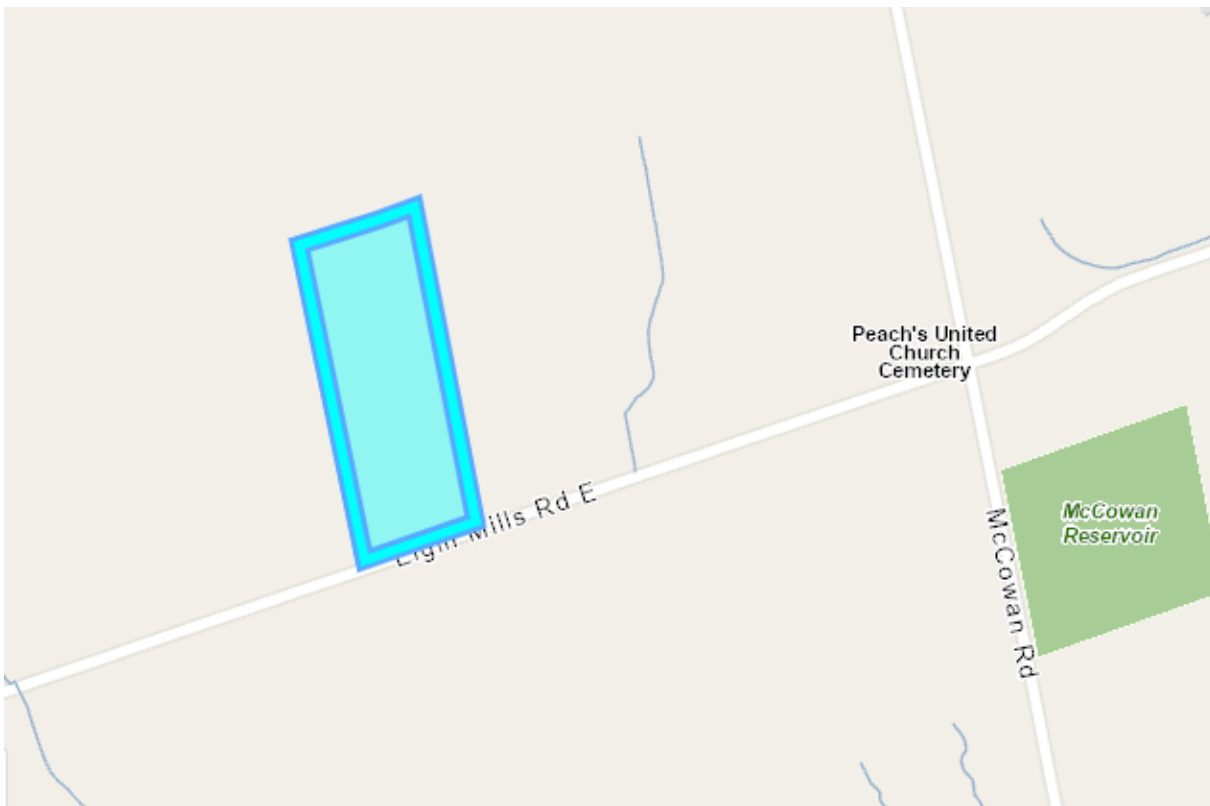
10762 McCowan Road (Ward 6): "Peach's United Church"
Primary Elevation and Property Map



