

APPENDIX ‘D’: Research Reports

RESEARCH REPORT



John Doner House “The Toll House”

**East Part Lot 25, Concession 4
3693 Elgin Mills Road East
c.1843, with Later Alterations and Additions**

**Heritage Section
City of Markham Planning & Urban Design, 2024
*Update of 2018 Research Report***

History

This board and batten-clad dwelling is locally known as “The Toll House” for its historical association with the toll gate and tollkeeper’s residence that once stood near this location in connection with the Markham and Elgin Mills Plank Road (the roadway existed between 1850 and 1868). The property is located on the eastern part of Markham Township Lot 25, Concession 4.

The early history of this lot indicates an association with William Berczy, the leader of a group of German immigrants who are considered to be the founders of Markham. Jacob Rawn and his family were noted as residing on the property in Berczy’s 1803 Census of Markham Settlers. In

1804, Rawn purchased the 200-acre property from William Berczy. He also received the Crown patent for the same lot in 1822. Not much is known about Jacob Rawn. He was not a member of the Berczy group. In 1818, he sold the eastern 50 acres to D'Arcy Boulton and in 1822, sold the western 150 acres to Peter Wolfe. The 150-acre western portion passed through a series of owners until it was purchased by William Cantley in 1831. In 1849, Cantley sold six acres to blacksmith William G. Hingston who created a subdivision in 1856 that became the south-east quadrant of the hamlet of Victoria Square. The balance of the Cantley property remained as farmland until recent times.

D'Arcy Boulton, a member of the Upper Canadian elite, based in York (later Toronto), purchased the 50-acre property on the eastern part of Lot 25, Concession 4 as a speculative venture. The 50-acre east quarter of Lot 25, Concession 4 was sold to John Tipp in 1828. He was a Markham Township farmer. Tipp sold to John F. Schell in 1833. John F. Schell was the son of Frederick Schell who came with two of his brothers to Upper Canada from New York State in the late 1790s and settled in Markham Township c.1800. Frederick Schell settled on Lot 24, Concession 5 after initially living on Lot 28, Concession 4. The intersection of present-day Elgin Mills Road and Warden Avenue was historically known as Schell's Corners since there was a concentration of Schell families in the vicinity.

John F. Schell was listed on Lot 25, Concession 4, in Walton's Directory of 1837. In 1840, he sold the western 25 acres of his 50 acres to William Degeer. Two years later, Degeer sold to Jacob Fischer. In 1846, Fisher sold to Robert Lyon, a builder and architect who built a fine brick house on the property c.1850. Lyon sold to John F. Schell in 1854. This later residence of John F. Schell still stands at 3575 Elgin Mills Road East.

In 1843, John F. Schell sold one acre at the northwest corner of his property to John Doner. In the 1851 census, John F. Schell was living with his wife Nancy (McKinnon) Schell on the portion of Lot 25, Concession 4 that he still owned in a one-storey frame house. At the same time, John Doner, a carpenter, was living with his family in a one-and-a-half storey frame house. The research points to this being the earliest phase of the residence that stands at 3693 Elgin Mills Road East. In 1852, Doner purchased an additional half-acre to add to the property he already owned. An undated family history in the collection of the Markham Museum, written by a Doner descendant, states that John Doner was a carpenter-builder and during his career in Markham was responsible for erecting around 350 buildings, including his own residence and carpentry shop. Quoting from that source:

"He began work as a grown man, a jobber, clearing land for settlers. Here his reputation began to soar. He could clear heavy timber and prepare it for logging on an acre of land in four days."

"The stories of his work as a builder of houses, barns, mills and bridges became folk history. The third job he accepted was the building of a mill. He did it so quickly and so competently that it established the legend of Young John Doner's skills."

“In twenty-two years as a builder in Markham Township John Doner built three hundred and fifty structures of all kinds.”

The same history counts John Doner as a supporter of William Lyon Mackenzie and reform politics as well as a supporter of free trade.

The Doners were a Pennsylvania-German Tunker family that came to Markham in 1806 from Rocherty, Lebanon County, Pennsylvania, but originated in Lancaster County, Pennsylvania. John Doner (1821-1906) was the son of Jacob Doner (1788-1855) and Sarah (Horner) Doner (1789-?), and the grandson of John Doner Sr. (born 1762) and Anna (Breckbill) Doner (born 1768). The Doner family homestead was on Lot 35, Concession 3 (now the New Gormley area of the City of Richmond Hill). John Doner Sr. was known as Bishop John Doner. He served as Bishop of Markham for the Tunker Church from 1820 to 1840. This Anabaptist Christian sect, historically and doctrinally related to the Mennonites, became known as the Brethren in Christ in 1904.

John Doner married Euphemia “Effie” Schell (1824-1905), a daughter of John F. Schell and Nancy (McKinnon) Schell, in 1843. This John Doner should not be confused with his uncle, known as John Doner Jr. (1801-1872). At the time of the 1851 census, John and Effie Doner had six children. No one in the household or near it was listed in the census as a tollkeeper. However, in the Markham Township Assessment Roll of 1854, Robert Gormley was listed as a tollkeeper on the western half of Lot 26, Concession 4 which is across the road from the Doner property.

The land records do not provide any direct link to this property and the tollkeeper’s house of the Markham and Elgin Mills Plank Road Company. However, both John F. Schell and John Doner’s uncle, John Doner Jr., were shareholders, and John Doner Jr. served on the Board of Directors, so there is a connection between the company and this location.

