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**SUBJECT:** RECOMMENDATION REPORT  
Designation of Priority Properties – Phase X

**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

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**RECOMMENDATION:**

- 1) THAT the Staff report, dated May 21, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase X", 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:
  - 12 Celebrity Place (Ward 4): "David and Esther Grove House"
  - 6145 Sixteenth Avenue (Ward 4): "Reverend Peter Cober House"
  - 6666 Major Mackenzie Drive East (Ward 5): "Brownsberger-Ham House"
  - 7484 Sixteenth Avenue (Ward 5): "Pearsé Bungalow"
  - 8205 McCowan Road (Ward 4): "Harold and Ruby Boyington House"
  - 9318 Reesor Road (Ward 5): "Rigfoot Farm – The George and Catherine Miller House"
  - 9418 Kennedy Road (Ward 6): "St. Philip's Old Rectory"
  - 10579 Highway 48 (Ward 5): "James and Lydia Scott House"
  - 10724 Victoria Square Blvd (Ward 2): "Victoria Square United Church Manse"
  - 10732 Victoria Square Blvd (Ward 2): "Rolph Boynton House"
- 3) THAT Council state its intention to designate 12 Celebrity Place (Ward 4) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 6145 Sixteenth Avenue (Ward 4) 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 6666 Major Mackenzie Drive East (Ward 5) 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 7484 Sixteenth Avenue (Ward 5) 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 8205 McCowan Road (Ward 4) 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 9318 Reesor Road (Ward 5) [inclusive of 7484 Sixteenth Avenue] (Ward 5)] under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;

- 9) THAT Council state its intention to designate 9418 Kennedy Road (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 10) THAT Council state its intention to designate 10579 Highway 48 (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 11) THAT Council state its intention to designate 10724 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 12) THAT Council state its intention to designate 10732 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 13) 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;
- 14) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 15) 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 tenth 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.

Note that two heritage resources recommended for designation are contained within the same legal parcel (municipally-known as 9318 Reesor Road and 7484 Sixteenth Avenue). Should Council support Staff recommendations in support of Part IV designation, a single by-law will be prepared for the property containing two Statements of Significance.

#### **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, 2023, 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 5-10 designation recommendations for Council consideration at any one time through to December 2024, to meet the imposed Bill 23 deadlines. The ten heritage resources identified in this report constitute the tenth 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 ten 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.

Staff note that the material to the owner has been undertaken as a courtesy to provide advance notice of an upcoming meeting where 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 of 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 is 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:**

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

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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