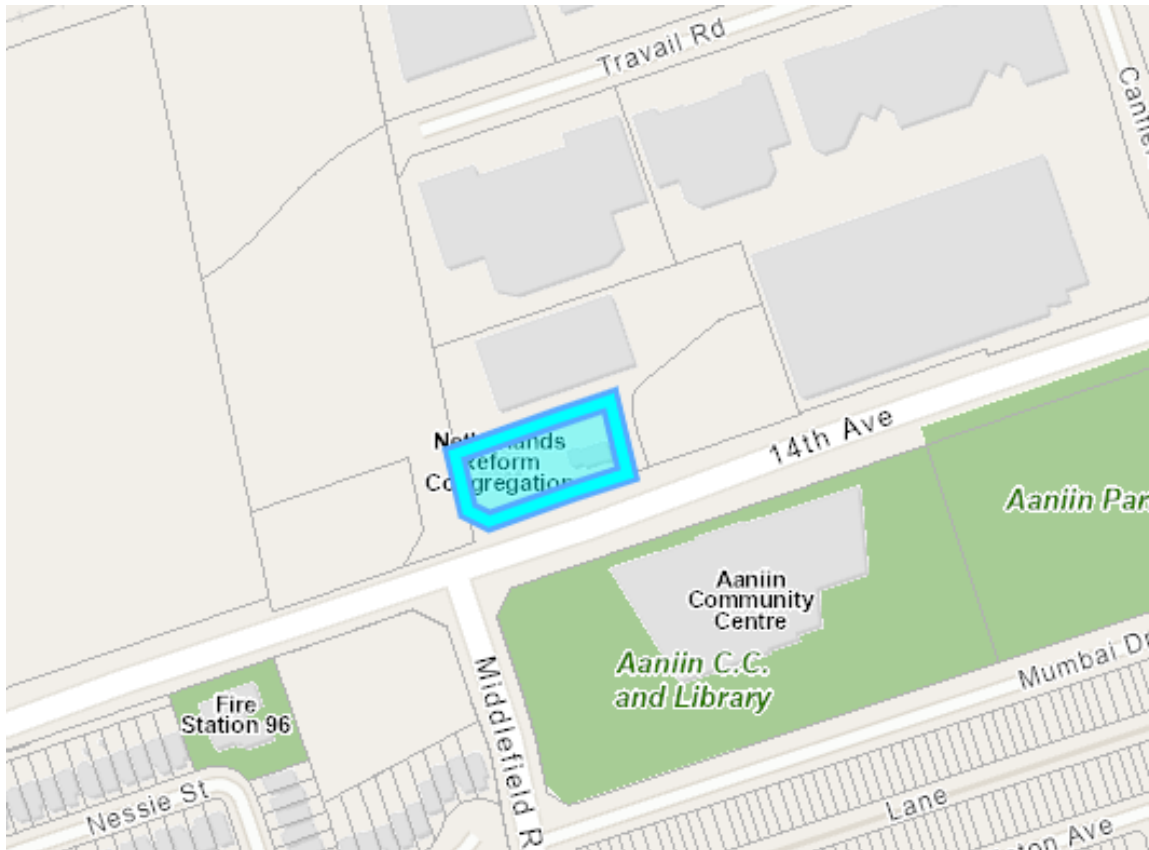
4075 Elgin Mills Road East (Ward 6): “Summerfeldt-Toole House”
Primary Elevation and Property Map



5060 Elgin Mills Road East (Ward 6): "John Peach House"
Primary Elevation and Property Map



5650 Fourteenth Avenue (Ward 7): “Schoolhouse School Section No. 14”
Primary Elevation and Property Map



46 Timbermill Crescent (Ward 4): “Jacob Wismer 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****Nighswander-Topper House**

7855 Highway 7 East

c.1890

The Nighswander-Tomlinson 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 Nighswander-Tomlinson House is a one-and-a-half storey frame dwelling located on the south side of Highway 7 East, west of the C.P.R. rail line, in the historic hamlet of Locust Hill. The house faces north.

Design Value and Physical Value

The Nighswander-Topper House has design and physical value as an altered representative example of a vernacular gable-fronted cottage of the late nineteenth century. This type of gable-fronted house was popular for middle-class and working-class housing from about the third quarter of the nineteenth century into the early twentieth century. It was well-suited to narrow urban lots but was sometimes used for modestly-scaled farmhouses. The stylistic origins of this house form can be traced back to the American Greek Revival architectural style with its gable-fronted houses that echoed the pedimented façades of Greek temples of Classical antiquity. As the gable-fronted house form continued in use past the period of Greek Revival popularity, it evolved into variations that incorporated elements of later architectural styles such as Queen Anne Revival, or were simply designed without any distinguishable stylistic features, as was the case with the Nighswander-Topper House.

Historical Value and Associative Value

The Nighswander-Topper House has historical value as it is associated with the early development of the hamlet of Locust Hill following the arrival of the Ontario and Quebec Railway in 1884, and the theme of industry, innovation and economic development as a component of the Nighswander brothers' combined temperance hotel and general store with adjoining rental housing. This venture, dating from 1884-1890, sparked the growth of the hamlet of Locust Hill. In 1884, William Armstrong Jr. sold an acre of his Locust Hill Farm on Lot 10, Concession 10 to Michael Nighswander and his brothers Henry, David and Tillman. A combined temperance hotel and general store was built adjacent to the railway line. From 1885 to 1974, the local post office was located in the building. In approximately 1890, two modest frame rental dwellings were constructed to the west of

the store. The westerly house, after being rented out for several years, was sold in 1913 to Christopher Topper, the local Section Boss for the Canadian Pacific Railway. The property remained in the ownership of the Topper family until 1962.