The Markham and Elgin Mills Plank Road Company was incorporated in 1849 by a group of local investors, primarily from Markham Township and Richmond Hill. Gooderham and Worts, prominent Toronto distillers, also held shares. The route was surveyed by David Gibson, Provincial Land Surveyor, remembered in Ontario’s history for his role on the William Lyon Mackenzie side of the Upper Canadian Rebellion of 1837.

Most of the information about the company comes from the ledger and minute-book fortunately preserved in the collection of the Markham Museum’s archives. No photographs of the actual plank road are known to exist. It was designed to provide a reliable route between Yonge Street in the west, which was a macadamized toll road, and the Markham and Scarborough Plank Road (today’s Highway 48) to the east. The road was built of three-inch thick wood planks spiked to heavy timber sleepers set in the roadbed. The road was about ten feet wide, enough to allow two teams (horses drawing a wagon or carriage) to pass when travelling in opposite directions. Construction began in 1850 and tenders for supplying the lumber for the first phase of construction were accepted from David Eyer, Jacob Heise, John Doner Jr., and

John Horner. Thousands of board feet of lumber were used to build the plank road, and later to repair it. Rates for various types of vehicles were set by the Board of Directors in August 1850.

According to the book, *Markham, 1793 – 1900*, there were toll gates at the 2nd, 5th and 8th Lines.

From information contained in the minute-book of the company, Toll Gate No. 1 was located east of the crossroads hamlet of Elgin Mills. The 2nd Line is present-day Bayview Avenue. Toll Gate No. 2 was at Read's Corners (later known as Victoria Square). The 5th Line is present-day Warden Avenue. Toll Gate No. 3 was at Milnesville. The 8th Line is present-day Highway 48. In *Markham, 1793-1900*, it states that the toll gate at the 5th Line "was probably kept by the Schells", which is plausible since John F. Schell owned property at the south-east corner of Elgin Mills Road and Warden Avenue at the time the plank road was constructed through that area. However, according to the minute-book the first tollkeeper at Toll Gate No. 2, hired by the company in October 1850, was one Mr. Taylor. W. G. Hingston, a board member and blacksmith at Read's Corners, was authorized to receive tolls on behalf of the company from the tollkeeper. Later tollkeepers remitting tolls to the company included Robert Gormley and Mrs. Gormley in 1854 and 1856, Foster Armstrong (a weaver who lived on Lot 22, Concession 4) in 1856, 1857 and 1859, and for a time, John Doner.

In the company's ledger, payments made in October and December of 1850 relating to the construction of Toll Gate No. 2 went to W. G. Hingston and James Newton (toll gate) and James Newton (house and woodshed), as well as to John Doner and William Trench. William Trench was a blacksmith and carriage maker in Richmond Hill. In the minute book it states "W. G. Hingston offered to erect a Toll gate in every particular as good as the one erected at Gate No. 1 at Read's Corners..." The offer was accepted. James Newton was the builder of the toll gate, house and woodshed at Toll Gate No. 1, and based on the record of accounts, worked on Toll Gate No. 2 and its associated house and woodshed.

John Doner purchased an additional 4 ¹/₄ acres from John F. Schell in 1856. This land was east of the 1 ¹/₂ acres where he lived, stretching all the way to Warden Avenue. Toll Gate No. 2 and the toll keeper's house are believed to have been located in front of John Doner's property, most likely within the public road allowance as was the usual practice for other toll roads. By the time of the 1861 census, John F. Schell had moved into the brick farmhouse to the west of the corner, and Christopher Doner, a relative of John Doner, was living in a one-storey frame house, possibly the same house formerly occupied by John F. Schell. Christopher Doner was a carpenter, likely working with John Doner in his shop. On a map of Markham Township in the *Historical Atlas of York County, 1878*, two houses are illustrated near the corner, presumably the former home of John Doner and the home of Christopher Doner. This was ten years after the Markham and Elgin Mills Plank Road was no longer in operation. By 1868, a series of maintenance issues with the plank road resulted in the company surrendering the road to Markham Township and the planks taken up. The most easterly sections had been given up to the Township in 1859. The plank road, subject to wood rot and wear, was replaced by graveled surfaces.

Based on records of other tollkeeper's cottages in York County, these buildings were modest dwellings providing basic accommodation for tollkeepers and their families. If John Doner's house was already standing in 1843 or thereabouts, then when money was expended on a toll gate, house, and woodshed for Toll Gate No. 2 in 1850, it would have been for a separate new building. This suggests that the actual tollkeeper's cottage is no longer standing, and that the present Toll House at 3693 Elgin Mills Road may carry that name mainly for its association with the historic location of the toll gate and associated tollkeeper's dwelling that were located somewhere along the Elgin Mills frontage once owned by John Doner.

In 1861, John and Effie Doner sold their property to John F. Schell. According to Doner family history:

"The demand on his time being so great and also being irked by so many toll gates, he decided to move to Sunnidale where he bought 400 acres in the bush."

In 1862, the Doner family moved to their farm in the vicinity of Sunnidale Corners, Simcoe County, an area where a number of other York County families with similar Pennsylvania-German Tunker backgrounds had established a community. John Doner became a minister of the Tunker Church in 1875. He liked to be called Elder John Doner, by which he is known in the Doner family genealogy. After a disagreement with his church over doctrine, he resigned as minister but continued to preach in his community according to his own beliefs. When John and Effie Doner retired from farm life, they moved into the village of Stayner in Simcoe County.

John Doner wrote down his own history, which was passed on to his descendants who preserved his story in a book titled *The Doner Family in Canada, 1806-1974*, a privately published family history and genealogical record. The story of John Doner is told in great detail in another publication titled *A String of Amber – The Story of the Mennonites in Canada* by folklorist Blodwen Davies. Davies devoted an entire chapter to John Doner titled "The Folk Hero."

