



SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase VIII

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 March 26, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VIII", 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:
 - 10982 Highway 48 (Ward 6): “Joseph and Frances Hoover House”
 - 11287 McCowan Road (Ward 6): “Abraham and Veronica Lehman House”
 - 7801 Ninth Line (Ward 7): “Watson and Jane Collinson House”
 - 7871 Ninth Line (Ward 7): “Henry and Agnes Rowed House”
 - 6742 Steeles Avenue East (Ward 7): “Isaac and Emma Reesor House”
- 3) THAT Council state its intention to designate 10982 Highway 48 (Ward 6) 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 11287 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 7801 Ninth Line (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 7871 Ninth Line (Ward 7) 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 6742 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 8) 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;
- 9) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 10) 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 eighth 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, to meet the imposed Bill 23 deadlines. The five properties identified in this report constitute the eighth 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 five properties). A sixth property, 9418 Kennedy Road, was originally included as part of this phase but has since

been removed. The property owner has made additional information available to Staff which requires review prior to proceeding with the designation process.

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

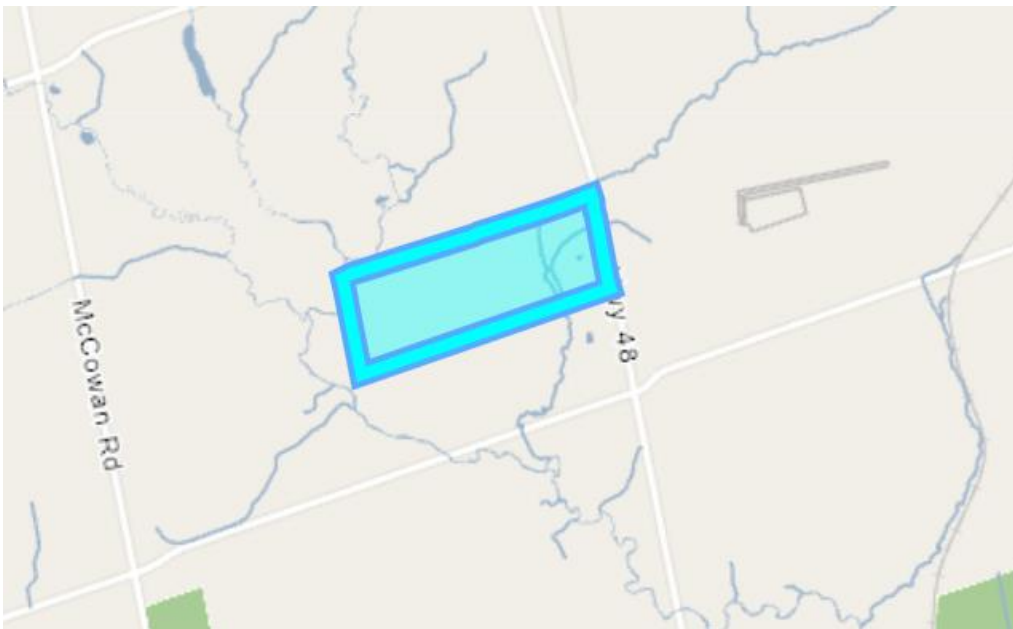
Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

