

APPENDIX 'C': Letters of Objection

Notice of Objection to Notice of Intention to Designate the Property at 9418 Kennedy Rd under Section 29 of *Ontario Heritage Act*

(On Behalf of Iain Stuart, 9418 Kennedy Rd, Markham, ON)

ATTN:

City Clerk
City of Markham
101 Town Centre Boulevard, Markham, Ontario, L3R 9W3
clerkspublic@markham.ca
cc: kkitteringham@markham.ca

INTRODUCTION

1. Iain Stuart (the "Mr. Stuart") is the owner of the property municipally known as 9418 Kennedy Rd, Markham, ON, L6C 1N6 (the "Subject Property").
2. On May 29, 2024, council of the city of Markham (the "City") adopted a resolution to state its intention to designate the Subject Property under Part IV, Section 29 of the *Ontario Heritage Act*.
3. On May 31, 2024, the City published the notice of intention to designate the Subject Property (the "Notice of Intention") on the City's website, giving Mr. Stuart 30 days after the date of the Notice of Intention to serve a notice of objection to the Notice of Intention (the "Notice of Objection") on the City clerk.
4. This document is being served on the City clerk, in accordance with Section 29(5) of the Heritage Act, as a formal Notice of Objection in accordance with Section 29(5) of the *Ontario Heritage Act*.

LEGAL TEST FOR DESIGNATION

5. In order to be designated under Section 29((1)(a) of the *Ontario Heritage Act*, the property must meet the prescribed criteria in *Ontario Regulation 9/06* (the "Regulation").
6. Given that the Notice of Intention was issued after January 1, 2023, the property can only be designated if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2) of the Regulation (the nine "Possible Criteria")
7. The nine Possible Criteria are enumerated under the 9 paragraphs of subsection 1(2) of the Regulation in the following order (emphasis/underlining added):
 - i. 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.
 - ii. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
 - iii. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
 - iv. 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.

- v. 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.
- vi. 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.
- vii. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- viii. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- ix. The property has contextual value because it is a landmark.

CITY'S PURPORTED GROUNDS FOR DESIGNATION BASED ON THE LEGAL TEST

8. The legal criteria and facts that the City is relying on to designate the Subject Property are described succinctly on the Notice of Intention available on the city website in the following manner:

- i. *“St. Philip’s Old Rectory has design and physical value as a representative example of a mid-nineteenth century country clergyman’s residence in a vernacular rendition of the Georgian architectural tradition. St. Philip’s Old Rectory has historical value for its association with Unionville’s early Anglican congregation and its role in the spiritual, social and political life of the community, and for its association with the Reverend George Hill, who in addition to serving the Anglican Church, was Superintendent of Schools from the 1840s to the 1870s and an influential figure in the establishment of high-quality public education in Markham Township. Further, the property has contextual value because it is physically, functionally visually and historically linked to its surroundings where it has stood since c.1850, and for being an essential component of an historical grouping that includes St. Philip’s Anglican Cemetery, St. Philip’s-on-the-Hill Anglican Church, and the Bethesda Lutheran Cemetery across the road”*

9. A more comprehensive description of the legal criteria and facts that the City is relying on to designate the Subject Property, the statement of significance, was provided in the May 21, 2024, heritage staff report (the “Staff Report”) to the Development Services Committee (the “Statement of Significance”). The same comprehensive Statement of Significance was attached to a May 31, 2024, letter, sent by the City to Mr. Stuart in lieu of the City’s obligation to serve Mr. Stuart with a copy of the Notice of Intention. The Statement of Significance pertaining to the Subject Property, as excerpted from the Staff Report, is attached as Schedule A to this Notice of Objection document.

10. As per the City’s own description of the Subject Property in the Statement of Significance, the building that the City wants to designate is the St. Philip’s Old Rectory, a one-and-a-half storey frame dwelling located on the west side of Kennedy Road, immediately north of St. Philip’s-on-the-Hill Anglican Church and Cemetery (the “Rectory”).

11. The purported heritage attributes of the Subject Property, as listed in the website version of the Notice of Intention, and the Possible Criteria that they are associated with (as denoted by the bold font notes within the square brackets) are as follows (emphasis/ underlining added).

- i. *“design and physical value as a representative example of a mid-nineteenth century country clergyman’s residence in a vernacular rendition of the Georgian architectural tradition” [the City is relying on the Possible Criteria of design or physical value listed under paragraph (i) of subsection 1(2) of the Regulation: 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 heritage department's "Design/Physical Hypothesis")

- ii. *"historical value for its association with Unionville's early Anglican congregation and its role in the spiritual, social and political life of the community, and for its association with the Reverend George Hill, who in addition to serving the Anglican Church, was Superintendent of Schools from the 1840s to the 1870s and an influential figure in the establishment of high-quality public education in Markham Township"* **[the City is relying on the Possible Criteria of historical value listed under paragraph (iv) of subsection 1(2) of the Regulation: 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 heritage department's "Historical Value Hypothesis")
- iii. *"contextual value because it is physically, functionally visually and historically linked to its surroundings where it has stood since c.1850, and for being an essential component of an historical grouping that includes St. Philip's Anglican Cemetery, St. Philip's-on-the-Hill Anglican Church, and the Bethesda Lutheran Cemetery across the road"* **[the City is relying on the Possible Criteria of contextual value listed under paragraph (viii) of subsection 1(2) of the Regulation: the property has contextual value because it is physically, functionally, visually or historically linked to its surroundings]** (the heritage department's "Contextual Value Hypothesis")

GROUNDINGS FOR OBJECTION

12. Mr. Stuart's position is that the Rectory should not be designated on grounds that, despite the heritage staff's position that the Rectory meets three of the Possible Criteria, the Rectory, in fact, only meets one of the Possible Criteria, and as such fails to meet the legal threshold that it meet two or more of the Possible Criteria before it can be designated by council.

13. More specifically, Mr. Stuart's position is that, although the Rectory does have historical value as expressed in the Historical Value Hypothesis, it does not have design or physical value as expressed in the Design/Physical Hypothesis, and it also does not have contextual value as expressed in the Contextual Value Hypothesis.

Disagreement with the Design/Physical Value Hypothesis

14. Markham's heritage department provides a list of architectural styles on the city's website (see Schedule B). The opening statement at the top of the webpage list reads as follows: *"The following is a listing of the architectural styles found in Markham. The buildings on the Register of Property of Cultural Heritage Value or Interest are identified using these architectural style terms"*. As such, this is the list of styles, and their characteristics, that the heritage department reportedly relies on to identify heritage properties based on their design or physical value (the "Markham Style List").

15. To reiterate, the heritage department's Design/Physical Value Hypothesis is that (emphasis/underlining added) *"St. Philip's Old Rectory has design and physical value as a representative example of a mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition"*.

