



## By-law 2024-177

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
“ROLPH BOYNTON HOUSE”  
10732 VICTORIA SQUARE BLVD

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

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

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 29, 2024, has caused to be served on the owners of the lands and premises at:

Mofreh Farag  
10732 Victoria Square Blvd  
Markham, Ontario  
L6C 1H9

and upon the Ontario Heritage Trust, notice of intention to designate the Rolph Boynton House, 10732 Victoria Square Blvd, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

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

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

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

“Rolph Boynton House”  
10732 Victoria Square Blvd  
City of Markham  
The Regional Municipality of York

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

Read a first, second, and third time and passed September 25, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2024-177**

In the City of Markham in the Regional Municipality of York, the property municipally known as 10732 Victoria Square Blvd, Markham, Ontario, and legally described as follows:

PT E1/2 LT 25 CON 3 MARKHAM AS IN R110942; TOWN OF MARKHAM

PIN: 03052-0014

# SCHEDULE 'B' TO BY-LAW 2024-177

## STATEMENT OF SIGNIFICANCE

### Rolph Boynton House

10732 Victoria Square Boulevard  
c.1937

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

#### **Description of Property**

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

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

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

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

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

#### **Contextual Value**

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

#### **Heritage Attributes**

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

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

- Rectangular, gable-fronted plan;
- One-and-a-half storey height;

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

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

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

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

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

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

- Attached garage and connecting link to the dwelling.