The former Doner property was sold by John F. Schell to William Schell in 1866. John F. Schell remarried after the death of his wife in 1865 and joined his former neighbours in Sunnidale. Later owners were John Gordon Mustard (1874), Mary J. Brumwell (1886), and Ralph and Frances Boynton (1925). A series of other owners followed, and the original John Doner House of c.1843 evolved as later owners remodeled and added to it, resulting in the unique structure that stands today.

Architecture

The John Doner/Toll House is a one-and-a-half storey frame building with an irregular plan. The core of this board and batten-clad rural residence is a one-and-a-half storey structure dating from the nineteenth century that has been much added to and modified to suit a series of owners. The oldest part of the structure is the northern section, closest to Elgin Mills Road East. A portion of the foundation, visible in the basement, is made of fieldstone.

The gable roof has a medium pitch, and the street-facing gable is decorated with Gothic Revival-style bargeboards which pre-date the earliest known photograph from 1968. Windows are modern units with 6-over-6 or 4-over-4 panes and decorative, non-functional shutters. There are two tall casement windows on the north gable end wall that are sheltered within the front veranda. During renovations, it was discovered that there was once a door centred between them.



Front and west side view of 3695 Elgin Mills Road East.
Oldest portion of the house is on the left.

Additions and exterior renovations have been sympathetic to the heritage building from an aesthetic standpoint, but it is unclear which, if any, details of the exterior date from the nineteenth century. The bargeboards in the street-facing gable may be old, but they would date from a later period than the estimated c.1843 date of construction of the original dwelling. An examination of the interior indicated that the knee walls of the second storey were raised, and the pitch of the roof increased a later point in the nineteenth century.

The front veranda posts and spandrels, board and batten siding, and vernacular Gothic Revival design of the oldest portion of the house and the additions are reminiscent of the work of the late Napier B. Simpson Jr., a Thornhill-based architect. In the 1960s and 1970s, he specialized in the restoration or renovation of heritage houses and the design of new houses in a traditional "old Ontario" style. A search of Simpson's projects in the collection of the Ontario Archives has confirmed that he did indeed work on designs for this property in 1968. However, further changes have been made to this picturesque dwelling since the time of Napier B. Simpson Jr.'s intervention.



Front view of 3693 Elgin Mills Road East, 1968.
B. Napier Simpson Jr. Photograph, Archives of Ontario.

In 1988, the owners undertook renovations and additions to the rear of the west wing and to the east side of the main block to replace an existing garage with a larger one. In 2015, a conservatory and foyer were added by the present owner.

The John Doner/Toll House is a unique example of an evolved nineteenth century dwelling in the Gothic Revival style. It reflects a late twentieth century design aesthetic 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 materials based on vernacular architecture of the nineteenth century. The original appearance of the earliest phase of this complex has been altered via 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 that 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. Other Markham examples of this architectural movement include the Stiver-Stollery House at 45 Stollery Pond Crescent, Warden House at 8840 Warden Avenue (another B. Napier Simpson Jr. project), the Horsley-Deacon House at 1 Old Farm Way, and B. Napier Simpson Jr.’s own residence “Greywood” at 24 Deanbank Drive in Thornhill.

Context

The John Doner/Toll House is located in a semi-rural setting within a cluster of dwellings of varying ages. In its location near the intersection of Elgin Mills Road and Warden Avenue, the John Doner/Toll House is an important reminder of the Markham and Elgin Mills Plank Road

which served the community from 1850 to 1868. Tollgate No. 2 stood near this location. The associated small barn may have served as John Doner's carpentry shop. In recent years, the barn has been extensively renovated. The John Doner/Toll House is one of several older dwellings in the vicinity that mark the historic crossroads community of Schell's Corners. It is historically linked to the neighbouring Lyon-Schell-Frisby House at 3575 Elgin Mills Road East.



Barn at 3693 Elgin Mills Road East, prior to alterations in late 2010s.
This building may have served as John Doner's carpentry shop.

Sources

Deed Abstracts for Markham Township Lot 25, Concession 4.

Markham Township Assessment Roll, 1853, 1854, 1856, 1869 and 1861. Markham Museum Collection.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), and Markham Township Directory of 1892.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).

Property File for 3693 Elgin Mills Road East, containing research on Lot 25, Concession 4 and notes from March 26, 2019, staff site visit.

Doner Family File, Markham Museum Collection.

Schell and Simpson Family Files, Heritage Section, City of Markham.

Minute Book and Ledger of the Markham and Elgin Mills Plank Road Company, Markham Museum Collection.

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Research Report on 3693 Elgin Mills Road East by Su Murdoch Historical Consulting, 2017, prepared for the City of Markham.

Archives of Ontario Item No. F 4395-1: B. Napier Simpson Jr. Project Files, R. C. Bison Residence, Victoria Square, 1968. Drawings and photographs.

Bruce, Alex. D. *Historical Sketch of Markham Township 1793-1950*. Markham: 1950. Page 50.
Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 44, 53-54, 90-91, 151, 188, and 313.
Davies, Blodwen. *A String of Amber – The Story of the Mennonites in Canada*. Vancouver: Mitchell Press Limited, 1973. Pages 213-221.
Doner, Harry. "The Descendants of John Doner and Euphemia Schell." *The Doner Family in Canada, 1806-1974*. Privately published. Pages 38-40.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value as a rare, unique, representative or early example of a style, type, expression, material or construction method.

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 It is a representative example of a late twentieth century design aesthetic that paid tribute to the architecture of old Ontario without strictly copying its traditional forms and details.

