



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

**PREPARED BY:** Evan Manning, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

**RECOMMENDATION:**

- 1) THAT the Staff report, dated September 17, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XIII", 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:
  - 3693 Elgin Mills Road East (Ward 2): “John Doner/Toll House”
  - 4272 Fourteenth Avenue (Ward 8): “John and Sarah Hagerman House”
  - 3812 Nineteenth Avenue (Ward 6): “Wideman-Cober House”
  - 7530 Ninth Line (Ward 7): “Abram and Margaret Raymer House”
- 3) THAT Council state its intention to designate 3693 Elgin Mills Road East (Ward 2) 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 4272 Fourteenth Avenue (Ward 8) 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 3812 Nineteenth Avenue (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 6) THAT Council state its intention to designate 7530 Ninth Line (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 7) 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;
- 8) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 9) 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 thirteenth 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 1718 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 the start of 2023, there were 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 a municipal register at the time a *Planning Act* application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

### ***Bill 200 extended the timeline for designation of properties "listed" on municipal Heritage Registers***

On June 6, 2024, Bill 200 (*Homeowner Protection Act*) received Royal Assent. Schedule 2 of Bill 200 amends the Act by extending the timeframe for municipalities to review "listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality's voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Should a property not be designated prior to the aforementioned deadline 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.*
9. *The property has contextual value because it is a landmark.*

#### **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 three to five designation recommendations for Council consideration at any one time through to December 2024, to meet the original deadline identified in Bill 23.

The four heritage resources identified in this report constitute the thirteenth 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 four 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 sent to the owners 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.

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. While Bill 200 extended the deadline for designation, Staff have the necessary time and resources to designate all significant listed properties by the deadline as originally envisioned by Bill 23 and do not recommend delaying the protection of the City’s cultural heritage resources.

***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:**

There has been a significant increase in the number of designation by-laws adopted by Council in response to recent amendments to the Act through Bill 23. As a result, there may be an increase in the number of OLT appeals relative to previous years, along with the potential need to secure additional funds from Council to support Staff preparation and attendance at the OLT. Should existing funding sources be found inadequate, staff will advise Council through a future Staff report.

**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

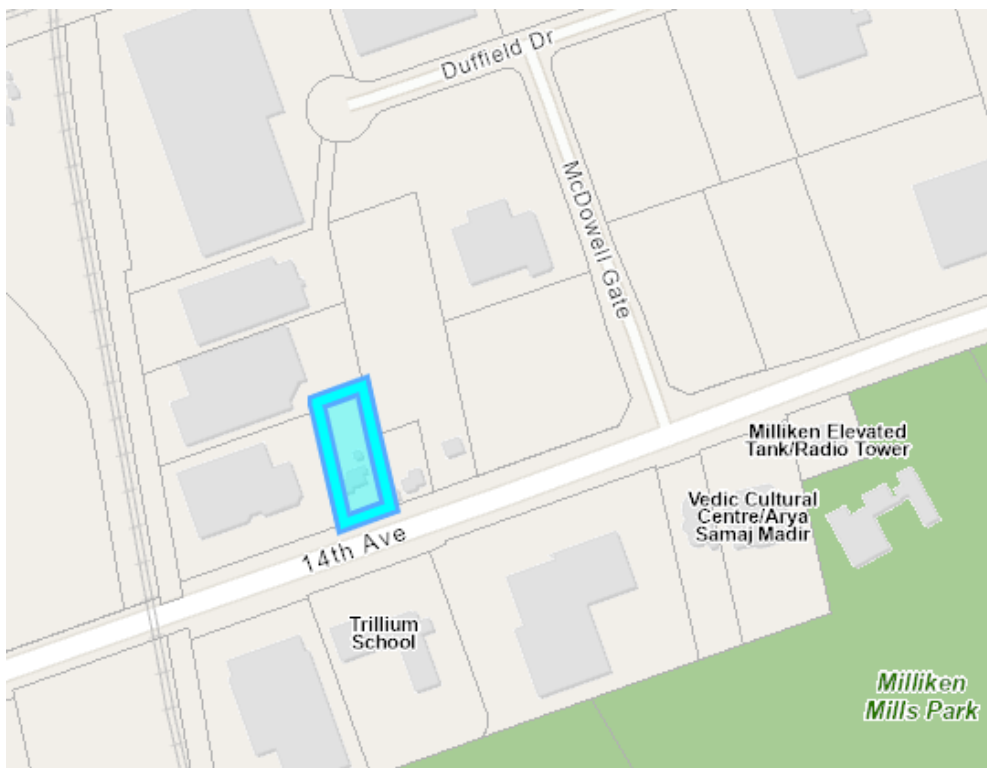
## APPENDIX 'A': Images of the Properties Proposed for Designation