Contextual Value

The Nighswander-Topper House has contextual value for being one of a number of late nineteenth and early twentieth century buildings that contribute to and define the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Nighswander-Topper 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 an altered representative example of a vernacular gable-fronted cottage of the late nineteenth century:

- Rectangular, gable-fronted plan of the main block of the dwelling;
- One-and-a-half storey height;
- Concrete foundation;
- Medium-pitched gable roof with projecting, open eaves;
- Two-bay primary (north) elevation with single-leaf front door and large, flat-headed ground floor window;
- Tall, narrow, flat-headed window openings with plain trim and projecting lugsills.

Heritage attributes that convey the property's historical value for its association with the early development of the hamlet of Locust Hill after the arrival of the Ontario and Quebec Railway in 1884, and the theme of industry, innovation and economic development as a component of the Nighswander brothers' development of a combined temperance hotel and general store with adjoining rental housing:

- The dwelling is a tangible reminder of the Nighswander brothers' development of a combined temperance hotel and general store and adjoining rental dwellings c.1884-1890 adjacent to the Ontario and Quebec Railway line, which sparked the growth of the hamlet 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 replacement doors and windows within original openings;
- North side door;
- Composition shingle siding;

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- Decorative shutters;
- Rear addition.

STATEMENT OF SIGNIFICANCE

Peach's United Church

10762 McCowan Road

c.1863; Remodelled c.1890

Peach's United 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

Peach's United Church is a red brick place of worship located on the north-west corner of Elgin Mills Road East and McCowan Road, opposite the Markham Fairgrounds. The building faces east.

Design Value and Physical Value

Peach's United Church has design and physical value as a late representative example of a rural chapel in the vernacular Early Gothic Revival architectural style. The original frame chapel of 1863 was remodelled into its current form in 1890 to include elements of the Gothic Revival style including a steeper roof and pointed-arched windows. The only hint of the Classic Revival style of the building when first constructed is its, symmetrical form. Peach's United Church is a vernacular building that is a late and restrained expression of the Gothic Revival style which contrasts with the High Victorian Gothic Revival architecture seen on larger Markham churches of the late nineteenth century such as Victoria Square United Church. The beauty of this church lies in its stark simplicity, crisp Gothic Revival windows, and rural setting.

Historical Value and Associative Value

Peach's United Church, founded in 1847 as a Primitive Methodist church, has historical value as it is representative of the early diversity of Christianity within Markham Township. The congregation first met in a local schoolhouse. In 1863, the schoolhouse was relocated to the south-east corner of Markham Township Lot 26, Concession 6 on a site donated by Thomas Peach, a lay preacher in the congregation. The school building was converted to a white clapboard church with a tower and half-round arched windows. In 1884, Peach's became part of the Methodist Church in Canada with the union of the several Methodist denominations. In 1890, the original clapboarded church was remodeled into its current form through the removal of the tower, steepening of the roof pitch, and the addition of brick veneer cladding. Peach's became part of the United Church of Canada in 1925. It closed for regular services in 1955, but a memorial service is still held there once every year.

Contextual Value

Peach's United Church, located to the east of the historic crossroads hamlet of Cashel, has contextual value for being physically, functionally, visually and historically linked to its site, where it has stood since 1863. It has further contextual value for being historically linked to the John Peach House at 5060 Elgin Mills Road East, and as a landmark at the north-west corner of Elgin Mills Road East and McCowan Road.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Peach's United Church are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

Heritage attributes that convey the property's design and physical value as late representative example of a rural chapel in the vernacular Early Gothic Revival architectural style:

- Rectangular, gable-fronted plan;
- One storey height;
- Fieldstone foundation;
- Red brick masonry walls;
- Datestone in front gable;
- Memorial tablets on south elevation commemorating veterans of the First and Second World Wars;
- Steep gable roof with projecting open eaves and corbelled brick chimney;
- Gable-roofed brick entrance porch with double-leaf wood doors, blind pointed arch clad in angled, narrow tongue and groove wood, and pointed arched wood windows on the side elevations;
- Three pointed-arched windows on the north and south elevations of the building with wood windows containing large panes of glass with a border of multi-coloured narrow glazing, and projecting lugsills;
- Gable-roofed frame shed centred on the rear elevation, with plank doors on the north and south elevations, and a four-light window on the west elevation.