The property has historical value or physical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

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.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The John Doner/Toll House has 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. It also marks the historic location of Schell's Corners.

RESEARCH REPORT



John and Sarah Hagerman House **East Half Lot 6, Concession 5** **4272 Fourteenth Avenue, Hagerman's Corners** **c.1860**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The John and Sarah Hagerman House is located on a portion of the eastern half of Markham Township Lot 6, Concession 5, west of the historic hamlet of Hagerman's Corners. This crossroads community, now largely absorbed into the urban fabric of Markham, began to take shape in the mid-nineteenth century. The Hagerman's Corners post office was established there in 1873, named after a locally prominent founding family in the area. Clustered around the crossroads of the Sixth Line (present-day Kennedy Road) and Fourteenth Avenue were a general store and post office, a hotel, a cabinet-maker's shop, and a Wesleyan Methodist Church and cemetery.

John Hagerman Sr. (Johan Hinrich Hagerman, c.1754-1793), originally from Hamburg, Germany, was a member of William Berczy's group of 64-67 German-speaking settlers who initially intended to settle in the Genesee Tract in Upper New York State. When that plan fell through, the Berczy settlers made their way to Markham Township via the Niagara area. Upper Canada's first Lieutenant Governor John Graves Simcoe allocated 64,000 acres in Markham for the German settlement. Nicholas Hagerman Sr. emigrated from Germany with his wife, and a son

and daughter. Unfortunately, he never arrived in this new home, dying near the village of Queenston.

William Berczy's 1803 Census of Markham Settlers listed John Hagerman's son Nicholas, age 23, his widowed mother, age 48, and his sister, age 20, as residing on Lot 6, Concession 5. The mother and sister were unnamed in the census. The property was noted as having been drawn in 1794. Nicholas Hagerman received the Crown patent for the 200-acre property in 1819. During the War of 1812-1814, he served as a private in Captain John Button's Troop of Markham Dragoons. The Governor General's Horse Guard traces their origins back to Captain Button's Troop.

Nicholas Hagerman (1782-1838) was first married to American-born Mary "Polly" Ketchum (1784-1810) who died one year after their marriage. His second wife, born in Pennsylvania, was Mary "Polly" Press (1793-1882). Nicholas Hagerman had one child, Oliver, with his first wife. He had eleven children with his second wife.

After Nicholas Hagerman Sr.'s death in 1838, many members of the family continued to live on the homestead. According to the 1851 census, Henry Hagerman lived in a log house on the western half of Lot 6, Concession 5 with his wife Nancy (Milliken) Hagerman and their three children. Nicholas Hagerman Jr. lived in a one-and-a-half storey frame house on the eastern half of Lot 6 along with his widowed mother, his wife Jane (Glew) Hagerman, his infant daughter Maria, and his younger siblings Mary Ann, Sinclair and John. By the time of the 1861 census, the farm had been divided into four 50-acre parcels occupied by brothers Henry, Sinclair, John and Nicholas Jr. A fine photographic portrait of the Hagerman brothers can be seen on page 243 of *Markham 1793-1900*. They were members of the Wesleyan Methodist faith. Nicholas Hagerman Jr. donated a parcel of his farm for a Wesleyan Methodist Church and cemetery in 1848. Today, only the historic cemetery remains to mark the location.

Henry Hagerman (1818-1915) lived on the western 50 acres of the western half of Lot 6, Concession 5. By 1861, he had replaced his log dwelling with a one-and-a-half storey brick farmhouse. That house stood until the late twentieth century and was illustrated in the *Markham Inventory of Heritage Buildings, 1981*. Henry Hagerman eventually left Markham to live in the community of Parkhill in Southwestern Ontario.

Sinclair Hagerman (1831-1917) lived on the eastern 50 acres of the western half of Lot 6, Concession 5. His frame farmhouse in the Ontario Classic style, beautifully ornamented with Gothic Revival details, stands at 3990 Fourteenth Avenue. Some sources provide a c.1855 date of construction, other sources state that it was built in 1867, which seems more likely given its architectural style. Today the Sinclair Hagerman House serves as a daycare centre. The property is designated under Part IV of the Ontario Heritage Act (refer to By-law No. 77-89).

John Hagerman (1837-1938) lived on the western 50 acres of the eastern half of Lot 6, Concession 5. The existing one-and-a-half storey frame house at 4272 Fourteenth Avenue is located on a remnant of this parcel. It was noted in the 1861 census and is estimated to have

been constructed c.1860. John Hagerman's wife was Sarah (Rivis) Hagerman, a member of the Rivis family that farmed south of the village of Unionville. In 1870, John Hagerman sold a right-of-way to the Toronto and Nipissing Railway Company for their new narrow-gauge line through Markham Township. The family later left Markham to farm in Harwich Township, Kent County, in Southwestern Ontario where they were living at the time of the 1881 census. John Hagerman died at the noteworthy age of 100 years old.

Nicholas Hagerman Jr. (1827-1902) lived on the eastern 50 acres of the eastern half of Lot 6, Concession 5, less the small parcels sold off for the general store and post office as well as the Wesleyan Methodist Church and Cemetery. His fine one-and-a-half storey patterned brick farmhouse in the Ontario Classic style, built c.1858, stands on its original site at 60 Maple Park Way, in the midst of a townhouse development. It is designated under Part IV of the Ontario Heritage Act (refer to By-law No. 2023-8)).