16. The Design/Physical Value Hypothesis is incorrect for the following two reasons:
- i. "mid-nineteenth century country clergyman's residence" is not an example of an identifiable and established type or style of building, and
 - ii. the Rectory is not an example of the Georgian Architectural Tradition

17. With respect to the first point/reason, there is no such thing as a type or style of building clearly identifiable as a clergyman's residence:
- i. The Markham Style List does not make any references to "clergyman residences" as a unique style or as a subset of a broader architectural style. The only Markham Style List reference to styles associated with religions worship is associated with the Gothic Revival style, which, as per the Markham Style List, was developed as a reaction to the restrained rational Georgian architectural style.
 - ii. Referring to a clergyman's residence as a type or style of building confuses the property's historical value as a clergyman's residence, which permits the Rectory to meet one of the other Possible Criteria (as denoted by the Historical Value Hypothesis), with the design or physical value of the property, by positing, incorrectly, that the design was founded based on some rare, unique or representative style associated with buildings catering to clergymen. .
18. With respect to the second point/reason, the Rectory is not representative of the Georgian architectural tradition, as the heritage attributes listed in the Statement of Significance, under the statement of design and physical value, are not in fact representative of the Georgian architectural tradition:
- i. **Rectangular plan of main block:** The Markham Style List, when addressing the Georgian Tradition style, does not make any direct reference to rectangular plans, noting only rectangular windows and symmetry. There are actually five other styles listed on the Markham Style List (Regency, Ontario Cottage, Classic Revival, Ontario Classic, and Colonial Revival) that actually make an express reference to rectangular plans. If the Georgian style was truly characterized by rectangular plans then the Market Style List should have referred to rectangular plans in the same manner that it does in relation to these other five styles.
 - ii. **One-and-a-half storey height:** The Markham Style List, when addressing the Georgian Tradition style, does not say anything about one-and-a-half storey heights being a key characteristic of the style, even though many of the other styles listed on the Markham Style List do make express references to heights (number of storeys). Notably, the Staff Report that contains the Statement of Significance for Rectory also includes a write up on the property at 9318 Reesor Rd, wherein staff also describes that property as representative of the "Georgian architectural tradition", even though the main block of that building is two storeys, and the "two-storey height" is actually listed as a heritage attribute of the 'Main Block' (see Schedule C) – granted, the same write up on 9318 Reesor Rd also characterizes the one-and-a half storey height of that building's 'Brick Wing' as a heritage attribute, however, this merely illustrates that heritage staff is being very indiscriminate in identifying heritage attributes of the Georgian style, to the point that such broadly defined attributes become dilutive and start to lose significance.
 - iii. **Medium-pitched gable roof with deep, projecting eaves:** The Markham Style List associates deep eaves with the Regency style, the Ontario Cottage style and the Italianate style, not with the Georgian style.
 - iv. **Three-bay composition of the primary (east) elevation:** The Markham Style List, when addressing the Georgian Tradition style, does not say anything about three bay compositions beyond a general reference to symmetry.
 - v. **Centre doorcase with single-leaf door and sidelights with Neo-Classical wood surround:** The Neo-Classical wood surround on the centre door case is not

representative of the Georgian architectural tradition, but, as clearly denoted in the use of Neo-Classical as adjective in the actual description, it is associated with the Neo-Classical" style, which is listed as a separate style on the Markham Style List. In addition to not being representative of the Georgian style, the detail of the Neo-Classical surround is actually at odds with the Georgian style description provided in the Markham Style List, which states that "*Georgian tradition homes are often simply detailed and unadorned*".

- vi. **Flat-headed rectangular window openings on front and gable-end walls:** The Markham Style List, when addressing the Georgian Tradition style, does not say anything about flat headed window openings. A flat headed window opening is a very generic and common characteristic, as such it is not distinctive enough to be representative of any specific style and to thereby serve as grounds for designating the property under the "design and physical value" criteria in Regulation 9/06 – which explains why none of the style descriptions in the Markham Style List refer to flat headed windows (only details being applied to flat-roofed modern institutional building forms under the Collegiate Gothic style, and flat headed transoms under the Classical Revival style), even though so many of these styles are characterized by flat headed window openings.
- vii. **Hip-roofed front veranda supported on turned wood posts:** The Markham Style List does not say anything regarding hip-roofed verandas (specifically), but it does associate hip roofs in general with the Ontario Cottage, Regency, Edwardian Classical, and Chateausque style, not with the Georgian style. Similarly, the Markham Style List associates turned wood posts with the Queen Anne Revival style, not with the Georgian style.
- viii. **Symmetry (not listed in the Design or Physical Value Hypothesis but included as a characteristic of the Georgian style on the Markham Style List):** The existing building already has a one storey addition on the north side of the property, that breaks up the original symmetrical layout, and that is clad in the same material as the original building massing, which, matching cladding, fails to articulate the difference between the original massing and the addition (as is sometimes done to carve out and highlight the heritage attributes of heritage structures when doing an addition), and thus already negates the symmetry of the original plan (see Schedule D1, showing the overhead layout of the building, highlighting the asymmetrical one storey addition on the north side, and Schedule D2, showing that the cladding on the asymmetrical one-storey addition matches the cladding for the rest of the building rather than).

Disagreement with the Contextual Value Hypothesis

19. To reiterate, the heritage department's Contextual Value Hypothesis is that (emphasis/underlining added) "*the property has contextual value because it is physically, functionally visually and historically linked to its surroundings where it has stood since c.1850, and for being an essential component of an historical grouping that includes St. Philip's Anglican Cemetery, St. Philip's-on-the-Hill Anglican Church, and the Bethesda Lutheran Cemetery across the road*".

20. The Contextual Value Hypothesis is incorrect for the following three reasons:
- i. The Rectory is not physically, functionally, visually, or historically connected to the Bethesda Lutheran Cemetery.
 - ii. The Rectory is not functionally/historically connected to the St. Philip's-on-the-Hill Anglican Church, and only has a very weak functional/historical connection to the St. Philip's Anglican Cemetery.

- iii. The Rectory is not physically or visually connected to the St. Philip's-on-the-Hill Anglican Church, or the St. Philip's Anglican Cemetery.

21. With respect to the first point/reason, the Rectory is not physically, functionally, visually, or historically connected to the Bethesda Lutheran Cemetery, because the Rectory was never directly associated with the Lutheran church or the Lutheran church lands, and because of the physical/visual separation between the two:

- i. As per the Statement of Significance, the St. Philip's Anglican Church split off from the Lutheran part of the congregation, necessitating the move to a separate building, in 1837, whereas the Rectory was not built until 1850. As such, the Rectory was built after the Anglican part of the congregation had already severed its ties from the Lutheran congregation, and therefore the Rectory was never directly associated with the Lutheran congregation or its lands which ultimately become the site of the Bethesda Lutheran Cemetery (after the Lutheran congregation moved its church to a new site in Unionville).
- ii. The Rectory is on a different side of a Kennedy Rd, a four lane Region of York arterial road (see Schedule E, Official Plan Map # 10), than the Bethesda Lutheran Cemetery. The frontage of the Subject Property also does not line up directly against the frontage of the Bethesda Lutheran Cemetery, which is situated well south of the Subject Property. As a result of the width of the arterial right-of-way and the southern location of the Bethesda Lutheran Cemetery, the separation between the frontage of the Subject Property and Bethesda Lutheran Cemetery is over 70m (see Schedule F). The physical separation and traffic of the arterial road negate the physical and visual connection between the residential dwelling and the Bethesda Lutheran Cemetery.

22. With respect to the second point/reason, the Rectory is not functionally/historically connected to the St. Philip's-on-the-Hill Anglican Church, and only has a very weak functional/historical connection to the St. Philip's Anglican Cemetery, because the connection to the old/original St. Philip's Anglican church building, and the St. Philip's Anglican church institution, was severed a long time ago:

- i. As per the history of the St. Philip's Anglican Church posted on its website (see Schedule G), the last service at the old/original St. Philip's Anglican Church was held on March 9, 1913, and the old/original church building was dismantled, substantially modified, and rebuilt at the corner of Main and Carlton (over 1.5km south of the Subject Property). As per heritage staff research report on the Subject Property, contained in Appendix D to the Staff Report (the "Research Report") the Subject Property was sold to a private owner in 1915 (see Schedule H). The Anglican congregation did not return to the general site of the original St. Philip's Anglican Church until December 13, 1986, when it moved into a wholly new building.
- ii. The connection between the Rectory and the old/original St. Philip's Anglican Church had been severed for approximately 73 years when the Anglican congregation built the new St. Philip's Anglican Church near the site of the old/original church. That long 73-year period of separation had severed the functional and historical link between the Rectory and the old/original St. Philip's Anglican Church. Since 1986 the relationship between the church and the Rectory has been little more than the relationship between a modern church built in 1986 and a nearby private residence that had once had a functional and historical connection to a church that had been torn down back in 1913.

