



## By-law 2024-125

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
“WATSON AND JANE COLLINSON HOUSE”  
7801 NINTH LINE

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

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Watson and Jane Collinson House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on April 3, 2024, has caused to be served on the owners of the lands and premises at:

Nicholas and Katherine Minovski  
7801 Ninth Line  
Markham, Ontario  
L6B 1A8

and upon the Ontario Heritage Trust, notice of intention to designate the Watson and Jane Collinson House, 7801 Ninth Line, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

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

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

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

“Watson and Jane Collinson House”  
7801 Ninth Line  
City of Markham  
The Regional Municipality of York

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

Read a first, second, and third time and passed June 26, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2024-125**

In the City of Markham in the Regional Municipality of York, the property municipally known as 7801 Ninth Line, Markham, Ontario, and legally described as follows:

LOT 4, BLOCK D, PLAN 19, MARKHAM

PIN: 030650040

# SCHEDULE 'B' TO BY-LAW 2024-125

## 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 criteria, as amended, 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.