In 1882, John Hagerman sold his farm to his brother Nicholas Hagerman Junior. Nicholas Hagerman Jr. later retired from farming and the land was farmed by the Couperthwaite family. Nicholas Hagerman Jr. died in 1902. His widow, Jane Hagerman, sold the farm to Frank W. Duffort in 1917. At that time, the property on the eastern half of Lot 6, Concession 5, was comprised of 94 acres due to parts having been sold off in previous years for the general store, church, and railway right-of-way. Frank and Alice Duffort sold the farm to David Gilham and Milton Gilham in 1920. In 1922, the property was sold to James Muirhead Jr. The former Hagerman farm began to be sold off in parts in the late 1940s. The John Hagerman House stands on a small parcel of the old farm to the west of McDowell Gate and east of the railway line.

Architecture

The John and Sarah Hagerman House is a one-and-a-half storey frame dwelling. It was originally oriented to face westwards, with its gable end facing the street. The one-and-a-half storey main block has a rectangular plan. A rear kitchen wing, offset to the north on the rear wall of the main block, once created an overall L-shaped plan, but this rear wing has been expanded to the north, south and east. A small, enclosed porch containing the principal entrance is located in the south-facing ell. At the east end of the rear wing is an attached garage that slightly projects toward the street.

The ground floor of the building is set close to grade. It appears to rest on a fieldstone foundation that is largely concealed by foundation plantings. The house is sided in horizontal aluminum in an imitation of wide clapboard.

The medium-pitched roof has projecting, open eaves without eave returns. There is a medium-pitched centre gable on the west slope of the main roof. The centre gable contains a flat-headed window opening. No historic chimneys remain but there is a heavy fieldstone fireplace chimney on the south wall of the rear wing.

According to the 1991 edition of the *Markham Inventory of Heritage Buildings*, the house has a three-bay primary elevation. Openings on the original front wall are concealed from view by a hip-roofed enclosed porch. A door centred on the wall, aligned with the centre gable above, is assumed based on other local examples of this house type.



Street view of 4272 Fourteenth Avenue.

On the main block, window openings are rectangular and flat-headed. Until recently, the ground floor windows had six-over-one panes, but there are now modern windows with one-over-one panes. Second storey windows are smaller in proportion to those on the ground floor. The south gable end has four regularly placed window openings, two on the ground floor and two on the second floor.

Contemporary horizontally oriented windows flank the fireplace chimney on the south wall of the rear wing. It appears that the south wall of the rear wing was extended with a shed-roofed addition in the mid-twentieth century.

The John and Sarah Hagerman House is 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. The design was promoted in architectural pattern books available to local builders, and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. 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 that reflect the influence of the picturesque Gothic Revival style. The essential form of the Ontario Classic was symmetrically balanced with a centrally placed front door flanked by a window on either side, a hold-over from the long-standing conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. A one-and-a-half

storey height and a T-shaped or L-shaped plan were typical with the rear portion of the “T” or “L” a single-storey kitchen. In this case, the kitchen wing has been enlarged on three sides.

Exterior materials have been renewed over time, but the original form remains readily discernable (the original cladding may still exist behind the current siding). 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.

Context

The John and Sarah Hagerman House is one of three surviving farmhouses of the four Hagerman brothers, Henry, Sinclair, John and Nicholas Jr., that were constructed along the north side of Fourteenth Avenue in the mid-nineteenth century. This small frame dwelling is embedded in modern urban development that includes industrial and commercial uses. It is remarkable that this historical building has survived given the significant changes that have occurred to the former agricultural landscape west of the historic crossroads hamlet of Hagerman’s Corners. As noted earlier, the Sinclair Hagerman House at 3990 Fourteenth Avenue and the Nicholas Hagerman Jr. House at 60 Maple Park Way are designated under the Ontario Heritage Act. The John and Sarah Hagerman House is contextually important as a remnant of the historic Hagerman’s Corners community and for being linked to the two other extant Hagerman family houses.

Sources

Abstract Index of Deeds for Lot 6, Concession 5, Markham Township.

Canada Census 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 and 1918 Directories.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York, Ontario (1878) and 1919 map.

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Hagerman Family File, Heritage Section, City of Markham Planning & Urban Design.

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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.

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.

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.

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.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The John and Sarah Hagerman House has contextual value as one of several nineteenth century buildings that remain 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, Sinclair, John, and Nicholas Jr., 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.

RESEARCH REPORT



Wideman-Cober House **West Quarter Lot 31, Concession 5** **3812 Nineteenth Avenue, Almira** **c. 1890**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The Wideman-Cober House is located on a portion of the western quarter of Markham Township Lot 31, Concession 5, west of the historic mill hamlet of Almira.

Lot 31, Concession 5 was originally a Clergy Reserve lot. In 1804 it was leased to John Klein. The central portion of Lot 31 became the core of the mill hamlet of Almira where Benjamin Bowman, an early tenant on the property, built a grist mill and woolen mill on a tributary of the Rouge River now known as Bruce Creek. Bowman received the Crown patent for the property he initially leased in two parts (1850 and 1862) but constructed the mill and his residence many years before he formally owned the land.

The Crown patent for the western 50 acres of Lot 31, Concession 5 was received by Isabella Ferris, the widow of Joseph Ferris, in 1863. Joseph and Isabella Ferris were tenants on the property as early as 1837, since Joseph Ferris was noted there in Walton's Directory of Markham Township. His wife Isabella was born in Ireland, suggesting that they were both Irish immigrants. By the time of Brown's Directory of 1846-47, Isabella Ferris was widowed.

According to the 1851 census, she resided on Lot 31, Concession 5 with her son William and her daughter Isabel. Both children were unmarried at the time. William was a farmer. The family resided in a log house. By 1861, William Ferris was still unmarried and living with his widowed mother. His sister Isabel or Isabella (Ferris) Carrigan was married. Their dwelling was described as a one-storey log house. In Mitchell's Directory of 1866, there is a Joseph Ferris listed as the inn-keeper at the Centre House Hotel in Unionville. He may have been William's brother.