### 3693 Elgin Mills Road East (Ward 2): "John Doner/Toll House"

*Primary Elevation and Property Map*

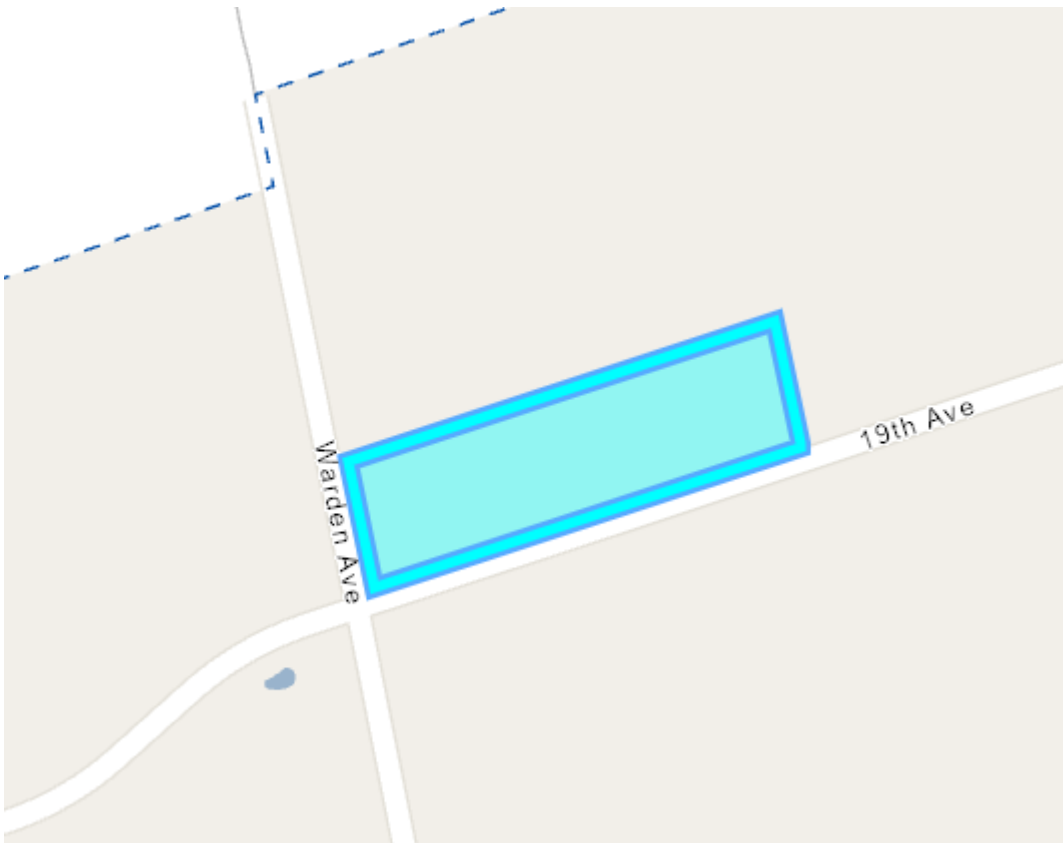


**4272 Fourteenth Avenue (Ward 8): “John and Sarah Hagerman House”**  
*Primary Elevation and Property Map*





**3812 Nineteenth Avenue (Ward 6): “Wideman-Cober House”**  
*Primary Elevation and Property Map*



**7530 Ninth Line (Ward 7): “Abram and Margaret Raymer 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

#### John Doner/Toll House

3693 Elgin Mills Road East  
c.1843, with Later Alterations and Additions

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

#### **Description of Property**

The John Doner/Toll House is a one-and-a-half storey frame dwelling located on the south side of Elgin Mills Road East, west of Warden Avenue.

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

The John Doner/Toll House has design and physical value as a unique example of an evolved nineteenth century dwelling in the Gothic Revival style with twentieth century alterations that paid tribute to the architecture of old Ontario without strictly copying its traditional forms and details. This approach to renovating and adding to historic structures was an outgrowth of interest in “Canadiana” which occurred around the time of Canada’s Centennial in 1967. The late Thornhill-based architect B. Napier Simpson Jr. was a leading proponent of this architectural movement which also included the construction of completely new structures in historical styles and period-appropriate materials based on vernacular architecture of the nineteenth century. The evolved dwelling has been altered in the course of a series of remodeling projects that have been undertaken by different owners. The building’s architectural value is chiefly in its current historically-inspired design that recalls a period in Canada’s history when there was an awakening of pride in the country’s past and a desire to celebrate that in the design of custom residences, most often in a rural setting.