### 12 Celebrity Place (Ward 4): “David and Esther Grove House”

*Primary Elevation and Property Map*



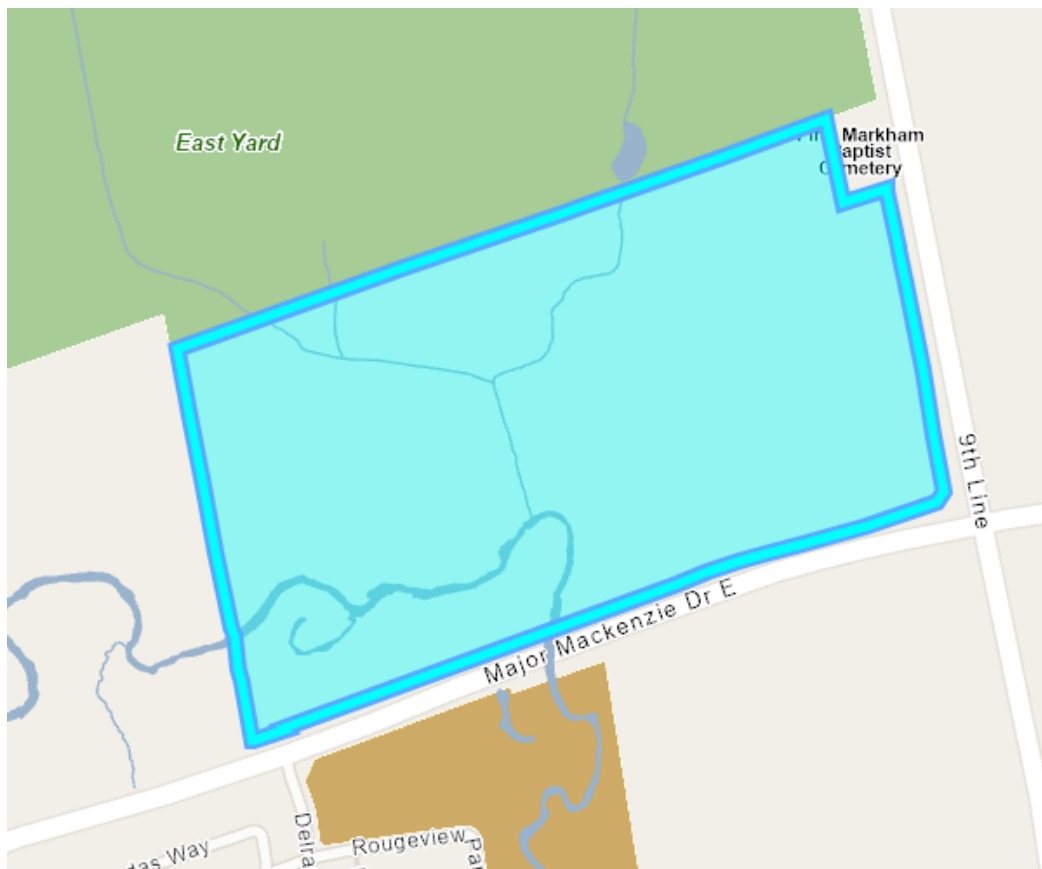


**6145 Sixteenth Avenue (Ward 4): “Reverend Peter Cober House”**  
*Primary Elevation and Property Map*



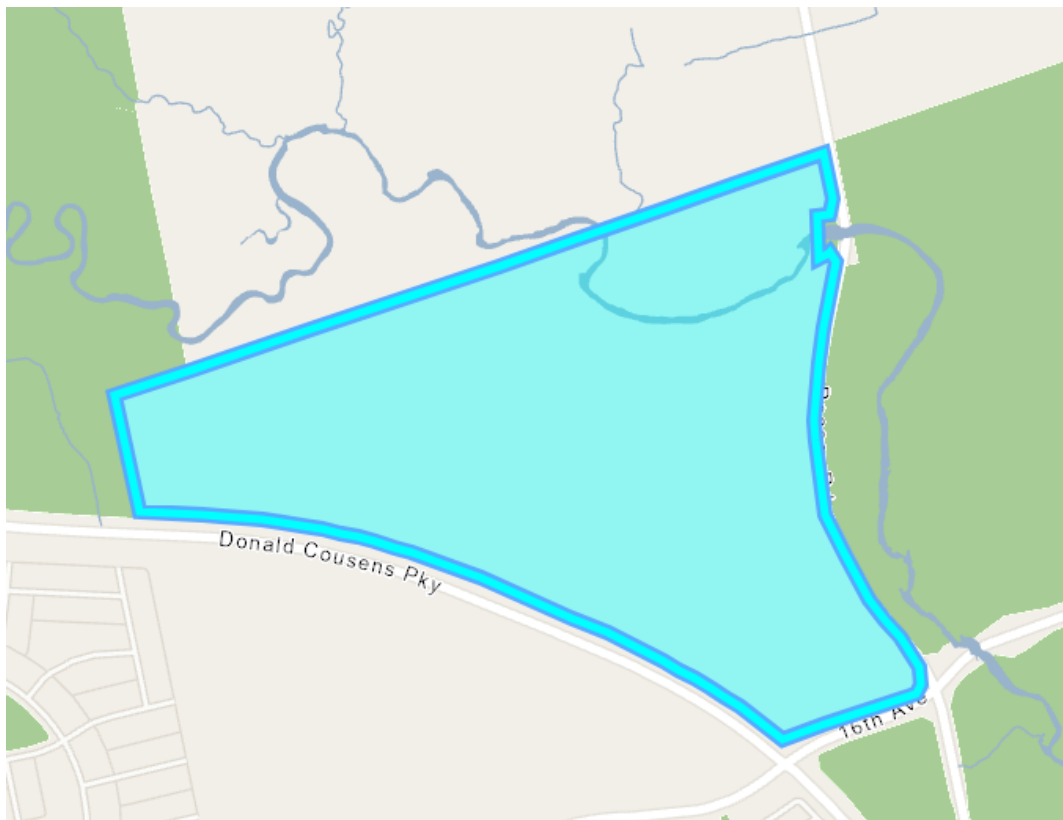


**6666 Major Mackenzie Drive East (Ward 5): “Brownsberger-Ham House”**  
*Primary Elevation and Property Map*



**7484 Sixteenth Avenue (Ward 5): “Pearse Bungalow”**

*Primary Elevation and Property Map*

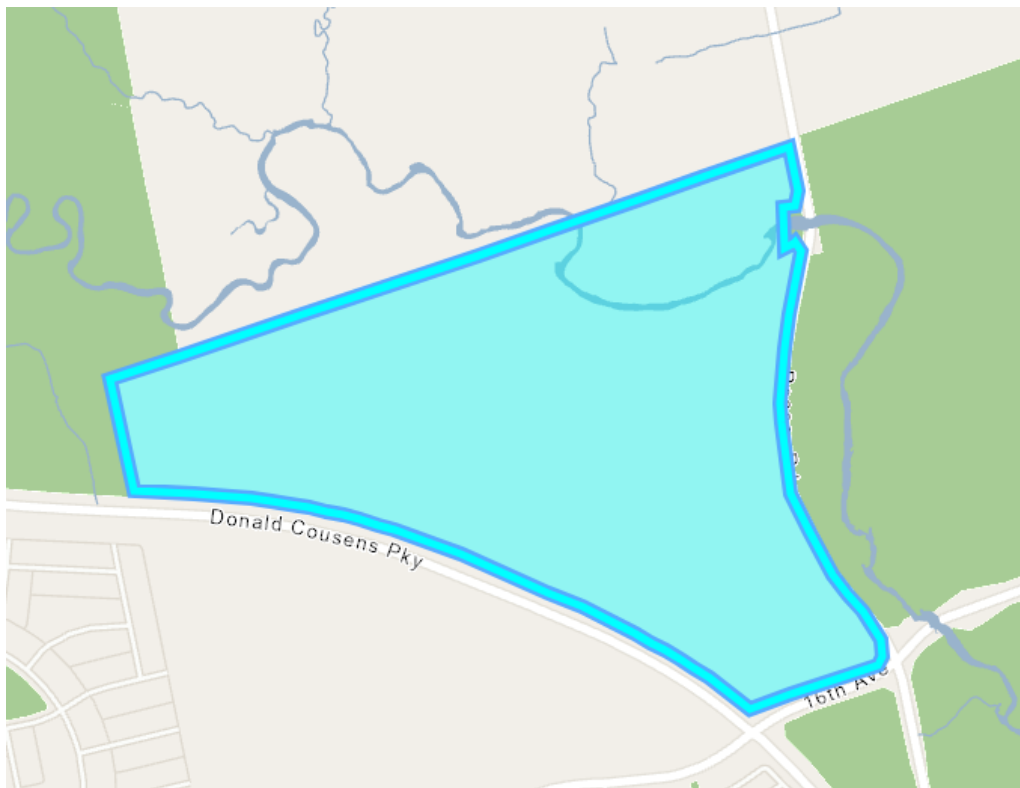


**8205 McCowan Road (Ward 4): “Harold and Ruby Boyington House”**  
*Primary Elevation and Property Map*





**9318 Reesor Road (Ward 5): “Rigfoot Farm – The George and Catherine Miller House”**  
*Primary Elevation and Property Map*