- iii. As per Schedule G, when the old/original St. Philip's Anglican Church, on the north side of Kennedy, had been built (in 1837), it was built on the spot where the (Anglican) "cemetery is currently". Schedule G also indicates that before the new St. Philip's Anglican Church building could be built in 1986 "additional land was acquired beside the cemetery" (based on the location of the new St. Philip's Anglican Church building relative to the Subject Property, this additional purchased land must have been purchased south of the St. Philip's Anglican Cemetery, whereas Schedule H implies that the additional lands formerly owned by the Anglican congregation were situated to the west of the Subject Property, not the south, implying that the additional southern lands purchased for the new modern church did not belong to the church before it changed locations in 1913). These two points, taken together, strongly imply that the location of the old/original St. Philip's Anglican Church building was further north, or at the very least in a different spot, than the new/modern St. Philip's Anglican Church building built in 1986, further implying that some of the lands currently occupied by the St. Philip's Anglican Cemetery were formerly occupied by the old/original St. Philip's Anglican Church. The difference in precise location of the old/original St. Philip's Anglican Church building and the current modern St. Philip's Anglican Church building further severs the relationship between the Rectory and the current/modern St. Philip's Anglican Church building. Furthermore, the implication that some of the lands currently occupied by the St. Philip's Anglican Cemetery were formerly occupied by the old/original St. Philip's Anglican Church weakens the functional/historical link between the Rectory and the current St. Philip's Anglican Cemetery, because it suggests that, at the time that the Rectory actually served as a clergyman's residence, rather than a residential building on a private lot, the St. Philip's Anglican Cemetery must have encompassed a somewhat different/smaller functional footprint than it does today (as the lands functioning as cemetery at that time must have had a different/reduced footprint in order to also accommodate, at least in part, the old/original St. Philip's Anglican Church) – in other words, back when the Rectory was actually associated with the cemetery, meaning when both were owned by the Anglican congregation, the functional footprint of the Anglican cemetery did not match the footprint of the Anglican cemetery as it is today, as such, the cemetery that used to have a functional and historical link with the Rectory can be distinguished from what became of the cemetery when the congregation was moved in 1913.
- iv. Even if the footprint of the St. Philip's Anglican Cemetery had been the same as it is today, the relocation of the Anglican congregation in 1913 would have considerably weakened the functional and historical connection between the Rectory and the St. Philip's Anglican Cemetery lands.

23. With respect to the third point/reason, the Rectory is not physically or visually connected to the St. Philip's-on-the-Hill Anglican Church, or the St. Philip's Anglican Cemetery, because great efforts were made to isolate the property since it transitioned over to private ownership:

- i. Since the Rectory became a private residence, material efforts have been made by the private ownership to physically and visually isolate the Subject Property from the St. Philip's Anglican Cemetery to the south.
- ii. Schedule I1 shows a three-dimensional aerial view of the substantial amount of vegetation that has been planted on site to physically and visually separate the Subject Property from the adjacent St. Philip's Anglican Cemetery to the south. Schedule I2 shows a Google streetview capture showing how, even in the

spring (the capture is from April and as such illustrates how the shrubs/vegetation still screen the property even when deciduous vegetation is not in bloom), the Subject Property is physically and visually separated from the St. Philip's Anglican Cemetery to the south. Understandably, any owner of a private residential property adjacent to a cemetery should reasonably be expected to continue to maintain this sort of vegetation in the future, and thus to continue the physical and visual separation of the Subject Property from the St. Philip's Anglican Cemetery to the south



SCHEDULE A

STATEMENT OF SIGNIFICANCE

St. Philip's Old Rectory

9418 Kennedy Road
c.1850

St. Philip's Old Rectory is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

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

Design Value and Physical Value

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

Historical Value and Associative Value

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

Contextual Value

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

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of St. Philip's Old Rectory are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

Heritage attributes that convey the property's design and physical value as a representative example of a mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition:

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

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

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

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

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

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

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

SCHEDULE B

ARCHITECTURAL STYLES

The following is a listing of the architectural styles found in Markham. The buildings on the Register of Property of Cultural Heritage Value or Interest are identified using these architectural style terms.

Georgian Tradition (1795-1860)

Georgian Tradition buildings were built throughout the 1800s in Markham. The style is based on the Georgian Architecture of Great Britain that developed in the 1700s and early 1800s. To the homesick settler, it was a welcome reminder of the civilization they left on the other side of the Atlantic or the United States. The windows and doors are most often arranged and sized according to strict symmetry and proportion. The windows are usually multi-paned and rectangular in shape. Georgian tradition homes are often simply detailed and unadorned, and depend on their proportioning and symmetry for their air of restrained dignity.

Neoclassical (1815-1840)

The Neoclassical style was built on Georgian precedents of symmetry, simplicity of form and a formal system of proportion. The Neoclassical originated in England in the mid-1700s, but did not appear in Canada until the 1810s. Ornament was based on the buildings of ancient Rome, but interpreted in a lightly-proportioned and stylized way. The semi-elliptical fanlight over the front door is a defining feature, along with large, multi-paned double-hung windows, a low-pitched gable roof with eave returns, and a one and a half to full two storey height. Locally, the front door typically lacks the fanlight but instead has sidelights within a Classical door surround with narrow pilasters and an entablature with finely-proportioned mouldings.

Regency (1820-1840)

The Regency style of architecture was brought to Canada by retired British officers who had served in the Mediterranean and Far East in the early to mid 1800s. The style has its roots in Georgian architecture often having a symmetrical façade and a rectangular floor plan combined with a strong horizontal emphasis. The style features architectural details common to houses in hot climates like high ceilings, hipped roofs, deep eaves, and French doors walking out onto tent like verandas with bell-cast roofs and delicate treillage posts.

Ontario Cottage (1820-1880)

The Ontario Cottage is form of Regency architecture typical to Ontario that is usually one storey in height or sometimes found built into a hillside having a walk-out basement. Rectangular in plan, Ontario Cottages feature classic Regency design features including deep eaves, hipped roofs, bell-cast veranda roofs with treillage posts symmetrically arranged as in Georgian architecture.

Classic Revival (1840-1870)

Classic Revival buildings are firmly rooted in the Georgian tradition of architecture being rectangular in plan, symmetrically organized and capped with a moderately pitched gable roof. However, these buildings feature decorative architectural elements that are based upon studies of the ancient architecture of classical Greece and Rome. Classic Revival homes feature robust classical decoration in the form of quoining, returned eaves, heavy friezes, dentil mouldings, and prominent entrances featuring panelled sidelights and reveals, flat headed transoms, and an entablature supported by pilasters.

Gothic Revival (1860-1880)

Gothic Revival architecture developed as a reaction to the restrained rational Georgian architecture that dominated the 1700s and early 1800s. The style was an architectural expression of the Romantic Movement in literature and the arts that flowered in the mid 1800s. The defining features of Gothic Revival architecture is a steeply pitched roof and the pointed arched window. Pure examples of the style often feature a rambling plan with distinct wings to create a picturesque composition of architectural elements. The style often exhibits exuberant architectural decoration including, lacy gingerbread hanging from the eaves and verandas, kingposts, brackets, finials and hood moulds over the windows. The style is associated with church architecture and was considered to be a purely British form although it developed concurrently in several northern European countries in the medieval period.

Italianate (1860-1880)

Italianate architecture sprouted from the same Romantic Movement that Gothic Revival architecture did in the mid 1800s. The style is based on rural architecture of Renaissance Italy and exhibits architectural features typical of more southerly climes. These include shallow to moderately pitched roofs with deep overhanging eaves supported by robust brackets, tall slender semicircular and segmental arched windows, verandas, louvered shutters and classical detailing. Floor plans of Italianate houses tend to be irregular like Gothic Revival buildings in order to create a picturesque composition. Some Italianate houses feature a tower reminiscent of the campaniles once used to spot invaders of the Italian fortified country towns.