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

The John Doner/Toll House has historical value and associative value, representing the theme of industry, innovation and economic development as the c.1843 home of John Doner, a prominent carpenter-builder in early nineteenth century Markham Township, and for its traditional association with Tollgate No. 2 on the Markham and Elgin Mills Plank Road (1850-1868), which stood near this location. John Doner, a member of Markham’s Pennsylvania German Tunker community, was a self-taught carpenter-builder credited with constructing about 350 buildings in Markham Township and vicinity including houses, barns, and mills. He was active from c.1840 until he moved to Simcoe County in 1862. In 1843, the year he married Euphemia Schell, John Doner purchased a small property from his father-in-law, John F. Schell, on the eastern part of Markham Township Lot 25, Concession 4 where he constructed a frame house. By 1850, Toll Gate No. 2 of the Markham and

Elgin Mills Plank Road was located in the vicinity of the Doner residence. The plank road connected Yonge Street with the Eighth Concession (now known as Highway 48) and was in use until the late 1860s. It was an example of an innovative approach to improving Ontario's roads that ultimately proved to be impractical due to the cost of maintaining a wooden road surface.

### **Contextual Value**

The John Doner/Toll House is of contextual value because it is physically, functionally, visually and historically linked to its surroundings where it marks the historic location of Tollgate No. 2 on the Markham and Elgin Mills Plank Road, and is a building that marks the historic location of Schell's Corners.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the John Doner/Toll 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 unique example of an evolved nineteenth century dwelling in the Gothic Revival style with later alterations that paid tribute to the architecture of old Ontario without strictly copying its traditional forms and details:*

- Irregular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Wood board and batten siding;
- Medium-pitched gable roof with projecting, open eaves and wood bargeboards in the north-facing gable;
- Fieldstone fireplace chimneys;
- Hip-roofed front veranda supported on slender colonette-style posts with fretwork spandrels;
- West side veranda with a flat roof and wood balustrade supported on slender colonette-style posts with fretwork spandrels;
- Casement windows under the front veranda;
- Flat-headed window openings framed with louvered shutters, containing 4/4 and 6/6 paned single-hung windows.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of industry, innovation and economic development as the c.1843 home of John Doner, a prominent carpenter-builder in early nineteenth century Markham Township, and for its traditional association with Tollgate No. 2 on the Markham and Elgin Mills Plank Road, 1850-1868, which stood near this location:*

- The dwelling is a tangible reminder of prolific carpenter-builder John Doner who resided here with his family from 1843 to 1862, and of the Markham and Elgin Mills Plan Road and Toll Gate No. 2.

*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, near the crossroads historically known as Schell's Corners, and near the historic location of Toll Gate No. 2 on the Markham and Elgin Mills Plank Road.

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

- Accessory buildings.

---

## STATEMENT OF SIGNIFICANCE

### John and Sarah Hagerman House

4272 Fourteenth Avenue  
c.1860

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

#### **Description of Property**

The John and Sarah Hagerman House is a one-and-a-half storey frame dwelling located on the north side of Fourteenth Avenue in the vicinity of the historic crossroads hamlet of Hagerman's Corners. The primary elevation of the house originally faced west but today faces south.

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

The John and Sarah Hagerman House has design and physical value as an early representative example of an Ontario Classic farmhouse designed to serve the needs of a household of modest means. It has a restrained design without ornament. The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. This is an early example, with a medium-pitched centre gable rather than the steeply pitched centre gable used in later examples of the Ontario Classic, a design detail associated with the picturesque Gothic Revival style. Exterior materials have been renewed over time, but the original form remains readily discernable. The scale and design of this house is similar to dwellings constructed by some Markham Township landowners for the use of tenant farmers, but in this case the house was owner-occupied when first constructed.

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

The John and Sarah Hagerman House has historical value for its association with the early cultural and religious diversity of Markham Township, namely the Markham's Berczy Settler community, and more specifically for its association with John Hagerman. He was a member of a locally important Berczy Settler family after whom the historic crossroads community of Hagerman's Corners takes its name. Markham Township Lot 6, Concession 5 was settled by Nicholas Hagerman Sr., the German-born son of Johan Hinrich Hagerman, in the mid-1790s. His father died near Queenston while *en route* to Markham in 1794. By the mid-nineteenth century, the 200-acre lot was divided among the four sons of Nicholas Hagerman and his second wife Mary "Polly" (Press) Hagerman: Henry, Nicholas Jr., Sinclair, and John. The family donated land for a Wesleyan Methodist Church and cemetery in 1848. When a post office was established in the general store at the crossroads in 1873, it was named Hagerman's Corners after the Hagerman family. John Hagerman and his wife Sarah (Rivis) Hagerman later moved to Southwestern Ontario.