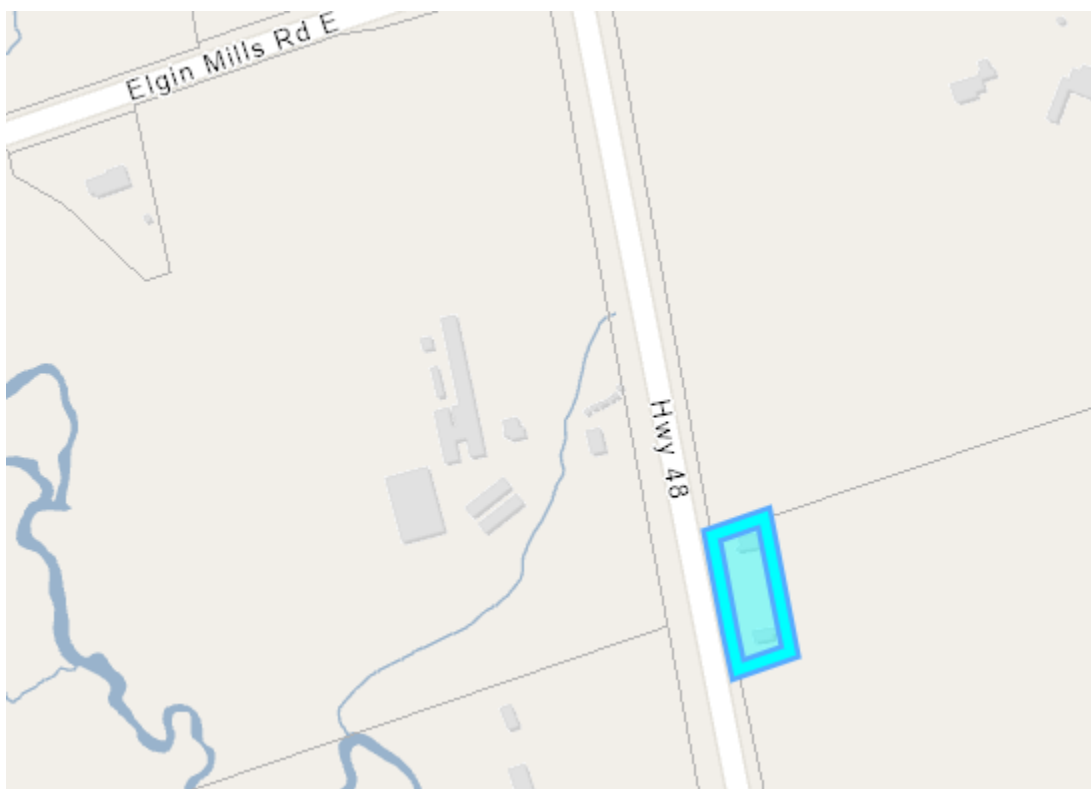
**9418 Kennedy Road (Ward 6): “St. Philip’s Old Rectory”**

*Primary Elevation and Property Map*





**10579 Highway 48 (Ward 5): “James and Lydia Scott House”**  
*Primary Elevation and Property Map*





**10724 Victoria Square Blvd (Ward 2): “Victoria Square United Church Manse”**  
*Primary Elevation and Property Map*



**10732 Victoria Square Blvd (Ward 2): “Rolph Boynton 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

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#### **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

#### David and Esther Grove House

12 Celebrity Place  
c.1915

The David and Esther Grove 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 David and Esther Grove House is a two-and-a-half storey painted brick dwelling visible on the south side of Sixteenth Avenue, but accessed from Celebrity Place,, in the vicinity of the historic community of Mount Joy.

#### **Design Value and Physical Value**

The David and Esther Grove House has design and physical value as a representative example of an early twentieth century brick farmhouse in the form of an American Foursquare with Edwardian Classical details. The red brick cladding (now painted), two-and-a-half storey height, full-width front veranda supported on stylized Classical half columns, and steeply-pitched hip roof with a front dormer are representative features of the style. The house is typical of the practical, simply detailed houses built on farms and within villages throughout Markham Township in the early twentieth century. Its architectural detailing reflects the Edwardian Classicism that was popular from the early 1900s through to the 1920s. The enclosure of the front veranda is a reversible alteration.

#### **Historical Value and Associative Value**

The David and Esther Grove House has historical value as it is associated with the gradual division of large farms into smaller parcels as Markham's agricultural community matured. The property also has historical and associative value as the home of David and Esther Grove, members of Markham's Pennsylvania German Mennonite community, who owned the property from 1915 to 1951. The house is located on a remnant parcel of a 50-acre farm on the eastern half of Markham Township Lot 15, Concession 8. Joseph Grove, who farmed the centre part of Lot 16, Concession 8, acquired the eastern 100 acres of Lot 15, Concession 8 in two purchases, the first in 1885 and the second in 1893. David Grove, one of his sons, inherited the property in 1915 and built a new farmhouse in the American Foursquare style. The farm was divided between his two sons Louis and Franklin in 1951. The parcel containing the dwelling was on the portion owned by Louis Grove. Jack Russell Grove, his son, was the last of the family to own the property. The main portion of the Grove farm was sold for development in 1969, and the last remnant, containing the old farmhouse, was sold for development in



1975. In the mid-1980s, the Grove House was retained within a small subdivision that created Celebrity Place.

### **Contextual Value**

The David and Esther Grove House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1915 in the vicinity of the historical community of Mount Joy. As a heritage property embedded within a suburban subdivision of the 1970s and 1980s, it illustrates the transition of the area from rural to suburban and helps make legible an earlier land use.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a representative example of an early twentieth century brick farmhouse in the form of an American Foursquare with Edwardian Classical details:*

- Rectangular plan;
- Concrete foundation;
- Red brick veneer (currently painted);
- Two-and-a-half storey height;
- Steeply-pitched hip roof with pedimented front dormer;
- Three-bay configuration of the primary (north) elevation with off-centre, single-leaf door;
- Rectangular window openings with radiating brick arches with a slight camber, and projecting lugsills;
- Hip-roofed full-width front veranda supported on tapered wood half columns resting on brick pedestals with concrete caps.

*Heritage attributes that convey the property's historical value and associative value, representing the gradual division of large farms into smaller parcels as Markham's agricultural community matured. The property also has historical and associative value as the home of David and Esther Grove, members of Markham's Pennsylvania German Mennonite community, who owned the property from 1915 to 1951:*

- The dwelling is a tangible reminder of the long-established farming community that existed in the area prior to suburban development of the 1970s and 1980s, and of the Pennsylvania-German Grove family, long-time owners.

*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 former farmhouse on its original site where it has stood since c.1915, with its historic front facing Sixteenth Avenue, in the vicinity of the historic community of Mount Joy.



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

- Glass enclosure on front veranda;
- Modern windows within old openings;
- Decorative shutters;
- Modern door within old openings;
- Flat-roofed rear addition;
- Detached garage.

