



By-law 2024-178

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“DAVID AND ESTHER GROVE HOUSE”
12 CELEBRITY PLACE

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 David and Esther Grove 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:

Phong Tran & Danny La
12 Celebrity Place
Markham, Ontario
L3P 7N5

and upon the Ontario Heritage Trust, notice of intention to designate the David and Esther Grove House, 12 Celebrity Place, 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:

“David and Esther Grove House”
12 Celebrity Place
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 2024-178

In the City of Markham in the Regional Municipality of York, the property municipally known as 12 Celebrity Place, Markham, Ontario, and legally described as follows:

PCL 3-1, SEC 65M2498; LT 3, PL 65M2498; MARKHAM

PIN: 02921-0065

SCHEDULE 'B' TO BY-LAW 2024-178

STATEMENT OF SIGNIFICANCE

David and Esther Grove House

12 Celebrity Place
c.1915

The David and Esther Grove 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 David and Esther Grove House is a two-and-a-half storey painted brick dwelling visible on the south side of Sixteenth Avenue, but accessed from Celebrity Place, in the vicinity of the historic community of Mount Joy.

Design Value and Physical Value

The David and Esther Grove House has design and physical value as a representative example of an early twentieth century brick farmhouse in the form of an American Foursquare with Edwardian Classical details. The red brick cladding (now painted), two-and-a-half storey height, full-width front veranda supported on stylized Classical half columns, and steeply-pitched hip roof with a front dormer are representative features of the style. The house is typical of the practical, simply detailed houses built on farms and within villages throughout Markham Township in the early twentieth century. Its architectural detailing reflects the Edwardian Classicism that was popular from the early 1900s through to the 1920s. The enclosure of the front veranda is a reversible alteration.

Historical Value and Associative Value

The David and Esther Grove 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 David and Esther Grove, members of Markham's Pennsylvania German Mennonite community, who owned the property from 1915 to 1951. The house is located on a remnant parcel of a 50-acre farm on the eastern half of Markham Township Lot 15, Concession 8. Joseph Grove, who farmed the centre part of Lot 16, Concession 8, acquired the eastern 100 acres of Lot 15, Concession 8 in two purchases, the first in 1885 and the second in 1893. David Grove, one of his sons, inherited the property in 1915 and built a new farmhouse in the American Foursquare style. The farm was divided between his two sons Louis and Franklin in 1951. The parcel containing the dwelling was on the portion owned by Louis Grove. Jack Russell Grove, his son, was the last of the family to own the property. The main portion of the Grove farm was sold for development in 1969, and the last remnant, containing the old farmhouse, was sold for development in 1975. In the mid-1980s, the Grove House was retained within a small subdivision that created Celebrity Place.

Contextual Value

The David and Esther Grove House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1915 in the vicinity of the historical community of Mount Joy. As a heritage property embedded within a suburban subdivision of the 1970s and 1980s, it illustrates the transition of the area from rural to suburban and helps make legible an earlier land use.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the David and Esther Grove 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 representative example of an early twentieth century brick farmhouse in the form of an American Foursquare with Edwardian Classical details:

- Rectangular plan;
- Concrete foundation;
- Red brick veneer (currently painted);
- Two-and-a-half storey height;
- Steeply-pitched hip roof with pedimented front dormer;
- Three-bay configuration of the primary (north) elevation with off-centre, single-leaf door;
- Rectangular window openings with radiating brick arches with a slight camber, and projecting lugsills;
- Hip-roofed full-width front veranda supported on tapered wood half columns resting on brick pedestals with concrete caps.

Heritage attributes that convey the property's historical value and associative value, representing 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 David and Esther Grove, members of Markham's Pennsylvania German Mennonite community, who owned the property from 1915 to 1951:

- The dwelling is a tangible reminder of the long-established farming community that existed in the area prior to suburban development of the 1970s and 1980s, and of the Pennsylvania-German Grove family, long-time owners.

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 former farmhouse on its original site where it has stood since c.1915, with its historic front facing Sixteenth Avenue, in the vicinity of the historic community of Mount Joy.

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

- Glass enclosure on front veranda;
- Modern windows within old openings;
- Decorative shutters;
- Modern door within old openings;
- Flat-roofed rear addition;
- Detached garage.