In 1875, the executors of Isabella Ferris sold the property on Lot 31, Concession 5 to Jacob Wideman. Jacob Wideman was the son of Adam Wideman and Elizabeth (Sherk) Wideman, and the grandson of Reverend Henry Wideman and Catherine Van Hoben. Henry Wideman was the first ordained Mennonite minister in Markham Township and one of the first in Upper Canada. The family came to Markham from Bucks County, Pennsylvania in 1803 and settled in an area that became known as Milnesville.

Jacob Wideman (1828-1899) and his wife Mary (Burkholder) Wideman (1825-1882) resided on the south-west quarter of Markham Township Lot 32, Concession 5, directly to the north of this property which he had purchased from his father Adam Wideman in 1860. Lot 32, Concession 5 is now within the boundaries of the Town of Whitchurch-Stouffville. Jacob Wideman followed his father as minister of the Almira Mennonite Church, built in 1860, which stood on the south-west corner of his property on land eventually deeded to the church trustees in 1875. Farming was his primary occupation. One of his children, Samuel Wideman, became a minister at Almira Mennonite Church.

The purchase of the westernmost 50 acres adjoining Lot 31, Concession 5 added to Jacob Wideman's land holdings. The map of Markham Township found in the *Historical Atlas of the County of York, Ontario, 1878* illustrates the farmstead of Jacob Wideman on Lot 32, Concession 5 and no dwellings on his property on Lot 31, Concession 5. The log house occupied by the Ferris family may have been demolished by that time.

By the time of the 1881 census, Jacob Wideman and his family had relocated to the rural community of Milnesville, living on the eastern half of Lot 21, Concession 7 (10062 Highway 48) on a property purchased from his brother-in-law John Koch in 1871. He continued to own his other farm property in Almira.

Jacob Wideman and Mary (Burkholder) Wideman had at least ten children. One of their sons, Joseph Wideman, established a pottery in Almira in the 1860s but later relocated to Milnesville. Another son, Simeon Wideman, purchased the western 50 acres of Lot 31, Concession 5 from his father in 1897. According to the 1891 census and the Markham Township Directory of 1892, he resided on the property prior to its purchase. By 1891, Simeon Wideman (1858-1906), a farmer, was married to Elizabeth (Burkholder) Wideman (1860-1951). They had no children. A suggested date of construction for the frame farmhouse at 3812 Nineteenth Avenue is c.1890.

By the time of the 1901 census, Simeon and Elizabeth Wideman had moved to Markham Village. Simeon Wideman was age 42, and his occupation was listed as “Retired Farmer,” which seems early for his age. In 1906, he sold his farm near Almira to George Cober.

George Cober (1882-1968) married Annie Reesor (1883-1969) in 1906, the same year he purchased the Wideman farm. They had three daughters: Martha, Mary, and Ada. The Wideman House may have been enlarged by the Cober family since at the time of the 1891 census it contained only four rooms.

George Cober was a member of the Pennsylvania German Tunker community and was associated with the Heise Hill Brethren in Christ Church (a later name for the Tunker sect). His parents were John Cober and Susannah (Sheffer) Cober of Pickering Township. Annie Reesor was the daughter of John B. Reesor of Cedar Grove and Angeline Moyer. *More Pioneer Hamlets of York* contains the following information about George Cober:

“George Cober was a well-known vegetable gardener and took his produce on a wheelbarrow to a suitable spot close to the main road to sell to passers-by. He sold dozens upon dozens of corn for many years.” Page 94.

In 1952, George and Annie Cober sold to Walter Vens and Arthur Vens. The farm was subsequently divided into several parcels, with the farm buildings located on the southernmost 10-acre parcel. From 1966 to recent times, this small farm was the home of John and Anita Stanton, long-time owners. The current owner is 1570128 Ontario Incorporated.

Architecture

The Wideman-Cober House is a one-and-a-half storey frame dwelling with an L-shaped plan, facing south. The building rests on a concrete foundation. The roof is a medium-pitched cross gable with projecting, open eaves. No historic chimneys remain. The exterior is clad in aluminum or vinyl siding in the form of narrow clapboard with corner boards. The present siding is a good facsimile of the earlier wood siding seen in an archival photograph dating from 1981 which appears in the 1991 edition of the *Markham Inventory of Heritage Buildings*. A hip-roofed veranda supported on heavy square posts is located within the ell. The veranda roof is old but the timber posts, rustic in character with angled braces, are recent. Previously, the veranda was enclosed. There is a wing centred on the rear wall which likely served as a kitchen wing. A small addition extends from the east wall of the rear wing.

The principal entrance to the house is sheltered under the veranda within the south-facing ell. The single-leaf door is centred between two windows on the recessed south wall and has a glazed upper section and panels below. There is an additional exterior door opening onto the veranda on the west wall of the front projecting portion of the building.

Window openings are typically rectangular in shape, flat-headed, and regularly placed. The original window openings contain modern single-hung windows with one-over-one panes. There are small square windows in the knee walls, one centred on the front wall facing south,

and the other on the west-facing side wall of the front-projecting bay. On the south gable end of the front-projecting bay are two tall, narrow window openings.



Archival photograph of 3812 Nineteenth Avenue, 1981.

The Wideman-Cober House, built for a Pennsylvania German Mennonite family, is a vernacular farmhouse without any strong stylistic influences and is restrained in its design. 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-shaped plan reflects the emerging popularity of the picturesque Italianate and Gothic Revival styles within Markham Township in the 1860s.