## STATEMENT OF SIGNIFICANCE

### Reverend Peter Cober House

6145 Sixteenth Avenue  
c.1899

The Reverend Peter Cober 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 Reverend Peter Cober House is a two-storey frame dwelling located on the south side of Sixteenth Avenue, east of the Stouffville GO line, in the historic community of Mount Joy. The house faces north.

#### **Design Value and Physical Value**

The Reverend Peter Cober House has design and physical value as a restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in Markham during the late nineteenth century for houses in villages and in rural areas, with examples in frame and brick. It was the most eclectic style of domestic architecture in the nineteenth century, originating in England and adopted by American architects who created their own interpretation suited to American tastes. The American version of the Queen Anne Revival style influenced domestic architecture in Canada with designs offered in pattern books. The Cober House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline, and wrap-around veranda characteristic of the architectural style, but without the applied fretwork decoration in the gables seen in some other local examples found on Main Street, Peter Street, and other areas of the Mount Joy community. The veranda, with its decorative woodwork, is a significant focal point of the façade.

#### **Historical Value and Associative Value**

The Reverend Peter Cober House has historical value as it is associated with the gradual division of large farms into smaller parcels as Markham's agricultural community matured. The property also has historical and associative value as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, who was the original owner of the house from 1899 to 1904. The house was constructed c.1899 on a 6-acre parcel severed from Markham Township Lot 15, Concession 8 in 1892. Peter Cober served four congregations of the United Missionary Church: Mount Joy, Gormley, Dickson Hill, and Bethesda. From 1912 to 1916, he owned and operated a general store in West Gormley before moving to Hespler, Waterloo County. The house is now embedded in a late-twentieth century suburban neighbourhood where it stands as a remnant of the agricultural community that once existed in the area.

**Contextual Value**

The Reverend Peter Cober House has contextual value because it is physically, functionally visually and historically linked to its surroundings, where it has stood since c.1899 within the historical community of Mount Joy. As a heritage property embedded within a suburban residential subdivision of the 1970s, it illustrates the transition of the area from rural to suburban, and helps make legible the earlier agricultural land use.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style:*

- Irregular plan;
- Fieldstone foundation;
- Two-storey height;
- Hip roof with gable-roofed extensions on all four sides;
- Red brick fireplace chimney;
- Wrap-around hip-roofed front veranda with slender, chamfered posts, spandrels with repeating circle motif, and fretwork brackets;
- Flat-headed single-leaf door openings on the north and west walls;
- Flat-headed rectangular window openings.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of the gradual division of large farms into smaller parcels as Markham's agricultural community matured and as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, the original owner of the house from 1899 to 1904:*

- The dwelling is a tangible reminder of the Cober family that historically resided here on a six-acre parcel severed off the Ramer farm in 1892.

*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, on its original site within the historic community of Mount Joy, where it has stood since c.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:*

- Composition siding;
- Replacement windows and doors within old openings;
- Non-functional louvered shutters;
- West rear veranda;
- Rear box bay window;
- Barn.

## STATEMENT OF SIGNIFICANCE

### Brownsberger-Ham House

6666 Major Mackenzie Drive East  
c.1906

The Brownsberger-Ham 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 Brownsberger-Ham House is a two-storey red brick farmhouse located on the north side of Major Mackenzie Drive East, north of the Greensborough Community, and east of Little Rouge Creek. The house faces south.

#### **Design Value and Physical Value**

The Brownsberger-Ham House has design and physical value as a representative example of an early twentieth century vernacular farmhouse in that includes elements of the highly eclectic Queen Anne Revival style of the late Victorian period as well as an L-shaped plan associated with the Gothic Revival style. The form of the house suggests that it may have once had decorative woodwork in the gables and on the porch. The absence of this woodwork has created a vernacular dwelling that is restrained in its design and difficult to place within a single stylistic category. That is, however, occasionally the nature of vernacular architecture.

#### **Historical Value and Associative Value**

The Brownsberger-Ham House has historical and associative value as it represents the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the early twentieth century and old farmsteads were updated with new buildings. The property also has historical value for its association with the Brownsberger and Ham farming families, Gideon Brownsberger being the builder of the house, and the Lewis Ham and his descendants long-time second owners. It has further historical value its association with the Ninth Line Wesleyan Methodist Church as the brick used in the construction of the house was salvaged from the church in 1906. The eastern 60 acres of Markham Township Lot 21, Concession 8 were purchased in 1896 by Gideon Brownsberger, a member of a Pennsylvania German family that settled in Ringwood, Whitchurch Township, in 1826. He built a new farmhouse in 1906 to replace an older frame dwelling on the property and built a new gambrel-roofed barn in the early twentieth century. In 1922, the farm was purchased by Lewis Ham and remains in the ownership of his descendants as of 2024.

#### **Contextual Value**

The Brownsberger-Ham House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood and functioned as a farmhouse since 1906. In this capacity it helps make legible the once dominant agricultural character of Markham.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design and physical value as a representative example of an early twentieth century vernacular farmhouse in that displays elements of both the highly eclectic Queen Anne Revival style and the Gothic Revival style:*

- L-plan;
- Fieldstone foundation;
- Red-orange brick walls with radiating brick arches over door and window openings;
- Two-storey height;
- Cross-gabled roof with gable-roofed wall dormer and single-stack brick chimney;
- Single-leaf, flat-headed front door opening and hip-roofed open porch;
- Large plate glass fixed wood windows with rectangular transom lights containing red tinted glass on the front projecting bay;
- Flat-headed, rectangular two-over-two single hung wood windows;
- Narrow, flat-headed rectangular window on second storey positioned over the front door.

*Heritage attributes that convey the property's historical value and associative value, representing the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the early twentieth century and old farmsteads were updated with new buildings, and for its association with the Brownsberger and Ham farming families. Further historical value is derived from its association with the Ninth Line Wesleyan Methodist Church where the brick used in the construction of the house was salvaged in 1906:*

- The dwelling is a tangible reminder of the Brownsberger and Ham farming families, and its brick an historical remnant of the demolished Ninth Line Wesleyan Methodist Church.

*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, facing south, where it has stood since 1906, helping make legible the most dominant agricultural character of Markham

*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 posts supporting front porch;
- Rear wing;
- Accessory farm buildings.