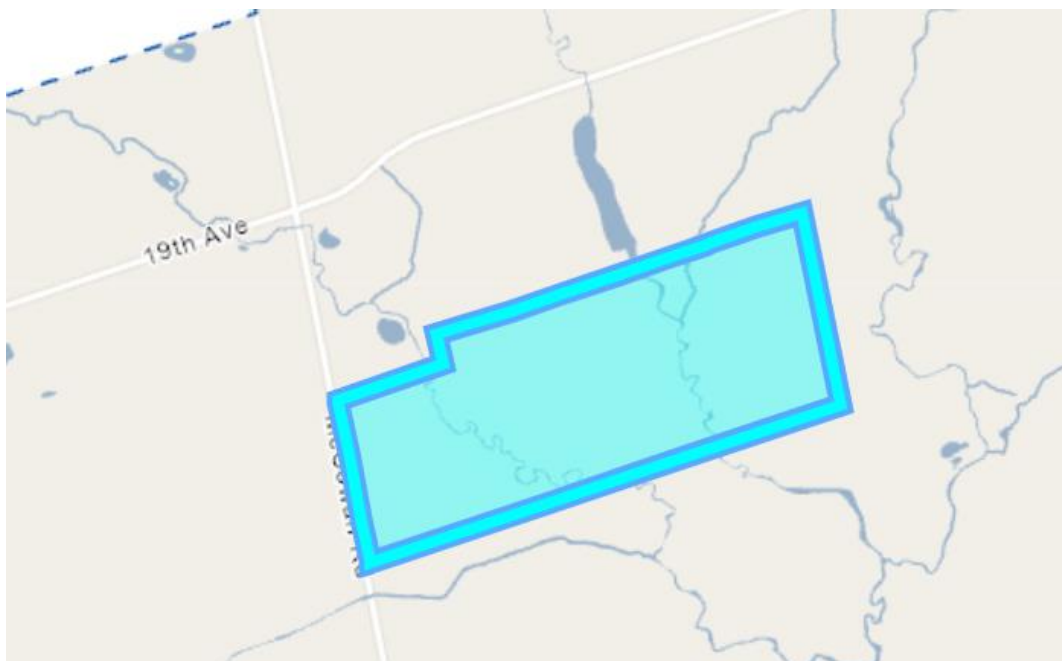
APPENDIX 'A': Images of the Properties Proposed for Designation

10982 Highway 48 (Ward 6): "Joseph and Frances Hoover House"

Primary Elevation and Property Map



11287 McCowan Road (Ward 6): “Abraham and Veronica Lehman House”
Primary Elevation and Property Map



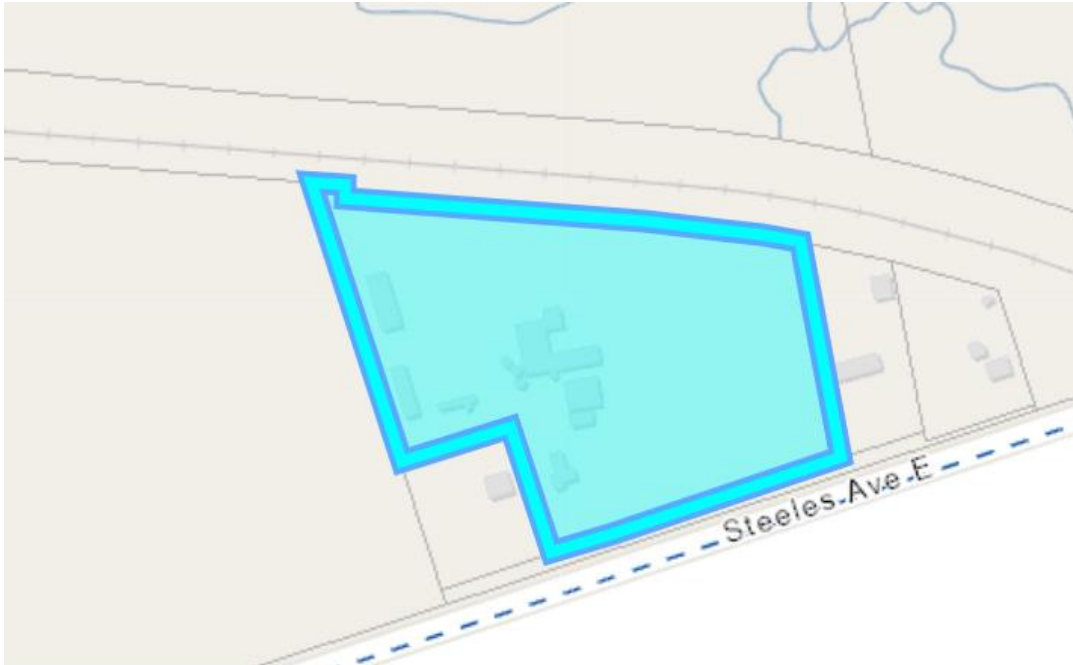
7801 Ninth Line (Ward 7): “Watson and Jane Collinson House”
Primary Elevation and Property Map