It is possible that the house was constructed in two stages with the westerly portion being the first phase built as the home of Simeon and Elizabeth Wideman c.1891. Its balanced three-bay front reflects the long-lasting influence of the conservative Georgian architectural tradition that continued to be used in the design of vernacular dwellings in rural areas long after the Georgian period ended in 1830. This may have been the two-storey, four-room frame dwelling noted in the 1891 census. The front-projecting east wing, with its tall, narrow gable end windows on the second floor, may have been added by George and Annie Cober in the early 1900s. That addition created the picturesque L-shaped plan that is generally associated with the Gothic Revival style. An examination of the structure would be necessary to determine if the house was indeed constructed in two phases.

Context

The Wideman-Cober House is part of a complete, compact farmstead which also includes a late nineteenth or early twentieth century gambrel-roofed barn and a gable roofed shed. The property is located to the west of the core of the historic mill hamlet of Almira. The Wideman-Cober House farmhouse represents the agricultural history of the area surrounding Almira.



Barn at 3812 Nineteenth Avenue.



Shed at 3812 Nineteenth Avenue.

Sources

Deed Abstracts for Markham Township Lot 31 and 32, Concession 5.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), and Markham Township Directory of 1892.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).

Property File for 3812 Nineteenth Avenue, Heritage Section, City of Markham Planning & Urban Design.

Family History File for Wideman, Heritage Section, City of Markham Planning & Urban Design.

Find a Grave Website Searches for Simeon Wideman and George Cober.

The Reesor Family in Canada 1804-2000. Pages 250 and 256.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 55-56, 148 and 225.

Milstead, Evelyn and Fern (Hoover) Keith. "Gormley." *More Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1985. Page 94.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value as a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Wideman-Cober House has design value and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse of the late nineteenth century.

The property has historical value or physical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Wideman-Cober House has historical value as it is associated with the early cultural and religious diversity of Markham Township, specifically the Pennsylvania German Mennonite and Tunker communities, and more specifically for its early association with the Wideman and Cober families.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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 the late nineteenth century until the early 2000s.

RESEARCH REPORT



Abram and Margaret Raymer House **Northeast Quarter Lot 3, Concession 8** **7530 Ninth Line, Box Grove** **c.1889**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

This house was constructed c.1889 on the northeast corner of Lot 3, Concession 8 as the home of Abram Raymer (1859-1939), a farmer, and his wife Margaret Amelia (Lageer) Raymer (1866-1912). Abram Raymer was a son of Abraham Raymer (1814-1891) and Elizabeth (Byer) Raymer (1823-1903) who farmed and owned a sawmill on Lot 4, Concession 8 to the northwest of this property. An archival photograph of the farmhouse of Abraham and Elizabeth Raymer appears on page 51 of *Markham 1793-1900*. The Raymer (or Ramer) family were Pennsylvania German Mennonites who came to Markham from Dauphin County, Pennsylvania in 1809. They were a prominent local family that are considered to be the founders of the Mount Joy community, now part of Markham Village.

The eastern 100 acres of Lot 3, Concession 8 were granted by the Crown to Peter Milne Jr. in 1846. Peter Milne Jr. (1803-1878) was the son of Alexander Milne and Jane Gibson, and the nephew of Peter Milne Sr., owner of Markham Mills south of Markham Village. Peter Milne Jr.

was a store-keeper, sawmill owner, and first postmaster of the hamlet of Milnesville (Highway 48 north of Major Mackenzie Drive). He did not reside in the Box Grove area but lived on Lot 26, Concession 7, in the community that bears his name.

The acquisition of the property on the eastern half of Lot 3, Concession 8 enlarged Peter Milne Jr's already substantial land holdings on Lots 1 and 2, Concession 8, directly to the south. In 1852, Milne sold a 25-acre parcel at the northeast corner of Lot 3, Concession 8 to Peter Whitney. Two years later, Whitney sold 20 acres to Abraham Raymer, the adjacent property owner on Lot 4, Concession 8. Raymer acquired the remaining 5 acres of the 25 acre parcel in 1868. In 1894, the 25-acre property on Lot 3, Concession 8 was willed to Elizabeth Raymer, his wife.

A map of Markham Township dated 1878 in the *Historical Atlas of the County of York, Ontario*, shows that there was a house on the 25-acre property at that time. From a review of the 1851 and 1861 census returns,, this was Peter Whitney's one-storey log dwelling built in 1846. The log house was likely constructed by Peter Milne Jr. as a requirement of obtaining the Crown patent in 1846. Whitney was 69 years of age at the time of the 1851 census. He was born in the United States and appears to have been retired. He lived on the property with his wife Mary and their three children. In 1861, William Glen, a Scottish-born labourer, lived in the log house.

In the late 1880s, the old log dwelling on the Raymer property on Lot 3, Concession 8 was replaced by the existing brick dwelling at 7530 Ninth Line as a new home for Abraham and Elizabeth Raymer's son, Abram Raymer, and his wife, Margaret Amelia (Legeer) Raymer, who married in 1889. They raised a family of four daughters and a son. Abram's widowed mother, Elizabeth, lived in the same household after the death of Abraham Raymer in 1891. According to the 1891 census, the Raymers lived in a two-storey brick house containing ten rooms. Ownership of the property passed to Abram Raymer after the death of his mother in 1903.

Abram Raymer and his family were of the Mennonite faith according to census records. In a history of Box Grove written by Paul Burkholder, it is stated that Abram Raymer conducted Bible study groups and prayer meetings in the old Stone Jug Hotel in Box Grove after the business closed and this local landmark became a private residence. This led to a religious revival in the community.