Second Empire (1870-1890)

Second Empire Architecture has its roots in 18th century France and is distinguished by the use of a mansard roof with dormers, sometimes decorated with cast iron roof cresting. The shape of the mansard roof can be concave, convex or a combination of both forms. Other than the roof, the style is very similar to Italianate architecture in its use of irregular floor plans, rounded arched windows, paired windows, classical detailing, verandas and roof brackets.

Ontario Classic (1860-1900)

The Ontario Classic house is hybrid between Georgian Traditional architecture and Gothic Revival Architecture. In fact, many earlier 1 ½ storey Georgian Tradition and Classic Revival homes were modified and updated by adding a central gable and an upper storey gothic window in the 1850s and 1860s. By the late 1800s, thousands of houses were being newly constructed in this fashion with increasingly steeper roofs. The style became so prevalent

throughout Ontario that it has been nick named "Ontario Classic" or the "Ontario Classic Farmhouse". Simple and Practical, these homes are usually rectangular or T-shaped in plan. The front is usually symmetrically laid out with a central entrance door. The central second storey window provided light to the upper hall and staircase. These homes can be found heavily decorated or almost unadorned but their sheer numbers have made them emblematic of the Ontario landscape.

Queen Anne Revival (1880-1915)

Of all the late Victorian Styles, Queen Anne Revival houses are the most elaborate and complicated in design. Loosely based on the architecture of Medieval and Renaissance England, these houses feature steep roofs, bay windows, dormers, turrets, multi-paned and stained glass windows, elaborate verandas with turned wooden posts, patterned shingles and decorative brackets and spandrels. Floor plans are almost always irregular and asymmetrical using several different materials creating diverse textures. This style was expensive to build and maintain and is usually found on larger more expensive two and two and a half storey homes. The one storey form is most common, but 1 ½ and 2 storey examples are sometimes seen.

Vernacular (All Periods)

Vernacular architecture borrows design elements from various architectural styles often making it difficult to categorize. It is not really a style with formal rules of design, but rather a result of local culture, climate, materials, economy and technology that came together to make an architecture that is distinct to a certain place and time period. Vernacular buildings are generally not architect designed, but were rather the product of local builders drawing inspiration from pattern books and knowledge of high-style buildings.

Edwardian Classical (1900-1935)

Edwardian Classicism was a reaction to the decorative excess of the late Victorian style revivals that flourished in the late 1800s. Edwardian Classical houses are usually box-like in their massing and a full two storeys tall. They are largely devoid of exterior ornament with the exception of generous verandas which often feature stout classical columns and chunky railings. Hipped roofs with pressed brick clad dormers are common on Edwardian houses as well as one-over-one windows, picture windows, and decorative leaded glass.

Arts and Crafts (1910-1930)

Arts and Crafts buildings exhibit a strong horizontal emphasis. They are usually devoid of any applied ornamentation, but utilize exposed structural elements such as rafters and beams to create visual interest. The massing is typically asymmetrical and picturesque, often blanketed with an extensive low pitched roof with deep overhangs. Arts and Crafts houses are typically clad with a variety of materials that lend a rustic feel to the exterior such as rough brick, stucco, wood, and cedar shingles.

Colonial Revival (1930-1955)

The Colonial Revival is primarily a 20th century style that recalls the dwellings of 18th century New England. In

Canada, this style is sometimes called Georgian Revival. The Colonial Revival was especially popular for suburban homes constructed in the years immediately following World War II. Typical characteristics of this style include a Georgian sense of symmetry, frame construction, rectangular plan, wide clapboard siding, medium-pitched gable roof with shallow eaves, and small-paned double-hung windows.

Dutch Colonial Revival (1910-1930)

Dutch Colonial homes have the same design features and characteristics of Colonial Revival homes, but they are distinguished by the use of a gambrel roof like that of traditional barns.

Collegiate Gothic (1910-1930)

The Collegiate Gothic style, a version of the Neo-Gothic, was used for many larger elementary school, high school and university buildings in Ontario from the 1910s to the 1920s. Typical building materials are brick, with Indiana limestone accents. The style features medieval architectural details such as pointed arches, Tudor arches, banks of mullioned windows, buttresses, stone copings and battlement-style parapet walls applied to a flat-roofed modern institutional building form. The Milliken Public School is the only example of the Collegiate Gothic style of institutional architecture in Markham.

Chateausque (1910-1930)

Chateausque architecture is based on the lavish architecture of Chateaus built in the 1500s in the Loire Valley of France. In Canada, the style was employed on grand Federal Government buildings and mansions of the very rich. Markham has only one known Chateausque style building located on Langstaff Avenue. This modest one storey house nevertheless features Chateausque features such as stucco walls with brick quoining, a steeply pitched hipped roof and a croisette or cross window featuring glass with etched designs of fleur-de-lis.

Tudor Revival (1910-1940)

The Tudor Revival is a 20th century style that was inspired by rural cottages and country houses of England's Tudor period. False half-timbered on a background of stucco is the most characteristic feature. The ground floor is usually of brick or stone, contrasting with an upper storey of stucco. Typical design elements include steep gable roofs, sometimes ornamented with solid bargeboards, tall brick or stone chimneys and banks of casement windows, sometimes with leaded glass. The placement of doors and windows is often asymmetrical, and the plan outline is irregular.

Cape Cod (1930-1955)

The Cape Cod style of architecture usually applies to residential architecture constructed in the years immediately before and after the Second World War. The style is usually compact and rectangular with a steep roof and a central chimney. The style is derived from American Colonial architecture of the 1700s and features rectangular multi-paned windows, shallow eave overhangs, and horizontal clapboard siding. However, the facades of Cape Cod houses can sometimes be asymmetrical unlike the rigidly symmetrical facades of their Colonial Georgian ancestors.

SCHEDULE C

STATEMENT OF SIGNIFICANCE

Rigfoot Farm – The George and Catherine Miller House

9318 Reesor Road
c.1839

Rigfoot Farm – The George and Catherine Miller House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