7871 Ninth Line (Ward 7): “Henry and Agnes Rowed House”
Primary Elevation and Property Map



6742 Steeles Avenue East (Ward 7): “Isaac and Emma Reesor 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

Joseph and Frances Hoover House

10982 Highway 48
c.1895

The Joseph and Frances 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 Joseph and Frances Hoover House is a one-and-a-half storey buff brick dwelling located on the west side of Highway 48, in the vicinity of the historic communities of Milnesville and Dickson Hill. The house faces east.

Design Value and Physical Value

The Joseph and Frances Hoover House has design and physical value as an altered representative example of a late-nineteenth century farmhouse designed with the influences of the Gothic Revival and High Victorian Queen Anne Revival styles. This is seen in its form and steep centre gable, both of which are indicative of the Gothic Revival style, and in the treatment of the front projecting bay with its semi-elliptical headed window and projecting frontispiece which are both typical of the Queen Anne Revival style. It is a vernacular building that may have been constructed in two stages, the first phase being the southern wing, which was a centre-gabled farmhouse in the Ontario Classic style. The Ontario Classic is a vernacular house form that was popular from the 1860s into the 1890s, emblematic of the landscape of rural Ontario. The second phase was the addition of a projecting wing at the northern end of the original building in the High Victorian Queen Anne Revival style which was locally used in the design of larger rural and village residences during the 1880s-1890s. Alternatively, the building may have been constructed in its current form in the mid-1890s.

Historical Value and Associative Value

The Joseph and Frances Hoover House has historical value as it is associated with the locally significant theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed well past the early settlement phase.

Christian Hoover, a member of a prominent Pennsylvania German Mennonite family that arrived in Markham Township from Lancaster County, Pennsylvania in 1804, purchased the eastern half of Markham Township Lot 27, Concession 7, in 1859. This property was an investment as his home farm was on the eastern half of Lot 29, Concession 7. By the early 1890s, Joseph H. Hoover, Christian Hoover's grandson, resided on Lot 27 with his wife Frances. In the mid-1890s, the frame farmhouse

on the property was either enlarged and brick-veneered to take its current form, or a new farmhouse was constructed. Joseph and Frances Hoover retired to the village of Stouffville in the early 1920s, and the farm was sold out of the family in 1928.

Contextual Value

The Joseph and Frances Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural communities of Milnesville and Dickson Hill, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since c.1895. The property is also historically related to the John and Anna Hoover House at 11274 Highway 48 which was the farm of Joseph H. Hoover's grandfather, owner of this property from 1859 to 1882.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Joseph and Frances Hoover 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 an altered representative example of a late nineteenth century farmhouse designed with the influences of the Gothic Revival and High Victorian Queen Anne Revival styles:

- L-shaped plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Buff brick veneer with projecting brick plinth and radiating brick arches over door and window openings;
- Medium-pitched cross-gabled roof with projecting eaves and steep gable-roof wall dormer;
- Single leaf door openings within the street-facing ell;
- Flat-headed two-over-two single-hung windows with projecting lugsills
- Projecting bay with projecting frontispiece containing a flat-headed fixed plate glass window on the ground floor and a pair of one-over-one single-hung windows with a semi-elliptical transom light on the second floor complete a radiating brick arch with a string-course border of rock-faced masonry.

Heritage attributes that convey the property's historical for its association with the Pennsylvania German Mennonites who arrived in Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase into a period of prosperity:

- The dwelling is a tangible reminder of the Pennsylvania German Mennonite Hoover family that historically resided here, and of their place in the community as successful farmers which enabled them to construct this spacious farmhouse c.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 facing east, where it has stood since c.1895.

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

- External chimney on south gable end wall;
- West gable end chimney;
- Barn complex and other accessory buildings.