## STATEMENT OF SIGNIFICANCE

### Pearse Bungalow

7484 Sixteenth Avenue  
c. 1936

The Pearse Bungalow 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 Pearse Bungalow is a one-and-a-half storey red brick dwelling located on the north-west corner of Sixteenth Avenue and Reesor Road. The house faces south.

#### **Design Value and Physical Value**

The Pearse Bungalow has design and physical value as a representative example of a Craftsman Bungalow which displays the influence of the American Arts and Crafts Movement in its general form and character. Constructed in the mid-to-late 1930s, it is a late example of its style with restrained detailing. The Craftsman Bungalow, also known as the California Bungalow, was a popular style for suburban houses in the early twentieth century. They were a compact, efficient, and affordable type of housing. Craftsman Bungalows and other bungalows with an American Arts and Crafts Movement influence were widely built throughout the United States and Canada with plans published in both books and magazines and produced by suppliers of stock plans. Markham, primarily a rural municipality during the height the style's popularity, has only a few examples of bungalows of this type, mainly in Thornhill, Unionville, and Markham Village. The Pearse Bungalow is a suburban type rather than a farmhouse type, locally rare in a rural setting.

#### **Historical Value and Associative Value**

The Pearse Bungalow has historical value as it is associated with the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the twentieth century and old farmsteads were updated with new buildings. In 1934, Reuben Richard Pearse and his wife Helen (Chester) Pearse purchased Rigfoot Farm on the eastern part of Lots 16 and 17, Concession 9. Rigfoot Farm was established by English immigrant George Miller in the 1830s. The Pearse family farmed in the Scarborough Township community of Hillside. In 1934, they moved to Markham after selling their Scarborough property to Dr. Robert Jackson, the owner of Dr. Jackson Foods Limited, where he built his Valley Halla Estate, now part of the Toronto Zoo lands. The Pearse Bungalow was constructed as a secondary farm dwelling in the latter half of the 1930s. Rigfoot Farm has been owned by three generations of the Pearse family.

#### **Contextual Value**

The Pearse Bungalow is of contextual value for being physically, functionally, visually and historically linked to its surroundings, where it has stood since the latter half of the 1930s. The



property is historically linked to the George and Catherine Miller House at 9318 Reesor Road, also located on Rigfoot Farm.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as a Craftmans bungalow:*

- Irregular plan;
- Moulded concrete block foundation;
- One-and-a-half storey height;
- Red brick walls;
- Medium-pitched gable roof with projecting, open eaves and gable-roofed front dormer with paired three-over-one paned windows;
- Three-bay configuration of the south (primary) elevation with a centrally placed single-leaf door within the projecting enclosed porch, sheltered by a gable-roofed hood with decorative curvilinear fascia, supported on angled brackets;
- Secondary single-leaf door sheltered by a small gable-roofed hood on the south wall of the west projecting sunroom;
- Window openings with radiating, cambered brick arches and projecting concrete lugsills typically containing flat-headed rectangular windows with three over-one-panes.

*Heritage attributes that convey the property's historical value for its association with the maturation of Markham's agricultural community as it transitioned from the nineteenth century into the twentieth century and old farmsteads were updated with new buildings:*

- The dwelling is a tangible reminder of the early twentieth century updating of a nineteenth century farmstead.

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

- The location of the building on its original site, facing south, within historic Riggfoot Farm.

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

- Plate glass front windows in old window openings;
- Detached garage.

## STATEMENT OF SIGNIFICANCE

### Harold and Ruby Boyington House

8205 McCowan Road  
c.1935

The Harold and Ruby Boyington 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 Harold and Ruby Boyington House is a one-and-a-half storey brick dwelling located on the east side of McCowan Road, south of Highway 7. The house faces west.

#### **Design Value and Physical Value**

The Harold and Ruby Boyington House has design and physical value as a locally unique vernacular dwelling that blends the form of an Ontario Classic farmhouse with details and materials characteristic of the American Arts and Crafts Movement. The dwelling's one-and-a-half storey symmetrical centre gable design would have been very old fashioned when constructed in 1935, a throwback to a historic style that had its heyday from the mid-to-the late nineteenth century. Perhaps the builder was taking a cue from the brick house on the former Snowball brickworks property next door which followed the same general design but had dichromatic patterned brick as its exterior treatment. The paired front windows, style of brickwork, and enclosed porch, features stylistically associated with the American Arts and Crafts Movement of the early twentieth century, are all present in the dwelling's design.

#### **Historical Value and Associative Value**

The Harold and Ruby Boyington House has historical value as it is associated with the trend whereby building lots were severed from large farm properties for the use of family members, and for its association with Harold Boyington, who created the Boyington Heights subdivision in 1945. This was the first post-World War II subdivision in the vicinity, thus contributing to the modern-era growth of Markham Village. Harold Boyington's father, William A. Boyington, purchased the 75 acres of the western part of Markham Township Lot 9, Concession 7, in 1923. This property was the former site of the Snowball Brickworks which operated from c.1860 to c.1923. William Boyington also owned a portion of the adjoining Lot 10, Concession 7. This house was constructed on a portion of the Boyington farm in 1935 to serve as the home of his son Harold and his wife Ruby. Harold Boyington inherited the family farm in 1945. He sold his modest brick house and created Plan 3252 on a portion of the eastern half of Lot 10, Concession 7. This Plan consisted of 30 lots and created Ovida Boulevard, Erlane Avenue, and Riverview Road. In addition to his role in land development, Harold Boyington was a member of the Markham Millionaires hockey team in the mid-1940s.

**Contextual Value**

The Harold and Ruby Boyington House has contextual value as it is physically, functionally, visually and historically linked to the property where it has stood since 1935. The property is a remnant of the agricultural community that once existed in this part of Markham, making legible the once dominant land use in the area.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Harold and Ruby Boyington 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 locally unique vernacular dwelling that blends the form of an Ontario Classic farmhouse with details and materials characteristic of the American Arts and Crafts Movement:*

- T-shaped plan;
- One-and-a-half storey height;
- Concrete foundation;
- Reddish-brown brick walls;
- Steeply-pitched gable roof with open overhanging eaves and steep centre gable on the front slope containing a single-leaf door opening onto a balcony with a wood railing;
- Three-bay configuration of the west (primary) elevation with principal entrance on north side of an enclosed, flat-roofed porch with a brick base and a series of windows separated by plain mullions.
- Paired and single window openings with radiating brick arches with a slight camber and projecting cast concrete lugsills.