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

Design Value and Physical Value

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

Historical Value and Associative Value

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

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

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

Contextual Value

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

Heritage Attributes

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

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

Main Block

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

Brick Wing

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

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

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

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

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

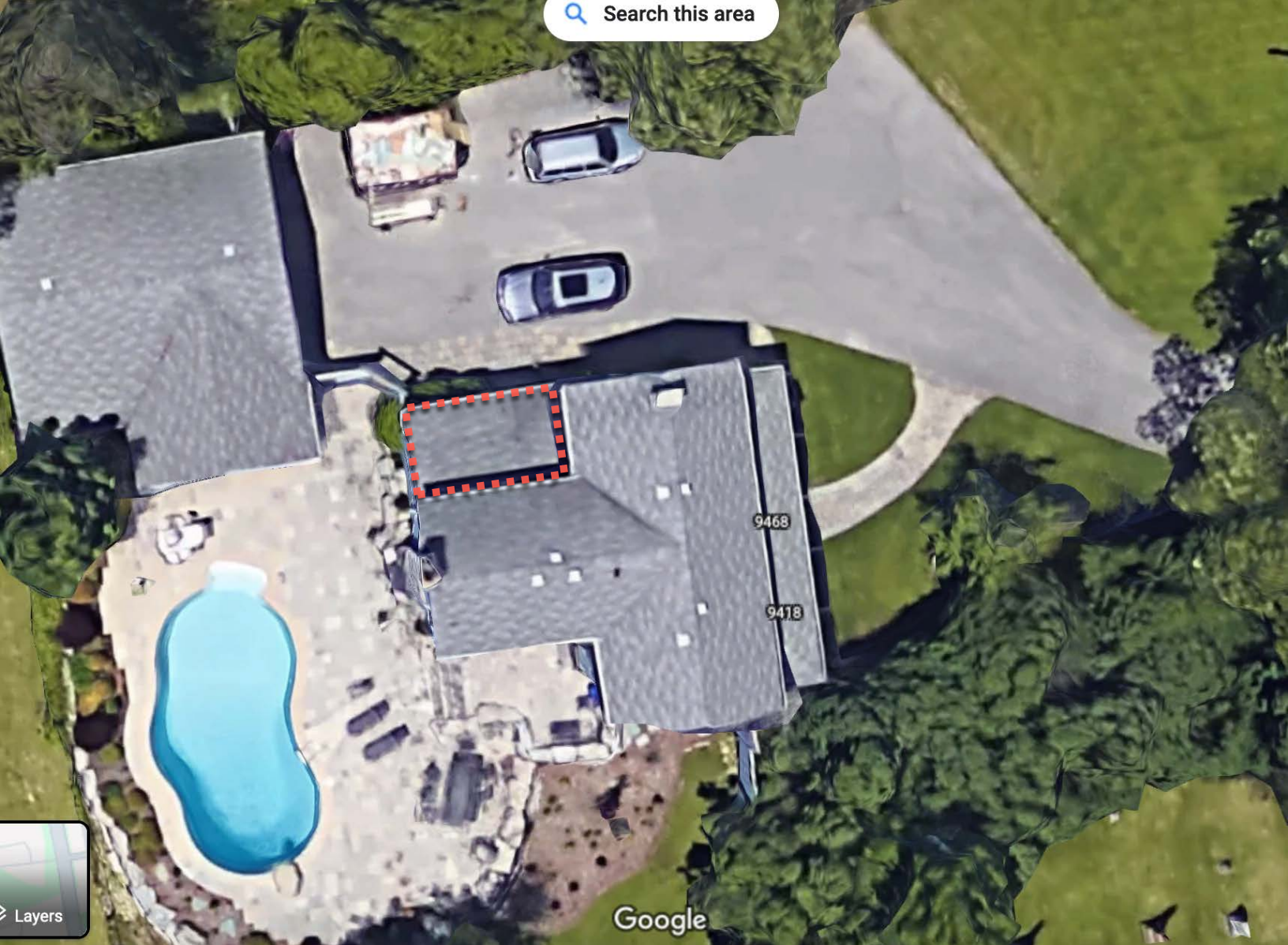
- The location of the building on its original site near the north-west corner of Sixteenth Avenue and Reesor Road, where it has stood since 1839.

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

- Barns and other accessory buildings.

SCHEDULE D1

Search this area



Layers

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SCHEDULE D2



SCHEDULE E



This map is subject to appeals to the Local Planning Appeal Tribunal. The numbered boxes depict lands owned by appellants of this map. The scope of any issues raised in those appellants' appeals will be identified as part of Local Planning Appeal Tribunal Case No. PL140743

LPAT File Number PL140743 - April 9, 2018 Office Consolidation

Map 10 - Road Network is subject to Appeal Nos. 2. (Issue 53)
14. (Issue 26)
20. (Issue 263, 264)
23. (Issue 26)

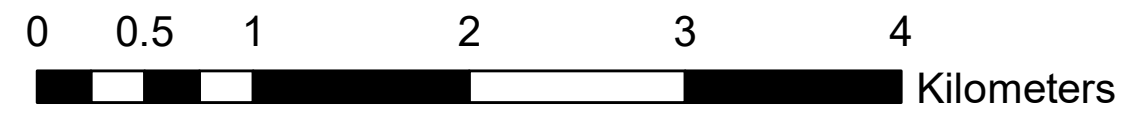
- 2** Berczy Glen Landowners Group Inc.
- 14** Cathedral Town Ltd.
- 20** IBM Canada Ltd.
- 23** King David Inc.

OFFICIAL PLAN

MAP 10 - ROAD NETWORK

as modified and approved by York Region June 12/14
JUNE 2014

SCALE
1:35,000



PROVINCIAL HIGHWAYS

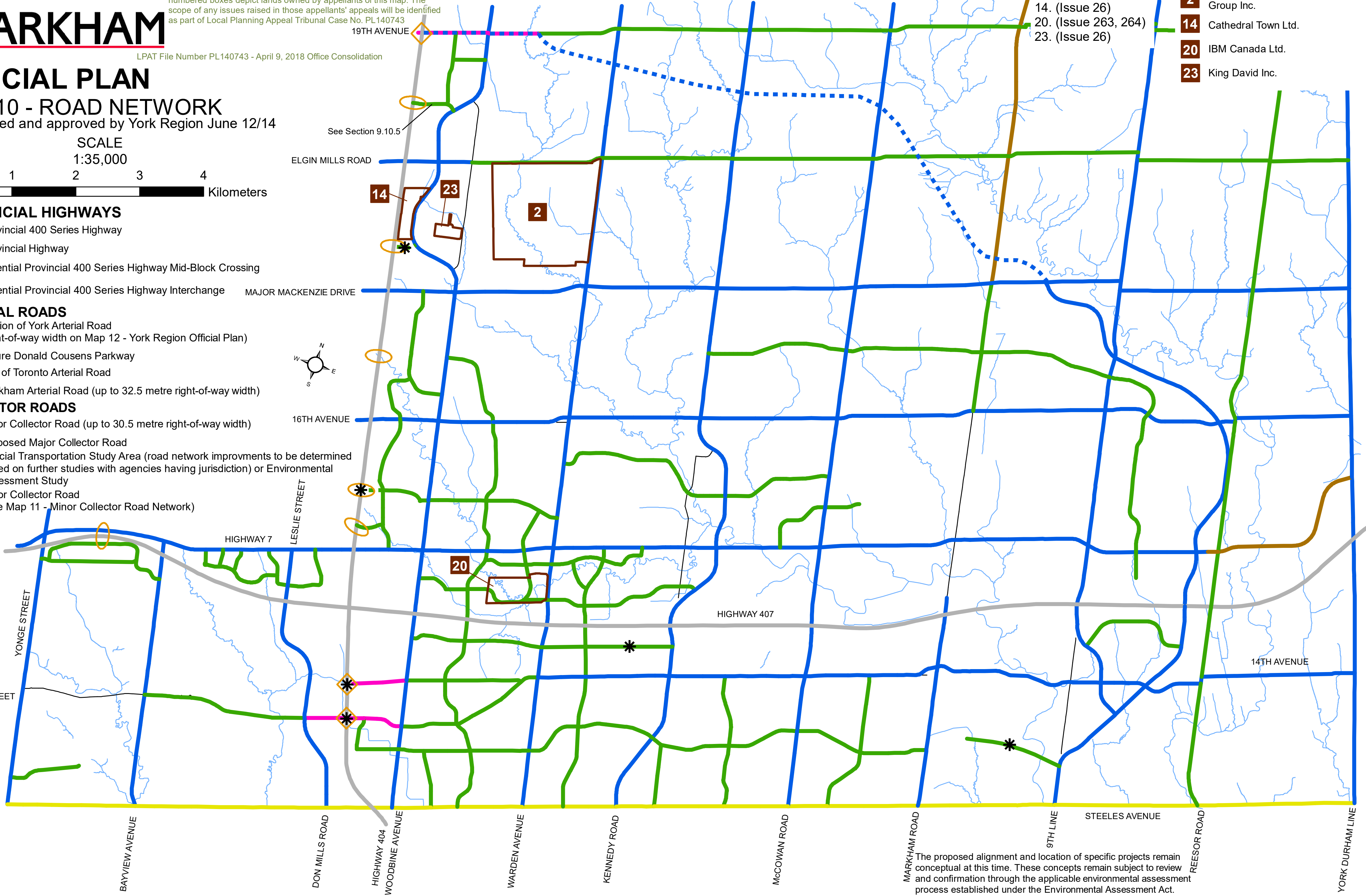
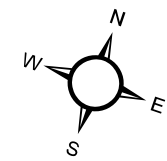
- Provincial 400 Series Highway
- Provincial Highway
- Potential Provincial 400 Series Highway Mid-Block Crossing
- Potential Provincial 400 Series Highway Interchange

ARTERIAL ROADS

- Region of York Arterial Road (right-of-way width on Map 12 - York Region Official Plan)
- Future Donald Cousens Parkway
- City of Toronto Arterial Road
- Markham Arterial Road (up to 32.5 metre right-of-way width)

COLLECTOR ROADS

- Major Collector Road (up to 30.5 metre right-of-way width)
- Proposed Major Collector Road
- Special Transportation Study Area (road network improvements to be determined based on further studies with agencies having jurisdiction) or Environmental Assessment Study
- Minor Collector Road (See Map 11 - Minor Collector Road Network)



The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.