Heritage attributes that convey the property's historical value and associative value, representing the religious diversity of Christian worship within Markham Township:

- The church is an enduring legacy of Peach's Primitive Methodist and United Church congregation that began in 1847 and endured until 1955.

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

- The location of the building on its original site, where it has stood since 1863.

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

- The location of the building at the north-west corner of Elgin Mills Road East and McCowan Road.

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

- Metal roof cladding;
- Cemetery.

STATEMENT OF SIGNIFICANCE

Summerfeldt-Toole House

4075 Elgin Mills Road East

c.1855

The Summerfeldt-Toole 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 Summerfeldt-Toole House is a one-and-a-half storey stone dwelling located on south side of Elgin Mills Road East, west of the historic crossroads hamlet of Cashel. The house faces north.

Design Value and Physical Value

The Summerfeldt-Toole House has design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse in the Classic Revival style as seen in its symmetrical composition, flat-headed doorcase with transom light and sidelights, and deep eave returns. The walls are constructed of split, coursed random rubble with large, roughly squared stone quoins at the corners. Door and window openings have splayed red brick arches. The paired front windows are an unusual feature, not typical of residential construction in mid-nineteenth century Markham.

Historical Value and Associative Value

The Summerfeldt-Toole House has historical value as it is associated with the Berczy Settler families who arrived in Markham in the late eighteenth century and played a significant role in the development of the early European-based community. The property also has historical value as it representative of the nineteenth century trend whereby farmsteads as the agricultural community progressed past the early settlement phase. William H. Summerfeldt, the son of George Henry Summerfeldt and Clarissa Ransom, received the Crown patent for the western half of Markham Township Lot 25, Concession 5 in 1853. About 1855, he replaced the one-storey frame house on the property with a new farmhouse of local multi-coloured fieldstone. By 1861, the family relocated to Mount Albert where William Summerfeldt was a partner in the Summerfeldt and Brown Flouring and Grist Mill. Isaac Toole of East Gwillimbury purchased the Summerfeldt farm in 1867. The property was occupied by his younger brother Aaron Toole, who became the owner in 1875. He farmed here until he died in 1894.

Contextual Value

The Summerfeldt-Toole House has contextual value because it is physically, functionally, visually and historically linked its site where it has stood since the mid-1850s.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Summerfeldt-Toole 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 mid-nineteenth century fieldstone farmhouse constructed in the Classic Revival style:

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with squared stone quoins and splayed arches of red brick over door and window openings;
- Medium-pitched gable roof with deep eave returns;
- Three-bay primary (north) elevation with single-leaf front door, flat-headed transom light, and sidelights with panelled aprons below, flanked by paired windows;
- Regularly placed, flat-headed, rectangular window openings with projecting lugills on the front and gable end walls.

Heritage attributes that convey the property's historical value for its association with the Berczy Settler families who arrived in Markham in the late eighteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Summerfeldt and Toole families that historically resided here, and represents how a nineteenth century farmstead was improved by the replacement of a one-storey frame dwelling with a one-and-a-half storey fieldstone farmhouse in the mid-1850s.

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

- The location of the building facing north, 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:

- Front porch;
- Frame addition to rear;
- Rear dormer;
- Modern windows;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

John Peach House

5060 Elgin Mills Road

c.1876

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

Description of Property

The John Peach House is a one-and-a-half storey painted brick dwelling located on the north side of Elgin Mills Road, east of the historic crossroads hamlet of Cashel. The house faces south.

Design Value and Physical Value

The John Peach House has design and physical value as a representative example of an Ontario Classic farmhouse designed with elements of the Gothic Revival and Italianate architectural styles. The Ontario Classic is a house form 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 Gothic Revival or Italianate style, as was the case here with the steep centre gable ornamented with a kingpost, and the eyebrow-like window heads. With its one-and-a-half storey form, T-shaped plan, symmetrical three-bay primary (south) elevation, patterned brickwork (now concealed by paint), and segmentally-headed two-over-two windows, this vernacular building is representative of farmhouses built in old Markham Township in the latter part of the nineteenth century.