*Heritage attributes that convey the property's historical value for its association with the trend whereby building lots were severed off large farm properties for the use of family members, and for its association with Harold Boyington, who created the Boyington Heights subdivision in 1945, the first post-World War II subdivision in the vicinity, thus contributing to the modern-era growth of Markham Village:*

- The dwelling is a tangible reminder of the Boyington farm and the creation of a separate residence for Harold and Ruby Boyington, and of Harold Boyington who contributed to the modern-era growth of Markham Village.

*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, facing McCowan Road, where it has stood since 1935.

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

- Modern windows within old window openings;
- Place of Worship.

## STATEMENT OF SIGNIFICANCE

### Rigfoot Farm – The George and Catherine Miller House

9318 Reesor Road  
c.1839

Rigfoot Farm – The George and Catherine Miller 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**

Rigfoot Farm – The George and Catherine Miller House is a two-storey stucco and brick dwelling located on the west side of Reesor Road, north of Sixteenth Avenue.

#### **Design Value and Physical Value**

Rigfoot Farm – The George and Catherine Miller House has design and physical value as a locally rare example of adobe brick construction and as a unique example of an evolved building showing three distinct periods of development. The south-facing two-storey main block, built in 1839, was constructed of adobe brick, a building technology that was occasionally used in early nineteenth century York County due to the abundance of heavy clay. It is one of only four known examples of adobe brick construction still standing in Markham. The dwelling was designed in a restrained version of the Georgian architectural tradition. A one-and-a-half storey brick wing was added to the north side of the dwelling in the mid-1850s, providing an entrance facing Tenth Line (Reesor Road). In the early 1880s, the oldest portion of the house was updated with two-over-two paned windows and Italianate “eyebrow” arches over door and window openings on the south and east walls.

#### **Historical Value and Associative Value**

Rigfoot Farm – The George and Catherine Miller House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British who arrived in Markham Township in the 1820s -1830s, and for its association with George Miller, a prosperous and innovative farmer in this area of old Markham Township. George Miller, a native of Cummertree Parish, Dumfries, Scotland, emigrated to Upper Canada in 1832 and settled on Lot 16, Concession 9 Markham Township, a former Crown reserve lot that was granted to King’s College, the forerunner of the University of Toronto, in 1828. In 1839, the same year George Miller purchased the property he was leasing, his spacious two-storey farmhouse of adobe brick was constructed. Miller named his property “Rigfoot Farm” after the estate he had lived on in Scotland. He married Catherine Somerville in 1840. George Miller was noted for his interest in the improvement of farm stock. He imported Leicester and Cotswold breeds of sheep and Short-horned Durham cattle. In addition to livestock, George Miller imported trees from Scotland for his farmstead. He helped organize the Provincial Exhibition, a forerunner of the Canadian National Exhibition, and received many awards for his stock at the Exhibition. He was also involved in the Home District Agricultural Society and served as a vice president.

In addition to his success in agriculture, George Miller owned a sawmill on Little Rouge Creek and became a major landowner in this area of Markham, amassing just under 885 acres by the late 1850s.

Rigfoot Farm remained in the ownership of George and Catherine Miller's descendants until 1934 when it was purchased by Reuben Richard Pearse and Helen (Chester) Pearse. The Pearse family farmed in the Scarborough Township community of Hillside and moved to Markham after selling their property to Dr. Robert Jackson, the owner of Dr. Jackson Foods Limited, for his Valley Halla estate, now part of the Toronto Zoo lands.

### **Contextual Value**

Rigfoot Farm – The George and Catherine Miller House is of contextual value for being physically, functionally, visually and historically linked to its surroundings where it has stood since 1839. The property is historically-linked to the Pearse Bungalow at 7484 Sixteenth Avenue which was constructed in the 1930s on Rigfoot Farm as a secondary dwelling.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of Rigfoot Farm – The George and Catherine Miller House are organized by their respective Ontario Regulation 9/06 as criteria, as amended, below:

*Heritage attributes that convey the property's design value and physical value as a locally rare example of adobe brick construction and as a unique example of an evolved building showing three distinct periods of development:*

#### **Main Block**

- Rectangular plan;
- Fieldstone foundation;
- Two-storey height;
- Stucco-clad adobe brick construction;
- Medium-pitched gable roof with projecting, open eaves and single-stack brick chimney;
- Three-bay configuration of the primary elevation oriented to the south with a centrally-placed single-leaf door with raised "eyebrow" arch;
- Single-leaf door on east gable end wall with raised "eyebrow" arch;
- Rectangular window openings with cambered heads and raised "eyebrow" arches, projecting lugsills, and flat-headed two-over-two paned windows on the primary (south) elevation and east gable-end walls;
- Flat-headed, rectangular window openings on west gable end wall with two-over-two paned windows and projecting lugsills;
- Small rectangular multi-paned rectangular attic window.

#### **Brick Wing**

- Rectangular plan;
- Masonry foundation;
- One-and-a-half storey height;

- Red brick walls in common bond;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay configuration of the primary elevation oriented to face east with an off-centre single-leaf door;
- Flat-headed rectangular door and window openings with radiating brick arches and projecting lugsills with six-over-six paned windows on the ground floor and six-over-three paned windows on the second storey.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British that came to Markham in the 1820s - 1830s, and for its association with Georg Miller, a prosperous farmer in this area of old Markham Township:*

- The dwelling is a tangible reminder of Scottish immigrant George Miller who came to Upper Canada in 1832 and became a prosperous and innovative farmer in Markham Township.

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

- The location of the building on its original site near the north-west corner of Sixteenth Avenue and Reesor Road, where it has stood since 1839.

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

- Barns and other accessory buildings.



## STATEMENT OF SIGNIFICANCE

### St. Philip's Old Rectory

9418 Kennedy Road  
c.1850

St. Philip's Old Rectory 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**

St. Philip's Old Rectory is a one-and-a-half storey frame dwelling located on the west side of Kennedy Road, immediately north of St. Philip's-on-the-Hill Anglican Church and Cemetery. The house faces east.