SCHEDULE F

Ruler

Line | Path | Polygon | **Circle** | 3D path | 3D polygon

Measure the circumference or area of a circle on the ground

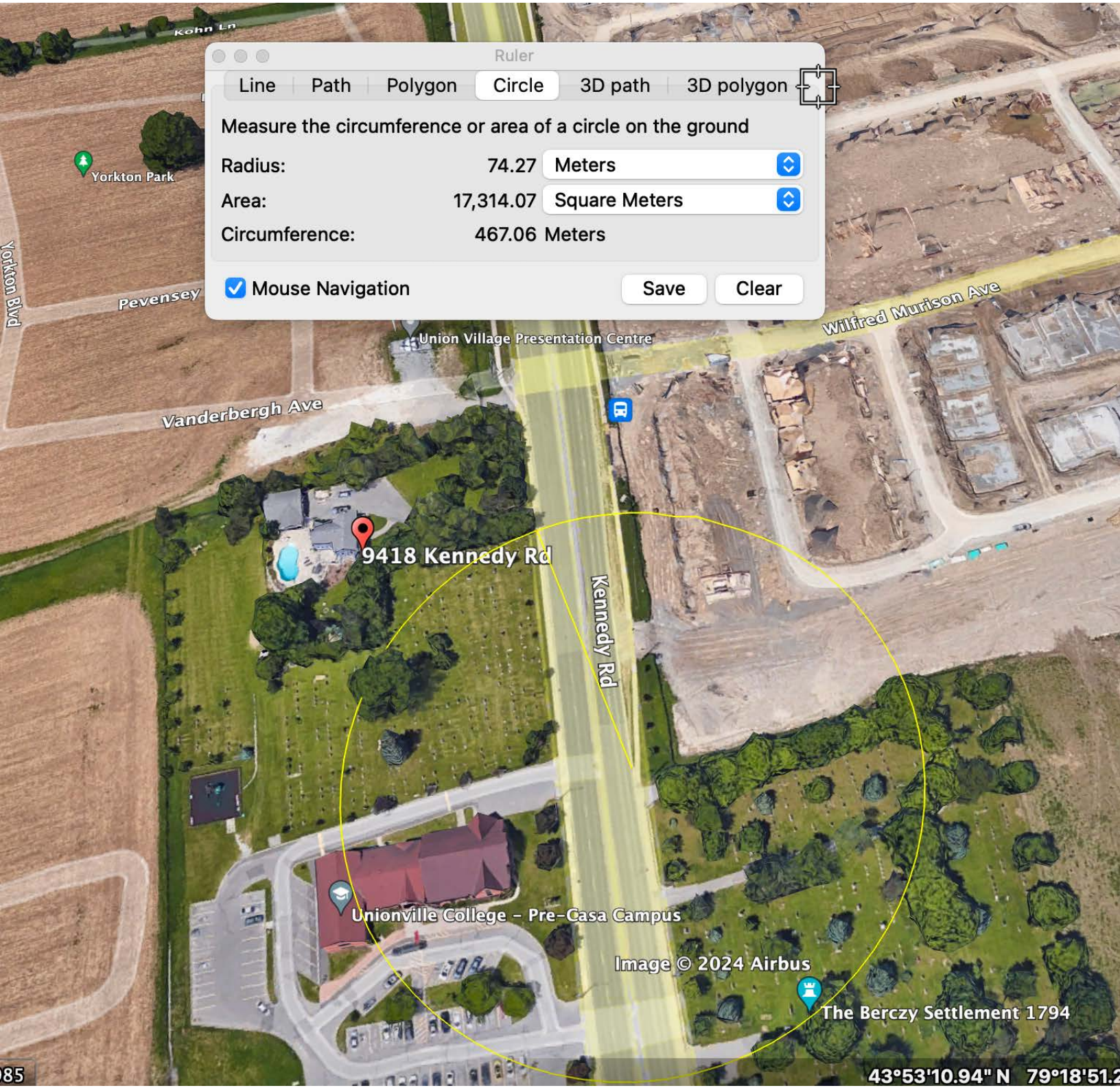
Radius: 74.27 Meters

Area: 17,314.07 Square Meters

Circumference: 467.06 Meters

Mouse Navigation

Save Clear



SCHEDULE G

Anglican Church
9400 KENNEDY ROAD, UNIONVILLE



DAILY MESSAGES 每日信息

WORSHIP

GET INVOLVED

HELPING OTHERS

HAPPENING

OUR PARISH

CONTACT US

GIVE



St. Philip's has a rich history dating back to 1794 and the Dutch, German and Danish Lutherans who settled in Berczy Village as the area around the church was then called. In 1829, unable to find a German speaking Lutheran pastor, these settlers received into their midst the Reverend Vincent Mayerhoffer, an Austrian Roman Catholic priest who had recently been ordained in the Church of England (Anglican). For almost ten years Mayerhoffer pastored a combined congregation in the Lutheran Church which stood across Kennedy Road where the Lutheran cemetery is. There was a German Lutheran service in the morning and an Anglican one in the afternoon. However political developments on the national front would have serious consequences for this otherwise happy arrangement.

In 1837 the country was embroiled in the Upper Canada Rebellion. There were local repercussions as Lutherans sympathized with William Lyon Mackenzie, while the Anglicans supported the Family Compact. The story goes that one Sunday the Reverend Mayerhoffer arrived to conduct the usual Anglican service only to find the church locked and an armed guard and guard house in place. Undaunted,

Mayerhoffer moved his congregation, and the name, across the road to where our cemetery is currently.

The congregation worshiped there until the early 1900's when shifting demographics called for a change. The arrival of the railway caused the town to develop where Unionville's historic Main Street is today. On March 9, 1913, the last service was held in the old church. Services were held in Victoria Hall while the building was dismantled, substantially modified, and rebuilt at the corner of Main and Carlton. It is still there on the north side of the Fred Varley Art Gallery where it is home to a Nazarene congregation called The Village Church.

St. Philip's grew with the community and by the early 1980's it could no longer satisfy the needs of its energetic members. Accordingly, additional land was acquired beside the cemetery and the modern building we have today was built.

On December 13, 1986, the people paraded up the hill to their new home on the original site and the name was changed to St. Philip's on-the-hill.

The parish has been known for its willingness to meet the demands of the rapidly developing community around us. May that same courage and vision be the characteristics that lead us to meet the needs of the future.

Postscript. The feud with the Lutherans ended generations ago. Bethany Lutheran Church was built in the village in 1843. In July 2001, our two congregations were linked again when the Evangelical Lutheran Church in Canada and the Anglican Church of Canada entered into full communion. Pastor Peeter Vanker and Canon Bristow exchanged visits that summer and the two congregations once more share a common life.

SCHEDULE H

RESEARCH REPORT



St. Philip's Old Rectory **East Part Lot 17, Concession 5** **9418 Kennedy Road** **c.1850**

Heritage Section
City of Markham Planning & Urban Design
1995 Report, Updated 2024

History

St. Philip's Old Rectory is located on a portion of the eastern part of Markham Township Lot 17, Concession 5, north of old Unionville.