Historical Value and Associative Value

The John Peach House has historical and associative value, representing the theme of locally significant theme of agriculture, specifically the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. It was built c.1876 on the eastern half of Markham Township Lot 26, Concession 6, a farm property that was owned by John Peach from 1863 to 1916. John Peach was the son of English immigrants Thomas and Catharine Peach who came to Canada in 1834. It appears that this house was intended to become the residence of John Peach, but when his father died in 1880, he decided to remain on the Peach family homestead on Lot 23, Concession 7. The farm was tenanted by a relative, Thomas Peach Morris, from the mid-1880s into the early 1900s. It remained in the ownership of the Peach family until 1940.

Contextual Value

The John Peach House, located to the east of the historic crossroads hamlet of Cashel, has contextual value as a former farmhouse that has stood on this site since the mid-1870s. It is historically linked to Peach's United Church at 10762 McCowan Road

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an Ontario Classic farmhouse designed with the influence of the Gothic Revival and Italianate architectural styles:

- T-shaped plan;
- One-and-a-half storey height;
- Patterned red and buff brick veneer;;
- Medium-pitched cross-gabled roof with overhanging open eaves and steep, gabled wall dormer with square kingpost ornamented with a turned pendant above the front door;
- Three-bay configuration of the south (primary) elevation;
- Centrally-placed single-leaf door with segmentally-headed transom light;
- Segmentally-headed two-over-two single-hung windows with projecting lugsills;
- Shed-roofed east side veranda supported on slender wood posts.

Heritage attributes that convey the property's historical value and associative value, representing the locally significant theme of agriculture, specifically the the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

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

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

- The location of the building facing south, east of the historic crossroads community of Cashel, where it has stood since the mid-1870s, and its proximity to Peach's United Church.

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

- Front deck;
- Wooden front door surround;
- Painted finish of brickwork;
- Modern, non-functional window shutters;
- Two-storey rear addition;
- Barn complex and detached garage.

STATEMENT OF SIGNIFICANCE

School House School Section No. 14

5650 Fourteenth Avenue

c.1889

Schoolhouse SS No. 14 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

Schoolhouse SS No. 14 is a one-storey buff brick building located on the north side of Fourteenth Avenue, approximately half way between McCowan Road to the east and Markham Road to the west. The building faces south.

Design Value and Physical Value

Schoolhouse SS No. 14 has design and physical value as a well-preserved representative example of a late-nineteenth century one-room rural schoolhouse designed in a vernacular expression of the Romanesque Revival style. Its design follows the standard plan that was popular in rural Ontario under the administration of J. George Hodgins from the mid to late nineteenth century when Hodgins served as Deputy Superintendent of Education and later, deputy Minister of Education. Hodgins promoted the building of attractive, durable, and functional schoolhouses of which 5650 Fourteenth Avenue is a fine example. The typical rural school in mid to late nineteenth century Markham had a meeting hall plan with its entrance on the gable end. Most were made of brick and replaced older frame buildings. Many schoolhouses had separate entrances for boys and girls. Schoolhouses had large windows to let in the natural light and to provide good ventilation. The state of preservation of this former schoolhouse is exceptionally good. Other than the addition to the west side of the building, the only significant alteration is the absence of a belfry.

Historical Value and Associative Value

Schoolhouse SS No. 14 has historical value as it is associated with the early delivery of publicly funded education in Markham Township, a critical government service required for community development. A public school operated on this property from the early 1850s to the early 1960s. The earliest documentation of a schoolhouse on this site is on George McPhillip's Map of Markham Township 1853-54. A municipal by-law establishing School Section No. 14 was passed in 1855. This was prior to the formal purchase of the school site on the east half of Lot 6, Concession 7 from landowner William Crosby in 1856. In 1889, the older school on the property was replaced by a new brick schoolhouse in the Romanesque style. Beginning in the mid-1950s, the municipality's initiative to consolidate its numerous school sections through the creation of Township School Areas resulted in the closure of many rural schoolhouses. School Section No. 14 closed in the early 1960s, and in 1963 the Public School Board of

Township School Area 2 Markham Township sold the property to the Trustees of the Netherlands Reformed Church. A complementary addition was made to the west side of the old schoolhouse in 1992 to house a general-purpose hall and ancillary uses.

Contextual Value

Schoolhouse SS No. 14 has contextual value for being physically, functionally, visually and historically linked to its site where it has stood since 1889, and for the long-standing use of the site for a public school since at least the early 1850s.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Schoolhouse SS No. 14 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 well-preserved representative example of a late-nineteenth century one-room rural schoolhouse designed in a vernacular expression of the Romanesque Revival style:

- Gable-fronted rectangular plan;
- Fieldstone foundation;
- Buff brick walls with buttresses, decorative string courses, “eyebrow” arches over window openings;
- Datestone in the south gable wall;
- Medium-pitched gable roof with projecting, open eaves;
- Brick entrance porch with gable roof and half-round arched opening;
- Single-leaf door opening within the entrance porch;
- Tall, half-round headed single-hung windows with two-over-two panes and projecting lugsills on south, east and west elevations.