#### **Design Value and Physical Value**

St. Philip's Old Rectory has design and physical value as a representative example of a mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition. The front doorcase, with its sidelights and decorative surround, hints at a measure of Neo-classical refinement in an otherwise modestly scaled and designed dwelling. The essential Georgian principles of symmetry, order and formality influenced vernacular architecture for much of the nineteenth century, long after the Georgian period ended in 1830. In a rural community such as Markham Township, the design principles of the Georgian architectural tradition were stripped down to their most basic elements in dwellings such as this one. Although the exterior materials have 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 St. Philip's Old Rectory as viewed from the street and adjacent cemetery remains little altered.

#### **Historical Value and Associative Value**

St. Philip's Old Rectory has historical value for its association with Unionville's early Anglican congregation and its role in the spiritual, social and political life of the community, and for its association with the Reverend George Hill, who in addition to serving the Anglican Church, was Superintendent of Schools from the 1840s to the 1870s and an influential figure in the establishment of high-quality public education in Markham Township. The origins of St. Philips Anglican Church can be traced back to 1829 with the arrival of Reverend Vincent P. Mayerhoffer at St. Philip's Lutheran Church, a congregation founded by the Berczy Settlers in 1794. Mayerhoffer conducted services in the Anglican form of worship when he became the clergyman serving St. Philip's Church. During the tumultuous time of the Upper Canadian Rebellion of 1837, a split occurred in the congregation along political lines that resulted in the Reverend Mayerhoffer founding a new St. Philip's Church across the road from the old one, taking Anglican supporters with him. After Reverend Mayerhoffer's departure in 1848, Reverend George Hill became the Rector and a new Rectory was constructed for his use. The Rectory served St. Philip's until the congregation relocated to Unionville in 1913, after which it was sold and served as a private residence.

**Contextual Value**

St. Philip's Old Rectory has contextual value because it is physically, functionally visually and historically linked to its surroundings where it has stood since c.1850, and for being an essential component of an historical grouping that includes St. Philip's Anglican Cemetery, St. Philip's-on-the-Hill Anglican Church, and the Bethesda Lutheran Cemetery across the road.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of St. Philip's Old Rectory 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 mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition:*

- Rectangular plan of main block;
- One-and-a-half storey height;
- Medium-pitched gable roof with deep, projecting eaves;
- Three-bay composition of the primary (east) elevation;
- Centre doorcase with single-leaf door and sidelights with Neo-Classical wood surround;
- Flat-headed rectangular window openings on front and gable-end walls.
- Hip-roofed front veranda supported on turned wood posts.

*Heritage attributes that convey the property's historical value for its association with Unionville's early Anglican congregation and its significant role in the spiritual, social and political life in the history of the community, and as the residence of Reverend George Hill from c.1850 to 1876:*

- The dwelling is a tangible connection to the early history of St. Philip's-on-the Hill Anglican Church.

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

- The building's location on its original site north of St. Philip's-on-the-Hill Anglican Church and Cemetery, where it has stood since c.1850.

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

- Non-wood board and batten siding;
- Modern doors and windows within old door and window openings;
- Decorative shutters;
- Modern chimney;
- Rear wing and additions;
- Accessory building.

## STATEMENT OF SIGNIFICANCE

### James and Lydia Scott House

10579 Highway 48  
c.1891

The James and Lydia Scott 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 James and Lydia Scott House is a one-and-a-half storey frame dwelling located on the east side of Highway 48, in the historic community of Milnesville. The house faces west.

#### **Design Value and Physical Value**

The James and Lydia Scott House has design and physical value as a representative example of a rural tradesman's house. The symmetrical plan and restrained, formal design follows the long-lasting Georgian architectural tradition that continued to influence vernacular domestic architecture in old Ontario long after the Georgian period ended in 1830. This is a late example of its type with a tall wall height and a medium-pitched gable roof without eave returns. In recent years, the exterior has been restored through the removal of red insul-brick siding, the opening of the front veranda, and the removal of the enclosed porch in the south-facing ell.

#### **Historical Value and Associative Value**

The James and Lydia Scott House has historical value as it is associated with the theme of Industry, Innovation and Economic Development for this property's long history as the location of Milnesville's blacksmith shop, and for its association with James Scott's business which operated here from c.1891 to well into the twentieth century. In the mid-1840s, Jacob Miller built a fieldstone blacksmith shop on the north-west corner of Samuel Wideman's farm on Lot 24, Concession 8. He was followed by Charles Ham, Isaac Boadway, James Scott, David Scott, and Robert Kerr. William Blake may have operated the blacksmith shop during the 1850s-1860s but lived across the road. In the late 1970s, the blacksmith shop was still in operation. This modest clapboarded dwelling was constructed as the home of James Scott c.1891 when he became the owner of the blacksmith shop property.

#### **Contextual Value**

The James and Lydia Scott House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1891 as the home of the local blacksmith in the historic community of Milnesville, a function that remained until the late 1970s.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the James and Lydia Scott 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 rural tradesman's house designed with the influence of the Georgian architectural tradition:*

- Rectangular plan;
- Rock-faced concrete block foundation;
- One-and-a-half storey height;
- Wood clapboard siding with corner boards;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay configuration of the primary (west) elevation with centrally-placed single-leaf door opening;
- Flat-headed rectangular window openings with projecting lugsills;
- Hip-roofed full-width front veranda supported on slender turned wood posts;
- One-storey rear wing with medium-pitched gable roof and single-leaf door on the south wall.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of Industry, Innovation and Economic Development for this property's long history as the location of Milnesville's blacksmith shop, and for its association with James Scott's business which operated here from c.1891 to well into the twentieth century:*

- The dwelling is a tangible reminder of the historic use of the property as the location of Milnesville's blacksmith shop, and of two generations of the Scott family that operated the business and lived here from c.1891 to the mid-1930s.

*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 Milnesville:*

- The location of the building on its original site, facing west, within the historic community of Milnesville.

*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, within the historic community of Milnesville, where it served as the home of the local blacksmith for a substantial portion of its history.

*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 door and window units;
- Commercial building;
- Small accessory building.

## STATEMENT OF SIGNIFICANCE

### Victoria Square United Church Manse

10724 Victoria Square Boulevard  
c.1936

The Victoria Square United Church Manse 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 Victoria Square United Church Manse is a two-storey red brick dwelling located on the west side of Victoria Square Boulevard, in the historic hamlet of Victoria Square, next door to the Victoria Square United Church. The building faces east.