John Gotlieb Wichur, one of the Berczy settlers, received the Crown patent for Markham Township Lot 17, Concession 5, in 1803. He and his wife Hannah were noted as residing on the property in William Berczy's 1803 Census of Markham Settlers. At that time, John G. Wichur was 38 years of age, and his wife Hannah was 42. The larger west part of the property was sold to John Noye in 1805. The eastern or rear 70 acres was sold to Michael Dye in 1813. According to a report in the *Upper Canada Gazette* in 1817, Michael Dye was an inn-keeper in Thornhill. That same year, he sold to Isaiah Willmot, who in turn sold to James Hopkins in 1821. James Hopkins was among those who voted for William Lyon Mackenzie, the ardent Reformer, as York County Representative in the Upper Canada election of 1832.

In 1832, James Hopkins sold the 70-acre property to Reverend Vincent P. Mayerhoffer, the Pastor of St. Philip's Lutheran Church. The history of St. Philip's dates back to the arrival of the Berczy Settlers, the first European occupants of the area, in 1794. The settlers were mainly Lutherans of German and Danish origin. Their first pastor was Reverend George Sigmund Liebich, followed by Reverend Johann Dieter Petersen in 1819. The first church building was erected on Philip Eckardt's farm at the crest of the hill on Lot 17, Concession 6, in 1820. Reverend Mayerhoffer took over from Reverend Petersen in 1829 and would prove to be a most disruptive presence in the congregation.

Vincent P. Mayerhoffer was born in Hungary. He became a Franciscan monk and was later a chaplain with Napoleon's army during the campaign against Moscow. After arriving in the United States, he converted to Protestantism and served four congregations. Three were in the Buffalo, New York area and one was in Upper Canada. Based on favourable information from an Episcopalian clergyman, Mayerhoffer decided to settle in Upper Canada and become Anglican (Church of England). After being examined in the residence of Lieutenant-Governor Sir John Colborne, he took his Anglican orders.

With the arrival of Reverend Mayerhoffer at St. Philips, the church was nominally Lutheran, but the form of worship was Anglican. By the 1830s, the congregation included not only members of the original Berczy families but also families from outside of the group that had also settled in Markham Township. Around the tumultuous time of the 1837 Rebellion in Upper Canada, Reverend Mayerhoffer's Tory political position and support for the so-called "Family Compact" proved a divisive force in the congregation. Many of the Lutherans who had nominally conformed to the Anglican Church were sympathetic to the Reform cause and some were active participants in the uprising against the colonial government. The Reform-minded members decided to bar Reverend Mayerhoffer from the church.

At this point, Reverend Mayerhoffer took the Anglican members of the congregation and the name "St. Philips" and proceeded to establish a church on his property on the opposite side of the Sixth Line (today's Kennedy Road). A frame church in the Early Gothic Revival style was erected in 1839 to face the original Lutheran church. A cemetery was established adjacent to the new St. Philip's Church. In time, the Lutherans renamed their church "Bethesda Lutheran."

Reverend Mayerhoffer had and his wife deeded their property back to the Crown (and by extension to the Church of England) in 1835. Old maps mark it as "Glebe," an historical term referring to "land belonging or yielding revenue to a parish church or ecclesiastical benefice," according to Webster's Dictionary. The Glebe contained the church, cemetery, and a rectory (residence for the clergy and their family). The first rectory was likely the original Mayerhoffer residence on the property.

In 1848, Reverend Mayerhoffer left St. Philips and settled in Whitby. He was replaced by Reverend George Hill, and a new rectory (9418 Kennedy Road) was constructed for his use to the north of the cemetery c.1850.

According to census records, Reverend George Hill was born in East India. He became a leading figure in Markham Township, not only for his service at St. Philip's Church, but also for his service at other Anglican churches and as the Superintendent of Markham Township's public schools. He served in this position from the 1840s to the 1870s and was also Rector for Grace Church in Markham Village. In 1871, Reverend Hill received formal certification as Inspector of Public Schools and was appointed as a member of the board of examiners for examination and licensing of teachers in all counties and cities in the province. As the result of his long tenure with the public school system, Reverend George Hill was probably one of the most influential figures in the establishment of a high-quality education system in Markham Township.

Reverend Hill died in 1876. He was followed by Reverend John Fletcher, Reverend Henry B. Owen, Reverend W. J. Brain, Reverend Samuel Albert Lawrence, Reverend James E. Fleming, and Reverend George B. Johnson.

The new rectory served as the residence of this series of clergymen and their families until 1913, the same year the congregation relocated to a more convenient site in the village of Unionville where the church was rebuilt in brick, using some of the old materials from the 1839 building. Reverend George B. Johnson was the last to reside in St. Philip's Rectory. The congregation retained the land containing the cemetery, and the Glebe with the Rectory was sold to Wilson B. Markle in 1915, who in turn sold to Frederick and Ethel Deacon in 1916. The former Glebe became part of the Deacon's Glenburn Farms, which also encompassed the larger western part of Lot 17, Concession 5.

Col. Frederick Deacon, a Colonel in the Canadian Expeditionary Force in 1918 during World War I, was a stockbroker who lived at 2 Elm Avenue in Toronto. He established the firm of F. H. Deacon and Co. Ltd. His Markham property was a summer retreat for the family and a shorthorn cattle farm.

In 1957, Glenburn Farms Ltd. sold a parcel of land containing the old rectory to Dr. George F. Kelly, the well-known Buttonville veterinarian. In 1969, much of Glenburn Farms, including the former Glebe except the old rectory property, was sold to York Downs for a new golf course. That property is currently undergoing urban development.

In 1971, James and Dorothy Smith purchased the old rectory property from Dr. George F. Kelly's estate. Shortly afterwards, the property was granted to the Director of the Veteran's Land Act, who would hold title until 1986 when the property was granted back to James and Dorothy Smith. It is believed that the Smith family were tenants during that period. In 1987, the property was sold to William and Helen Clark. The current owner is Iain Stuart.

Architecture

St. Philip's Old Rectory is a one-and-a-half storey frame dwelling with a rectangular plan, oriented to face Kennedy Road. The foundation material is not readily visible as the ground floor is set close to grade, limiting exposure, but the current owner advised that repairs have been made in concrete. There is a full-width veranda on the front wall, and a rear wing that

extends from the west wall. The ground floor of the rear wing has a fieldstone foundation and heavy framing visible in the basement, therefore it is likely the original kitchen wing. A second storey has been added to the rear wing and openings have been altered. A large stone fireplace chimney, a modern addition, is centred on the gable-end wall, and a shed-roofed side entryway has been added to the north wall, within the ell.

The current siding is recent board-and-batten. According to the building description in the 1981-1982 *Markham Inventory of Heritage Buildings*, the front wall was sided with narrow tongue and groove wood on the front wall and clapboard on the gable end walls. The clapboard may have been the original exterior finish.

The medium-pitched gable roof has projecting, open eaves without eave returns. Typically, a house of this period would have returned eaves, so this is a noteworthy variation from other extant mid-nineteenth century Markham houses. The flat soffits suggest that eave returns may have once existed but have been removed during renovations. Also noteworthy is the depth of the roof overhang, larger than usual for this style of dwelling. There is a single-stack stone chimney at the north gable end that is in a traditional position but is made of modern stone.

The primary (east) elevation is composed of three-bays, with the principal entrance centred between two windows. The doorcase has a single-leaf glazed and panelled door flanked by modern stained glass sidelights with simple panels below framed by a wood surround. The entry system is a modern unit installed in the early 2000s as a renovation, but a Neo-classical door surround with flat pilasters and a moulded entablature remains. The window openings are flat-headed and rectangular. They contain modern single-hung windows with six-over-six panes. Non-functional shutters frame the window openings. The front veranda has a hipped roof supported on slender turned posts. The veranda is a sympathetically-designed historical replica.

The north and south gable ends each have two regularly placed windows on the ground floor and another two windows on the second floor. The windows within the openings are modern units. Similar to the windows on the primary elevation, they are framed by decorative shutters.