Margaret Raymer died in 1912. Abram Raymer's second wife was Phoebe Anne (Moyer) Raymer (1876-1961). They married in 1919. Abram Raymer died in 1939 and his executors sold the property out of the family. It has had a succession of owners since that time.

Architecture

The Abram and Margaret Raymer House is a one-and-a-half storey brick dwelling with an L-shaped plan that was later enlarged with a two-storey rear addition. There is a full-width veranda in the street-facing ell. The building rests on a raised coursed fieldstone foundation that provides a basement. The walls are clad in buff-coloured brick veneer laid in running bond with ornamentation limited to a five-course brick plinth and radiating brick arches over door

and window openings. This type of brick, historically referred to as “white brick,” came into use in Markham Township as early as the 1870s but became more common in the 1890s. In previous decades, most brick was locally produced and had a pink-orange variegated colour that was sometimes dyed a dark red to create a more consistent appearance. More research is required to determine the source of the buff brick and greyish-buff brick used in Markham in the late nineteenth century. Was it brought in from another area or was there a local clay deposit that produced a brick that differed from the pink-orange Markham standard?

The cross-gable roof has a medium pitch with projecting, open eaves. No historic chimneys remain. An external fireplace chimney, a later addition, is located on the north side of the building. The brick used on this feature differs slightly in colour from the brick used on the walls.

The street-facing gable is a dominant feature of this late Victorian dwelling, ornamented with fretwork in a rising sun pattern. This pattern was used in at least two other local houses of a similar architectural style, the Wilson House at 144 Main Street North, Markham Village (1888) and the Calvert House at 258 Main Street North in Mount Joy (c.1891). Originally the gable would have also had brackets on either side of the centre bay, but now only the triangular upper portions remain in place, decorated with fretwork in a stylized floral pattern. The appearance of the gable ornamentation prior to the removal of the brackets can be understood by looking at the two aforementioned examples where the details remain intact.



East and North Sides of 7530 Ninth Line.

The street-facing (east) elevation also features a steep centre gable on the front slope of the recessed southern volume. This gable lacks ornamentation but given the amount of detailing on the street-facing gable and veranda, there may have once been fretwork in this smaller gable as well.

The principal entrance is sheltered within an enclosed portion of the front veranda. The shed-roofed veranda is supported on chamfered wood posts and has a base composed of an open southern half and a fieldstone northern half. The veranda railing and deck have recently been replaced. Previously, there was a low wood railing with turned balusters. Below this railing was a fretwork base, a very unusual feature not seen elsewhere in Markham. Fretwork brackets and a brick-like pattern in wood associated with the Anglo-Japanese Aesthetic Movement decorate the south gable end of the veranda where the wooden steps are located. The steps have a balustrade with turned balusters that are in a lighter design than the veranda railing. The enclosed portion of the veranda has narrow tongue and groove V-groove siding and a distinctive diamond-shaped four-paned window. This is another unique feature of the house not seen elsewhere in Markham.

Within the front veranda is a single one-over-one window. A single-leaf nine-paneled door with a single sidelight is located on the south wall of the enclosed portion of the veranda. This doorcase is modern in design. It may have replaced a set of double glazed and paneled doors typical of the period of construction. The gable-fronted projecting gable end has a two-storey canted bay window. The large centre windows have fixed plate glass windows with rectangular transom lights with coloured leaded glass. Flanking these feature windows are narrower one-over-one paned windows. All window openings are flat-headed and have projecting lugsills.



South side view of 7530 Ninth Line showing veranda detailing, south bay window and rear addition.

The south gable end has a wide box bay window with large multi-paned fixed glass windows on the ground floor. This bay window appears to be a later addition, but it has a fieldstone foundation, suggesting it is an old alteration. Above the bay window is a pair of twentieth century style French doors. These doors may have once opened onto a shallow balcony over top of the bay window.

There is a single one-over-one window on the north wall located to the left of the external fireplace chimney. On the rear gable end wall are two one-over-one windows on the ground floor, and a single one-over-one window above.

The rear addition is a modern-era extension of the original building. It is a full two-storey structure sided in wood board and batten. It has a low-pitched gable roof. There is a cantilevered second storey sunroom on the south wall and a bracketed rear porch. Both features have decorative brackets that visually support them, but the actual structural support is from cantilevered beams.

The Abram and Margaret Raymer House is 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 villages and in rural areas. 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. Designs were offered in pattern books that featured spacious dwellings with picturesque irregular massing, tall roofs with dormers and multiple gables, projecting bays, deep verandas, and multiple textures in cladding materials. The main design principle was balance rather than symmetry. This example combines the L-shaped form and steep centre gable of the vernacular Gothic Revival style 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 is a rare survivor from the late 1880s period of construction with its distinctive decorative detailing and enclosed vestibule.

Context

The Abram and Margaret Raymer House is one of several nineteenth century dwellings still standing in the vicinity of the historic crossroads hamlet of Box Grove. The property, now a small portion of the original acreage, was once part of the agricultural community that surrounded the hamlet.

Sources

Abstract Index of Deeds for Lots 1, 2, 3 and 4, Concession 8, Markham Township.

Canada Census 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York, Ontario (1878) and 1919 map.

Property File for 7530 Ninth Line, Heritage Section, City of Markham Planning & Urban Design.

Raymer Family File, Heritage Section, City of Markham Planning & Urban Design.

Elmwood Cemetery Information from Lorne Smith, Markham Official Historian.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Page 94.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 50-52, 75-76, 277.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Abram and Margaret Raymer House has design value and physical value as a good representative example of the vernacular Queen Anne Revival style in brick.

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.

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, located immediately north of Markham Village.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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