#### **Design Value and Physical Value**

The Victoria Square United Church Manse has design and physical value as a representative example of a brick village dwelling in the form of an American Foursquare with Edwardian Classical features. The Victoria Square United Church Manse is typical of the practical, simply detailed houses built on farms and in villages throughout Markham Township in the early twentieth century. Constructed in 1936, it is a late example of its type reflecting the architectural trends of perhaps a decade or more earlier. Its architectural detailing is derived from Edwardian Classicism that was popular from the early 1900s through the 1920s. In form, the house is an American Foursquare with a functional, compact shape and deep front porch with Edwardian Classical details. The red pressed brick cladding and two-storey form of the house, with a broad hipped roof, are representative features of the style. The treatment of the door and window heads, without brick arches or stone or concrete lintels, is unusual.

#### **Historical and Associative Value**

The Victoria Square United Church has historical value and associative value as it is representative of Markham's early religious and cultural diversity as it served as the residence of the ministers of the Victoria Square United Church and their families since first constructed in 1936.. The roots of the congregation date to the formation of a Primitive Methodist Church in 1832. A Wesleyan Methodist Church was next established on land provided on the Stoutenburgh farm in 1845. In 1884, the two Methodist congregations joined together to worship in a Gothic Revival brick church built in 1880. In 1925, the Methodists, the Congregational Union of Canada, and a segment of the Presbyterian Church in Canada joined to form the United Church of Canada. As a result of the church union, Victoria Square's Methodist congregation became part of the United Church. In 1935, the pastoral charge of Victoria Square was formed. Three United Church congregations consisting of Victoria Square, Headford, and Carrville agreed to provide an annual salary for a minister that they would share. In 1936, a manse (residence for the minister and his family) was constructed at Victoria Square on a building lot purchased from William and Ida Heise. The designer of the manse was Frank (full name:

Franklin) Brumwell, a member of the congregation. Since the time of its construction, the manse has been home to a succession of church ministers.

### **Contextual Value**

The Victoria Square United Church has contextual value as one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square. The location of the Victoria Square United Church Manse next to the Victoria Square United Church clearly expresses the relationship between the church and the residence of its clergy members.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Victoria Square United Church Manse 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 brick village dwelling in the form of an American Foursquare with Edwardian Classical features.:*

- Cubic form;
- Two-storey height;
- Red brick veneer;
- Concrete foundation;
- Hip roof and single-stack chimney;
- Gable-roofed front porch with square, wooden, Tuscan half columns supported on brick pedestals, with concrete caps;
- Single-leaf front door;
- Flat-headed window openings with concrete lugsills, containing single-hung wood windows with three-over-one panes organized as single, double or triple units.

*Heritage attributes that convey the property's historical value for its representation of Markham's early religious and cultural diversity through its function as the manse serving Victoria Square United Church.:*

- The dwelling is a tangible representation of the historic relationship between the Victoria Square United Church and the manse as the residence of its ministers and their families..

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

- The location of the building facing east, within the historic hamlet of Victoria Square.

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

- The location of the manse next to Victoria Square United Church clearly expresses the relationship between the church and the residence of its clergy members.

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

- Frame vestibule on the south side of the dwelling.

## STATEMENT OF SIGNIFICANCE

### Rolph Boynton House

10732 Victoria Square Boulevard  
c.1937

The Rolph Boynton 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 Rolph Boynton House is a one-and-a-half storey brick dwelling located on the west side of Victoria Square Boulevard, in the historic hamlet of Victoria Square. The house faces east.

#### **Design Value and Physical Value**

The Rolph Boynton House has design and physical value as a representative example of an early twentieth century Craftsman-style village dwelling. In form and detailing, the building has elements associated with the American Arts and Crafts Movement, as well as Edwardian Classicism in the design of the front porch. The architecture reflects the lingering stylistic influence of the American Arts and Crafts Movement that continued after the peak of its popularity through the 1900s and the 1920s. The building type is suburban in character with a compact form and simple plan outline.

#### **Historical Value and Associative Value**

The Rolph Boynton House has historical value and associative value as it makes legible the development of the hamlet of Victoria Square in the early twentieth century, and specifically the creation of retirement properties in village settings for former local farmers. This cottage-like village dwelling was constructed as the home of retired farmers Rolph and Frances Louise Boynton in 1937. The Boyntons moved to Victoria Square from their farm in the crossroads hamlet of Cashel. Rolph Boynton later married Nellie Burnham Duggan after the death of his first wife. The lot upon which the house was constructed was one of several taken off the former Stoutenburgh Farm when it was owned by William and Ida Heise in the early twentieth century. The creation of this building lot and others in the 1930s contributed to the development of the south-west quadrant of the hamlet of Victoria Square. Rolph Boynton remained the owner of the property until his death in the mid-1970s.

#### **Contextual Value**

The Rolph Boynton House has contextual value as one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square.



**Heritage Attributes**

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

*Heritage attributes that convey the property's design and physical value as a representative example of an early twentieth century Craftsman-style, with the American Arts and Crafts, and Edwardian Classical detailing:*

- Rectangular, gable-fronted plan;
- One-and-a-half storey height;
- Variegated brick in shades of red and brown;
- Concrete foundation;
- Steep gable roof with wide, projecting open eaves, hipped-roofed dormers and single-stack brick chimney;
- Gable-roofed front porch with a closed pediment and wooden Tuscan half columns supported on brick pedestals with concrete caps, and brick railing with concrete copings;
- Single-leaf front door;
- Flat-headed window openings containing single-hung windows with one-over-one panes and concrete lugsills, with double and triple units.

*Heritage attributes that convey the property's historical value and associative value, making legible the continuing development of the hamlet of Victoria Square in the early twentieth century, specifically the creation of retirement properties in village settings for former local farmers, as the former residence of Rolph and Frances Louise Boynton, and later Rolph and Nellie Boynton:*

- The dwelling is a tangible reminder of Rolph and Frances Louise Boynton and later Rolph and Nellie Boynton who historically resided here, and of the early twentieth century development of the hamlet of Victoria Square.

*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 Victoria Square:*

- The location of the building facing east, within the historic hamlet of Victoria Square.

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

- Attached garage and connecting link to the dwelling.

## **APPENDIX ‘D’: Research Reports**

*Provided under separate cover*