St. Philip's Old Rectory is a representative example of a mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition. The front doorcase, with its sidelights and decorative surround, hints at a measure of Neo-classical refinement in an otherwise modestly scaled and designed dwelling. The vernacular Georgian architectural tradition in Ontario persisted long after the Georgian period ended in 1830. The essential principles of uncluttered designs with a sense of symmetry, order, and formality carried forward to influence vernacular architecture for much of the nineteenth century. In a rural community such as Markham Township, the design principles of the Georgian architectural tradition were stripped down to their most basic elements in dwellings such as this one.

Although the exterior materials have been updated, the renovations have been carried out with sensitivity to the historical character of the building and therefore the overall form and

character of St. Philip's Old Rectory as viewed from the street and adjacent cemetery remains little altered.

Context

St. Philip's Old Rectory is of contextual value as a reminder of the origins of both the Anglican and Lutheran congregations in Unionville. Together with the adjacent cemetery, the dwelling is part of a historic grouping of buildings that is enhanced by the presence of the c.1986 St. Philip's-on-the-Hill church which was constructed on the site of the 1839 church, and the historic Bethesda Lutheran Cemetery at 9423 Kennedy Road. The house is set back from Kennedy Road on a well-vegetated lot. It is visible from the street through an opening in the landscaping and serves as an important reference point to the early nineteenth century settlement that once existed on the crest of "Settlers' Hill."

Sources

Abstract Index of Deeds for Markham Township Lot 17, Concession 5.

Canada Census: 1851, 1861, 1871, 1881 and 1891.

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

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

Property File for 9418 Kennedy Road, Heritage Section, City of Markham Planning & Urban Design including detailed research notes supporting the 1995 Historical Background Report. Historical Background, St. Philip's Anglican Church Rectory, by Michael Seaman. Heritage Section, Town of Markham, 1995. Pages 134-139.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 55-57, 164-165.

"St. Phillip's Unionville to Celebrate 100th Birthday." *The Evening Telegram*, October 12, 1929.

Site visit April 15, 2024.

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.

St. Philip's Old Rectory has design and physical value as a representative example of a mid-nineteenth century country clergyman's residence in a vernacular rendition of the Georgian architectural tradition. The front doorcase, with its sidelights and decorative surround, hints at a measure of Neo-classical refinement in an otherwise simple dwelling.

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

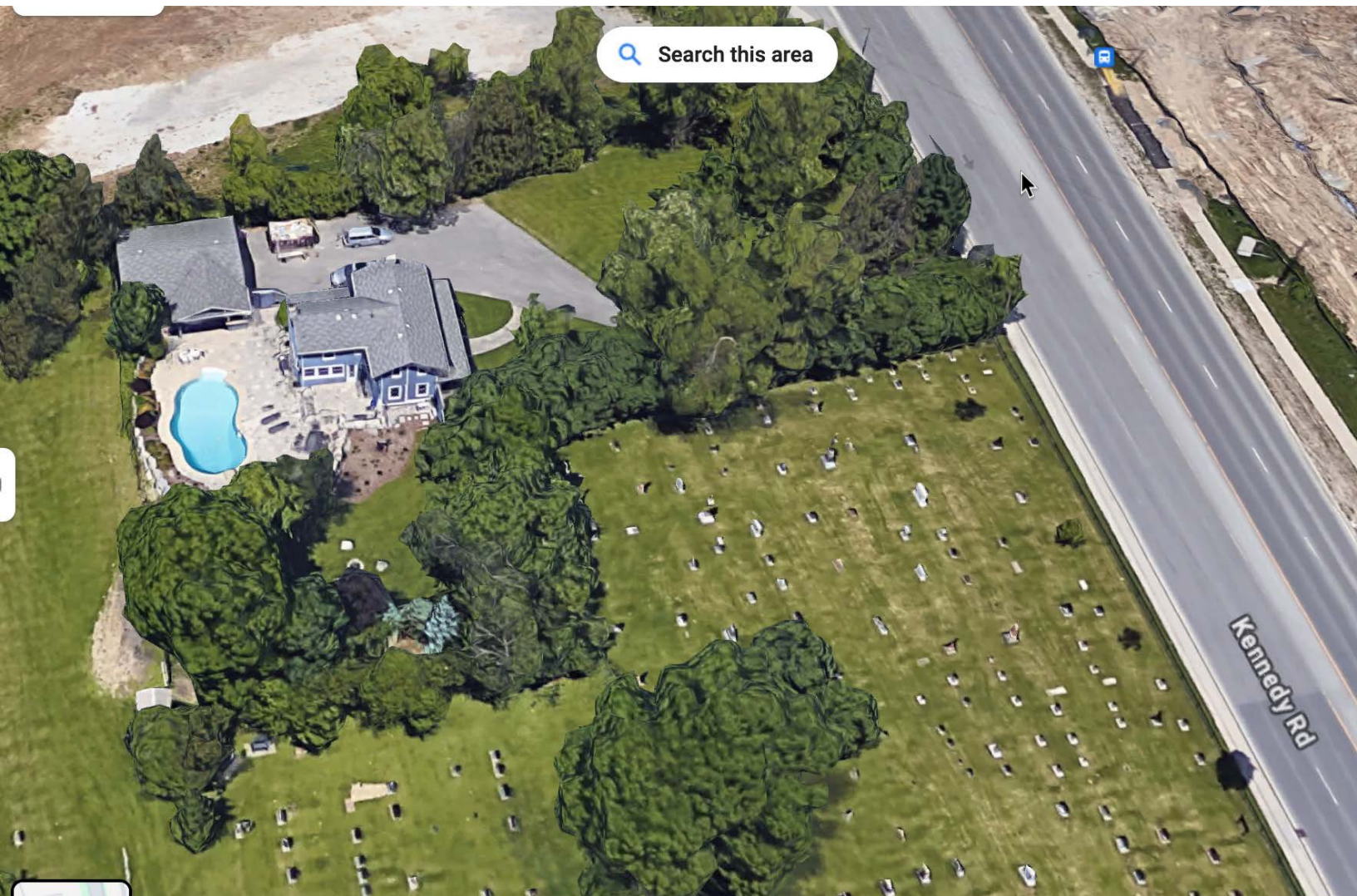
St. Philip's Old Rectory has historical value for its association with Unionville's early Anglican congregation, and for its role in the spiritual, social, and political life of the community. It has further historical value for its association with the Reverend George Hill, who in addition to

-serving the Anglican Church, was Superintendent of Schools and an influential figure in the establishment of high-quality public education in Markham Township.

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

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

SCHEDULE I1



SCHEDULE I2



← 9416 York Regional Rd 3
Markham, Ontario

 Google Street View

Apr 2009 [See latest date](#)

Navigation controls: a compass icon, a zoom in (+) button, a zoom out (-) button, and a close (X) button.



Gail Yu

To: Manning, Evan

[Reply](#) [Reply all](#) [Forward](#)

Thu 7/18/2024 11:16 AM

Dear Officer:

I am the owner of 15 Victoria Street Markham and I do not agree with the inclusion of our house as a heritage building. First of all, we are located in a very good location, near highways, shops, major banks, etc., and it is also a new community that developers are expanding and developing, and almost all of them are new houses. Second, because the house is so old, the air coming out of the house has an old and moldy smell, we have tried a lot of methods, and we have also tried to renovate the materials inside, and there is still a moldy smell, which is a chronic poison for our family, because we are at home 24 hours a day, and the family has a baby of one and a half years old and three and a half years old, and the eldest daughter is 14 years old, and my parents-in-law also help take care of the child. Most of the basements are just over five feet tall and too small to live in. If possible, we would like to build a new house, so that we have more space, and renting out a part of the room can help us to share some of the mortgage, and it can also help some tenants who need to rent. We are people who are meant to live in the future, not in the past, so if our house is included in the ancient buildings, it will cause invisible harm to our family, and it will also affect the beauty of the whole community. Thank you for your understanding!

Ming Kuai Yu

Property Owner of 15 Victoria Street Markham