STATEMENT OF SIGNIFICANCE

Abraham and Veronica Lehman House

11287 McCowan Road
c.1854

The Abraham and Veronica Lehman 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 Abraham and Veronica Lehman House is a one-and-a-half storey brick dwelling located on the west side of McCowan Road, south of Nineteenth Avenue. The house faces south.

Design Value and Physical Value

The Abraham and Veronica Lehman House has design and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse from the mid-nineteenth century. It is a modestly scaled and detailed dwelling. Its rectangular plan, medium-pitched gable roof with eave returns and six-over-six windows generally reflect the long-standing influence of the Georgian architectural tradition upon the design of vernacular dwellings in this area, but the informal asymmetry of its primary (south) elevation stands in sharp contrast to the balance and formality typical of Georgian architecture. The reason for the unconventional placement of openings on the primary elevation likely relates to the internal arrangement of rooms rather than a regard for exterior appearances. It is also a strong indicator of an old building having an influence over the nature of later alterations if the plank house of c.1846 exists behind the brick veneer.

Historical Value and Associative Value

The Abraham and Veronica Lehman House has historical value for its association with the locally significant Pennsylvania German Mennonite farming community who formed one of the early European communities in Markham Township, and for its association with the Lehman family who owned the property from 1815 until 1874. The Lehman family were Swiss-German Mennonites who came to America in 1737. A branch of the family from Lancaster County, Pennsylvania came to Markham in 1807. Abraham Lehman II and Susannah (Grove) Lehman settled on the western half of Markham Township Lot 29, Concession 7 in 1815 and lived in a two-storey log house. By the mid-nineteenth century, one of their sons, Abraham Lehman III, established a separate household on the family farm. He and his wife Veronica (Barkey) Lehman initially lived in a one-storey plank house. By 1861, their home was described as brick and one-and-a-half storeys in height. The existing dwelling on the property, constructed c.1854, may incorporate the earlier plank house that was the first home of Abraham and Veronica Lehman.

Contextual Value

The Abraham and Veronica Lehman House has contextual value for being physically, functionally, visually, and historically linked to its site where it has stood since c.1854. It is one of a series of

nineteenth century farmhouses on the east side of McCowan Road between Major Mackenzie Drive and Nineteenth Avenue that make legible the agricultural history of the north central part of Markham.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse from the mid-nineteenth century:

- Rectangular plan of the one-and-a-half storey main block;
- One-storey rear wing;
- Fieldstone foundation;
- Red brick walls;
- Medium-pitched gable roof with wood cornice and eave returns;
- Three-bay composition of the primary (south) elevation;
- Single-leaf door offset on the primary elevation;
- Flat-headed, rectangular, single-hung windows with six-over-six panes and projecting lugsills;
- Shed-roofed back porch supported on slender wood posts.

Heritage attributes that convey the property's historical value for its association with the locally significant Pennsylvania German Mennonite farming community, and for its association with the Lehman family who owned the property from 1815 until 1874:

- The dwelling is a tangible reminder of the Abraham and Veronica Lehman Pennsylvania-German Mennonite family that historically resided here.

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 south, where it has stood since c.1854,

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

- Gable-roofed dormers;
- Skylights;
- Exterior chimney on west wall;
- Patio door on east wall of rear wing;
- Barn and other accessory buildings.

STATEMENT OF SIGNIFICANCE

Watson and Jane Collinson House

7801 Ninth Line
c.1876

The Watson and Jane Collinson 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 Watson and Jane Collinson House is a one-and-a-half storey frame dwelling located on the east side of Ninth Line, north of Fourteenth Avenue, in the historic community of Box Grove. The house faces west.

Design Value and Physical Value

The Watson and Jane Collinson House has physical and design value as a late nineteenth century village dwelling with a picturesque form that generally reflects the vernacular Gothic Revival style. The front veranda and treatment of the gabled wall dormer hint at a Gothic Revival influence in combination with the front-facing L-shaped plan and cross-gabled roof. This house appears to be a simplified version of local builder William F. Patton's c.1873 dwelling at 6731 Fourteenth Avenue which shares a similar form and has a gable-roofed wall dormer containing a feature window as well as a similar principal entrance door. Although much of the exterior material has been updated, the renovations have been carried out with sensitivity to the historical character of the building and therefore the overall form and character of the Watson and Jane Collinson House, as viewed from the street, remains little altered from its late nineteenth century appearance.