### **Contextual Value**

The John and Sarah Hagerman House has contextual value as one of several nineteenth century buildings that are now embedded within suburban-style development in the vicinity of the historic crossroads community of Hagerman's Corners. It is one of three surviving farmhouses of the four Hagerman brothers, Henry, Nicholas Jr., Sinclair, and John that were constructed along the north side of Fourteenth Avenue in the mid-nineteenth century. The John and Sarah Hagerman House is physically, functionally, visually and historically linked to the site where it has stood since c.1860.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design and physical value as an early representative example of an Ontario Classic farmhouse, designed to serve the needs of a household of modest mean:*

- Rectangular plan of main (west) block;
- One-and-a-half storey height;
- Fieldstone foundation;
- Frame exterior walls;
- Medium pitched gable roof with projecting open eaves and a medium-pitched centre gable on the west elevation;
- Three-bay composition of the primary (west) elevation with a centrally-placed door;
- Flat-headed rectangular window openings.

*Heritage attributes that convey the property's historical value for its association with the early cultural and religious diversity of Markham Township, namely Markham's Berczy Settler community, and more specifically for its association with John Hagerman:*

- The dwelling is a tangible reminder of the Hagerman Berczy Settler family and specifically, John Hagerman, the son of Nicholas Hagerman Sr. and grandson of Johan Hinrich Hagerman.

*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 to the west of the historic crossroads hamlet of Hagerman's Corners.

*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;
- Aluminum siding;
- Enclosed porch on west wall;
- Rear (east) wing and additions;
- Accessory building.

---

## STATEMENT OF SIGNIFICANCE

### Wideman-Cober House

3812 Nineteenth Avenue  
c.1890

The Wideman-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 Wideman-Cober House is a one-and-a-half storey frame dwelling located on the north side of Nineteenth Avenue, west of the historic mill hamlet of Almira. The house faces south.

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

The Wideman-Cober House has design and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse of the late nineteenth century. The Wideman-Cober House, built for a Pennsylvania German Mennonite family c.1890, is a restrained vernacular farmhouse without any strong stylistic influences. Dwellings of this type are sometimes fittingly classified as “Ontario Vernacular.” The building’s L-shaped plan reflects a departure from the basic rectangular Georgian form that characterized domestic architecture in Markham Township during the first half of the nineteenth century. The L-plan relates to the emerging popularity of the picturesque Italianate and Gothic Revival styles that began to influence the design of farmhouses and village residences in Markham in the 1860s. The house may have been constructed in two phases, with the front-projecting easterly wing added in the early 1900s.

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

The Wideman-Cober House has historical value for its association with the early cultural and religious diversity of Markham Township, namely the Pennsylvania German Mennonite and Tunker communities, and more specifically for its early association with the Wideman and Cober families. The house stands on the western quarter of Markham Township Lot 31, Concession 5, a property purchased by Pennsylvania German Mennonite farmer Jacob Wideman in 1875 to add to his adjoining farm on Lot 32, Concession 5. The property on Lot 31 later became the home of his son, Simeon Wideman, who is believed to have constructed a modest frame farmhouse on the property in c.1890. Simeon Wideman and his wife Elizabeth (Burkholder) Wideman later moved to Markham Village and in 1906 sold their small farm to George Cober and Annie (Reesor) Cober. The Cober family had a Pennsylvania German Tunker cultural and religious background. According to local history, George Cober was well-known in the community as a market gardener. The Cober family may have enlarged the former Wideman House in the early 1900s. They resided here until 1952.

#### **Contextual Value**

The Wideman-Cober House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this agricultural property from

c.1890 until recent times. It is one of a number of nineteenth century farmhouses in the vicinity of the community of Almira that makes legible the agricultural history of the area.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Wideman-Cober 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 vernacular Pennsylvania German Mennonite farmhouse of the late nineteenth century:*

- L-shaped plan;
- One-and-a-half storey height;
- The appearance of horizontal clapboard siding with narrow corner boards;
- Medium-pitched cross-gable roof with projecting, open eaves;
- Hip-roofed open front veranda in street-facing ell;
- Glazed and panelled wood single-leaf principal entrance door and secondary single-leaf door sheltered within the front veranda;
- Flat-headed rectangular and square window openings.

