



By-law 2024-179

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“REVEREND PETER COBER HOUSE”
6145 SIXTEENTH AVENUE

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 Reverend Peter Cober 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:

Michael Kavanagh
6145 Sixteenth Avenue
Markham, Ontario
L3P 3K8

and upon the Ontario Heritage Trust, notice of intention to designate the Reverend Peter Cober House, 6145 Sixteenth Avenue, 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:

“Reverend Peter Cober House”
6145 Sixteenth Avenue
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.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-179

In the City of Markham in the Regional Municipality of York, the property municipally known as 6145 Sixteenth Avenue, Markham, Ontario, and legally described as follows:

PT LT 15 CON 8 MARKHAM AS IN R559534 TOWN OF MARKHAM

PIN: 02919-0236

SCHEDULE 'B' TO BY-LAW 2024-179

STATEMENT OF SIGNIFICANCE

Reverend Peter Cober House

6145 Sixteenth Avenue
c.1899

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

Description of Property

The Reverend Peter Cober House is a two-storey frame dwelling located on the south side of Sixteenth Avenue, east of the Stouffville GO line, in the historic community of Mount Joy. The house faces north.

Design Value and Physical Value

The Reverend Peter Cober House has design and physical value as a restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in Markham during the late nineteenth century for houses in villages and in rural areas, with examples in frame and brick. 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 with designs offered in pattern books. The Cober House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline, and wrap-around veranda characteristic of the architectural style, but without the applied fretwork decoration in the gables seen in some other local examples found on Main Street, Peter Street, and other areas of the Mount Joy community. The veranda, with its decorative woodwork, is a significant focal point of the façade.

Historical Value and Associative Value

The Reverend Peter Cober House has historical value as it is associated with the gradual division of large farms into smaller parcels as Markham's agricultural community matured. The property also has historical and associative value as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, who was the original owner of the house from 1899 to 1904. The house was constructed c.1899 on a 6-acre parcel severed from Markham Township Lot 15, Concession 8 in 1892. Peter Cober served four congregations of the United Missionary Church: Mount Joy, Gormley, Dickson Hill, and Bethesda. From 1912 to 1916, he owned and operated a general store in West Gormley before moving to Hespler, Waterloo County. The house is now embedded in a late-twentieth century suburban neighbourhood where it stands as a remnant of the agricultural community that once existed in the area.

Contextual Value

The Reverend Peter Cober House has contextual value because it is physically, functionally visually and historically linked to its surroundings, where it has stood since c.1899 within the historical community of Mount Joy. As a heritage property embedded within a suburban residential subdivision of the 1970s, it illustrates the transition of the area from rural to suburban and helps make legible the earlier agricultural land use.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style:

- Irregular plan;
- Fieldstone foundation;
- Two-storey height;
- Hip roof with gable-roofed extensions on all four sides;
- Red brick fireplace chimney;
- Wrap-around hip-roofed front veranda with slender, chamfered posts, spandrels with repeating circle motif, and fretwork brackets;
- Flat-headed single-leaf door openings on the north and west walls;
- Flat-headed rectangular window openings.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the gradual division of large farms into smaller parcels as Markham's agricultural community matured and as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, the original owner of the house from 1899 to 1904:

- The dwelling is a tangible reminder of the Cober family that historically resided here on a six-acre parcel severed off the Ramer farm in 1892.

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

- The location of the building facing north, on its original site within the historic community of Mount Joy, where it has stood since c.1899.

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

- Composition siding;
- Replacement windows and doors within old openings;
- Non-functional louvered shutters;
- West rear veranda;
- Rear box bay window;
- Barn.