Historical Value and Associative Value

The Watson and Jane Collinson House has historical and 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, and for its association with Charles and William Patton, well-known local builders, and Watson Collinson, an important landowner in Box Grove in the late nineteenth century. The house appears to have been constructed c.1876 as a speculative venture by Charles and William Patton on Village Lot 4, Block D within the Tomlinson-Beebe Plan 19. In 1880, the property was sold to Watson Collinson, an English immigrant who had lived in the area since the 1850s. Watson Collinson, described in primary source records as either a farmer or gentleman (i.e. retired person), became a major landowner in the crossroads hamlet of Box Grove in the late nineteenth century, acquiring a small farm on the east part of Lot 6, Concession 8 and several other village lots.

Contextual Value

The Watson and Jane Collinson 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

crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets. Further, the Watson and Jane Collinson House is historically linked to the Patton-Sewell House at 6731 Fourteenth Avenue, another dwelling in Box Grove constructed by the Patton family of builders.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a representative example of a late nineteenth century village dwelling with a picturesque form that generally reflects the vernacular Gothic Revival style:

- L-shaped plan;
- One-and-a-half storey height;
- Medium-pitched cross-gabled roof;
- Gable-roofed wall dormer with kingpost and half-round headed window;
- Principal entrance with wood door with two half-round headed lights and two wood panels below;
- Existing flat-headed, rectangular window openings;
- Shed-roofed front veranda with slender chamfered wood posts decorated with fretwork brackets.

Heritage attributes that convey the property's historical and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove, and for its association with Charles and William Patton, well-known local builders, and Watson Collinson, an important landowner in Box Grove in the late nineteenth century:

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Box Grove, prominent builders Charles and William Patton, and of the Collinson 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 Box Grove:

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

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, where it has stood since c.1876.

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 board and batten siding;
- Modern windows within old window openings;
- Decorative shutters;
- Rear wing;

- Detached garage.

STATEMENT OF SIGNIFICANCE

Henry and Agnes Rowed House

7871 Ninth Line
c.1850

The Henry and Agnes Rowed 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 Agnes Rowed House is a one-and-a-half storey frame dwelling located on the east side of Ninth Line, north of Fourteenth Avenue, in the historic crossroads hamlet of Box Grove. The house faces west.

Design Value and Physical Value

The Henry and Agnes Rowed House is a modest frame dwelling designed for a village setting to meet the needs of a tradesman or labourer. It is a representative example of a mid-nineteenth century worker's cottage in frame, with its design reflecting the vernacular Georgian architectural tradition. The asymmetrical placement of openings on its three-bay primary (west) elevation accentuates its vernacular nature. Although dwellings designed with the Georgian architectural principles were typically characterized by formality, balance and symmetry, variations were constructed that did not fully conform to standard Georgian design practice. The reason for the asymmetrical placement of openings in this example likely relates to the internal arrangement of rooms rather than a strict regard for the appearance of the exterior.

Historical Value and Associative Value

The Henry and Agnes Rowed House has historical value or 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 near the crossroads of Fourteenth Avenue and Ninth Line. The house was constructed c.1850 by carpenter Henry Rowed on Village Lot 10, Block D, within the Tomlinson-Beebe Plan 19. It was owned by a series of carpenters. Ownership changed a number of times after 1855 with the house mainly occupied by tenants until the property was purchased by William Jones, a carpenter, in 1876. From 1924 to 1931, the property was owned by Mary E. Degeer, the married daughter of William and Maria Jones. Mary E. Degeer and her husband Avery Degeer, a carpenter, lived there from 1901 into the 1920s.