*Heritage attributes that convey the property's historical value for its association with the early cultural and religious diversity of Markham Township, namely the Pennsylvania German Mennonite and Tunker communities, and more specifically for its early association with the Wideman and Cober families:*

- The dwelling is a tangible reminder of the Wideman and Cober families who historically resided on the property.

*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, west of the historic mill hamlet of Almira where it has stood since c.1890.

*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 original window openings;
- Modern siding;
- Timber veranda posts and braces;
- Rear additions;
- Barn and other accessory buildings.

## STATEMENT OF SIGNIFICANCE

### Abram and Margaret Raymer House

7530 Ninth Line  
c.1889

The Abram and Margaret Raymer 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 Abram and Margaret Raymer House is a one-and-a-half storey brick dwelling located on the west side of Ninth Line, south of the historic crossroads hamlet of Box Grove. The house faces east.

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

The Abram and Margaret Raymer House has design and physical value as a good representative example of a brick dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in late nineteenth century Markham, particularly in the eastern portion of the former Township for frame and brick houses in both villages and in rural areas. It was the most eclectic style of domestic architecture in the nineteenth century. The American version of Queen Anne Revival influenced domestic architecture in Canada. This example combines the L-shaped form and steep centre gable typical of vernacular Gothic Revival with elements of the High Victorian Queen Anne Revival style in the treatment of the front projecting gable with its two-storey canted bay window and fretwork ornamentation. The front veranda with its distinctive decorative detailing and enclosed vestibule is an extant element dating from the building's late 1880s period of construction.

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

The Abram and Margaret Raymer House has historical value for its association with the early cultural and religious diversity of Markham Township, namely Markham's Pennsylvania German Mennonite community, and more specifically for its association with Abram Raymer. He was a member of a locally important early Pennsylvania German Mennonite family that are considered the founders of Mount Joy which is located immediately north of Markham Village. This ornate brick dwelling was constructed c.1889 on a 25-acre parcel of Markham Township Lot 3, Concession 8 that was purchased by Abraham Raymer in two parts (1854 and 1868). Abraham Raymer lived on an adjacent property to the north where he farmed and owned a sawmill. This property was the home of his son Abram Raymer and his wife, Margaret (Legeer) Raymer, who married in 1889. In addition to farming, Abram Raymer contributed to a religious revival in the Box Grove community by leading Bible study groups and prayer meetings at the old Stone Jug hotel after the business closed. The property remained in the ownership of the Raymer family until 1939.

### **Contextual Value**

The Abram and Margaret Raymer House is of contextual value as one of several nineteenth century dwellings that remain in the vicinity of the historic crossroads community of Box Grove, and because it is physically, functionally, visually and historically linked to the site where it has stood since c.1889.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Abram and Margaret Raymer 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 good representative example of a brick dwelling rendered in the vernacular Queen Anne Revival style:*

- L-shaped plan of brick dwelling;
- One-and-a-half storey height;
- Fieldstone foundation;
- Buff brick walls with projecting plinth and radiating arches over door and window openings;
- External fireplace chimney on the north elevation;
- Medium-pitched gable roof with projecting, open eaves and steep gable-roofed wall dormer;
- Decorative fretwork on the primary (east) elevation gable;
- Flat-headed 1/1 single hung wood windows with projecting lugsills;
- Two-storey canted bay windows with large, fixed plate glass windows topped with leaded glass transom lights;
- Shed-roofed front veranda supported on chamfered wood posts and decorated with fretwork brackets and brick-patterned woodwork on the south gable end;
- Frame front vestibule sided in narrow tongue- and groove wood with diamond-shaped four-paned window.

*Heritage attributes that convey the property's historical value for its association with the early cultural and religious diversity of Markham Township, namely Markham's Pennsylvania German Mennonite community, and more specifically for its association with Abram Raymer:*

- The dwelling is a tangible reminder of Abram Raymer, a member of a locally prominent Pennsylvania German Mennonite family considered to be the founders of Mount Joy, north 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 east, south of the historic crossroads hamlet of Box Grove where it has stood since c.1889.

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

- Wooden railing on the front veranda;
- Modern principal door with sidelight on the south wall of vestibule;
- French doors on second floor of the south gable end;
- Frame rear addition;

- Accessory buildings.

## **APPENDIX 'D': Research Reports**

*Provided under separate cover*