Heritage attributes that convey the property's historical and associative value, as a critical piece of infrastructure for the delivery of publicly-funded education on Markham Township:

- The building is a tangible reminder of the historical period of use of the property as the site of a public school from the early 1850s to the early 1960s.

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

- The location of the building on its original site where it has stood since 1889.

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

- Addition to the west side of the original schoolhouse building.

STATEMENT OF SIGNIFICANCE

Jacob Wismer House

46 Timbermill Crescent

c.1840

The Jacob Wismer 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 Jacob Wismer House is a two-storey frame dwelling located on Timbermill Crescent but with its historic frontage being on the south side of Sixteenth Avenue in the historic community of Mount Joy. The house faces north.

Design Value and Physical Value

The Jacob Wismer House has design and physical value as a good representative example of a mid-nineteenth century frame Pennsylvania German farmhouse, and a locally rare example of a two-storey building of plank-on-plank construction. It is a vernacular building that generally reflects the simplified Georgian architectural tradition brought to Markham Township by Pennsylvania German families as seen in its rectangular form, restrained detailing, and the disciplined placement of door and window openings.

The difference in the number and placement of window openings on the principal elevation between the ground floor and second floor represents a variation on classic Georgian principles and highlights the vernacular character of the Jacob Wismer House. The underlying structure of the dwelling is of plank-on-plank or sawmill plank construction, a building technology that had its heyday in Southern Ontario during the 1840s as an alternative to post-and-beam construction. Rough-sawn planks were stacked one upon another and nailed together to form solid wood walls. Narrow one-inch thick planks were laid with a slight offset to allow for the application of exterior stucco and interior plaster. This example is sided in wood clapboard.

Historical Value and Associative Value

The Jacob Wismer House has historical value and associative value, representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham in the early nineteenth century, and for its direct association with Jacob Wismer, a prominent member of the Wismer family of Mount Joy-Quantztown. David and Lydia Wismer came to Markham from Bucks County, Pennsylvania in 1806 and became significant land owners in the area. Two of their sons, Jacob and Asa, settled on Lot 15, Concession 7 in the community of Mount Joy in the mid-1830s. Jacob Wismer was granted the east 100 acres of the property from the Crown in 1842, and constructed a two storey plank-on-plank farmhouse. His first wife was Elizabeth Wurts, with whom he

had eight children. His second wife was Julia Curtis. Jacob Wismer was an active and well-known Reformer in politics, but when he was passed over for a Justice of the Peace appointment by the Baldwin cabinet, he switched his allegiance to the Conservative party. His lengthy obituary in the July 11, 1895 edition of the *Markham Economist* paints a picture of a much-respected citizen of old Markham who lived to the remarkable age of 94. The property was sold out of the family 1895.

Contextual Value

The Jacob Wismer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1840.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Jacob Wismer 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 frame Pennsylvania German farmhouse, and a locally rare example of a two-storey building of plank-on-plank construction:

- Rectangular plan shape;
- Two-storey height;
- Fieldstone foundation;
- Wood clapboard siding with corner boards, frieze, and water table;
- Medium-pitched gable roof with eave returns;
- Five-bay configuration of the north (primary) elevation;
- Principal entrance with single-leaf door and wood Classical door surround;
- Flat-headed rectangular window openings with wood trim and projecting lugsills on the north, east, and west walls.

Heritage attributes that convey the property's historical value or associative value representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham in the early nineteenth century, and for its direct association with Jacob Wismer, a prominent member of the Wismer family of Mount Joy-Quantztown:

- The dwelling is a tangible reminder of the Jacob Wismer Pennsylvania German family that historically resided on this property from the 1830s until 1895.

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

- The location of the building on its original site, with its primary elevation facing Sixteenth Avenue, where it has stood since c.1840.

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 window units within old window openings;
- Decorative shutters;

- Gable-roofed front porch;
- Modern exterior chimneys;
- Rear dormer-like extension;
- Accessory buildings;
- Rear deck.

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APPENDIX 'D': Research Reports

Provided under separate cover