Contextual Value

The Henry and Agnes Rowed House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Henry and Agnes Rowed 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 representative example of a mid-nineteenth century worker's cottage in frame, with its design reflecting the vernacular Georgian architectural tradition:

- Rectangular-shaped plan of the main block;
- One-and-a-half storey height of the main block;
- One-storey rear wing;
- Medium-pitched gable roof;
- Three-bay primary (west) elevation with off-centre single-leaf door opening and asymmetrical placement of window openings;
- Existing flat-headed, rectangular window openings;
- Hip-roofed front veranda with turned wood posts and fretwork brackets.

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:

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Box Grove.

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 west, 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:

- Vinyl siding;
- Modern doors and windows within old openings;
- Railing on front veranda.

STATEMENT OF SIGNIFICANCE

Isaac and Emma Reesor House

6742 Steeles Avenue East
c.1899 & c.1922

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

Description of Property

The Isaac and Emma Reesor House is a two-and-a-half storey frame dwelling located on the north side of Steeles Avenue East, west of Reesor Road, in the historic community of Cedar Grove. The house faces south.

Design Value and Physical Value

The Isaac and Emma Reesor House has design and physical value as a unique example of an evolved vernacular farmhouse that blends two distinct periods of development, each with its own architectural form and stylistic features. The dominant architectural form is an American Foursquare, typical of the early twentieth century period of its construction. The recessed eastern portion of the house, dating from the late nineteenth century, reflects a restrained version of the vernacular Gothic Revival style. Along with the sunroom and enclosed veranda additions which are more recent additions, the house makes legible the changing needs and tastes of the several generations of the Reesor family that have resided here.

Historical Value and Associative Value

The Isaac and Emma Reesor House has historical value for its association with the Pennsylvania German Mennonite community who formed one of the initial European communities in Markham Township during the early nineteenth century, and for its association with several generations of Reesors, a locally prominent Pennsylvania German Mennonite family. The first phase of this house was constructed in 1899 as the home of farmer Isaac Reesor and Emma (Rittenhouse) Reesor on the eastern half of Markham Township Lot 1, Concession 9. In addition to farming, Isaac Reesor was a skilled woodworker who followed in the footsteps of his father, Simeon Reesor, owner and operator of a sawmill in Cedar Grove. The original farmhouse was expanded and remodeled in 1922 when Simeon Reesor, a son of Isaac and Emma Reesor, married Annie Wideman. Isaac Reesor's descendants continue to reside here and operate one of the last family-owned farms in Markham.

Contextual Value

The Isaac and Emma Reesor House has contextual value as one of a number of nineteenth and early twentieth century buildings that help to define the character and extent of the historic community of Cedar Grove.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Isaac and Emma Reesor 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 unique example of an evolved vernacular farmhouse that blends two distinct periods of development, each with its own architectural form and stylistic features:

- Front-facing L-shaped plan;
- Fieldstone foundation;
- Vertical tongue and groove wood siding;
- Flat-headed rectangular single-hung windows with a two-over two-pane division;
- Two-and-a-half storey height of the western portion of the dwelling;
- Hipped roof, hip-roofed dormer, and single-stack brick chimney of the western portion of the dwelling;
- Three-bay primary elevation of the western portion of the dwelling, with its off-centre single-leaf door;
- Hip-roofed open veranda supported on square wood posts;
- Gable roof of eastern portion of the dwelling with its steep centre gable;
- Rear kitchen wing and woodshed;
- Sunroom with its grouped rectangular windows;
- Enclosed front veranda with its single-leaf door and bank of three-over-one rectangular windows.

Heritage attributes that convey the property's historical value for its association with the Pennsylvania German Mennonite community who formed one of the initial European communities in Markham Township during the early nineteenth century, and for its association with several generations of Reesors, a locally prominent Pennsylvania German Mennonite family.:

- The dwelling is a tangible reminder of the several generations of the Pennsylvania-German Mennonite Reesor family that have 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 community of Cedar Grove:

- The location of the building facing south, where it has stood since 1899.

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

- Barn complex and other accessory buildings.

APPENDIX 'D': Research Reports

Provided under separate cover