



Report to: Development Services Committee

November 12, 2024

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**SUBJECT:** RECOMMENDATION REPORT  
Designation of Priority Properties – Phase XV

**PREPARED BY:** Evan Manning, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) THAT the Staff report, dated November 12, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XV", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information:
  - 11288 Kennedy Road (Ward 6): "George and Eliza Brodie House"
  - 7775 Ninth Line (Ward 7): "James and Catharine Young House"
  - 6840 Fourteenth Avenue (Ward 7): "Franklin H. Raymer House"
  - 3949 Nineteenth Avenue (Ward 6): "Spofford-Brodie-Smith House"
  - 3490 Nineteenth Avenue (Ward 2): "Gormley-Wideman House"
- 3) THAT Council state its intention to designate 11288 Kennedy Road (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 7775 Ninth Line (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 5) THAT Council state its intention to designate 6840 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 6) THAT Council state its intention to designate 3949 Nineteenth Avenue (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 7) THAT Council state its intention to designate 3490 Nineteenth Avenue (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 8) THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 9) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 10) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides information on the fifteenth batch of “listed” properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council and noted in the recommendations of this report.

**BACKGROUND:*****Markham has a robust Heritage Register that includes both listed and designated properties***

There are currently 1718 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the “Register”). These include a mixture of individually-recognized heritage properties and those contained within the city’s four Heritage Conservation Districts (“HCD”) located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both “listed” properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At the start of 2023, there were 316 listed properties on the Register.

***Bill 23 has implications for the conservation of properties “listed” on municipal Heritage Registers***

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be “re-listed” for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on a municipal register at the time a *Planning Act* application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

***Bill 200 extended the timeline for designation of properties “listed” on municipal Heritage Registers***

On June 6, 2024, Bill 200 (*Homeowner Protection Act*) received Royal Assent. Schedule 2 of Bill 200 amends the Act by extending the timeframe for municipalities to review “listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality's voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Should a property not be designated prior to the aforementioned deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

***Properties are to be assessed using Provincial Designation Criteria***

Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. *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.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement*
4. *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.*
5. *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.*
6. *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.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

**OPTIONS/ DISCUSSION:*****The protection and preservation of heritage resources is consistent with City policies***

Markham’s Official Plan, 2014, contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council’s policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

***Provincial planning policies support designation***

The new Provincial Planning Statement (PPS) issued under Section 3 of the *Planning Act* came into effect October 20, 2024 and replaces the Provincial Policy Statement, 2020. The PPS (2024) includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or

cultural heritage landscapes, shall be conserved. Designation provides a mechanism to achieve the necessary protection.

***Designation acknowledges the importance of a cultural heritage resource***

Designation signifies to an owner and the broader community that the property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

***Culturally significant “listed” properties for Part IV designation have been identified***

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 “listed” properties ranked as “High”, 78 ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately 3-5 designation recommendations for Council consideration at any one time through to December 2024, to meet the original deadline identified in Bill 23. The five heritage resources identified in this report constitute the fifteenth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the properties).

***Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act***

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property, but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property included as Appendix ‘D’.

***Heritage Markham (the “Committee”) supports the designations***

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (refer to Appendix ‘B’).

***Staff have communicated with affected property owners***

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides

answers to commonly asked questions (e.g. information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the last section.

Staff note that the material sent to the owners has been undertaken as a courtesy to provide advance notice of an upcoming meeting where Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

***Deferral of the Notice of Intention of Designate is not recommended***

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review of the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective is to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive. While Bill 200 extended the deadline for designation, Staff have the necessary time and resources to designate all significant listed properties by the deadline as originally created by Bill 23 and do not recommend delaying the protection of our cultural heritage resources.

***The Process and Procedures for Designation under Part IV of the Act are summarized below***

- Staff undertake research and evaluate the property under O.Reg. 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City’s website);

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- Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
  - Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the OLT of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into full force. Should an appeal be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

**FINANCIAL CONSIDERATIONS:**

There has been a significant increase in the number of designation by-laws adopted by Council in response to recent amendments to the Act through Bill 23. As a result, there may be an increase in the number of OLT appeals relative to previous years, along with the potential need to secure additional funds from Council to support Staff preparation and attendance at the OLT. Should existing funding sources be found inadequate, staff will advise Council through a future Staff report.

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks Department/Heritage Section will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

**RECOMMENDED BY:**

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Giulio Cescato, RPP, MCIP  
Director of Planning and Urban Design

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Arvin Prasad, MPA, RPP, MCIP  
Commissioner of Development Services

**APPENDICES:**

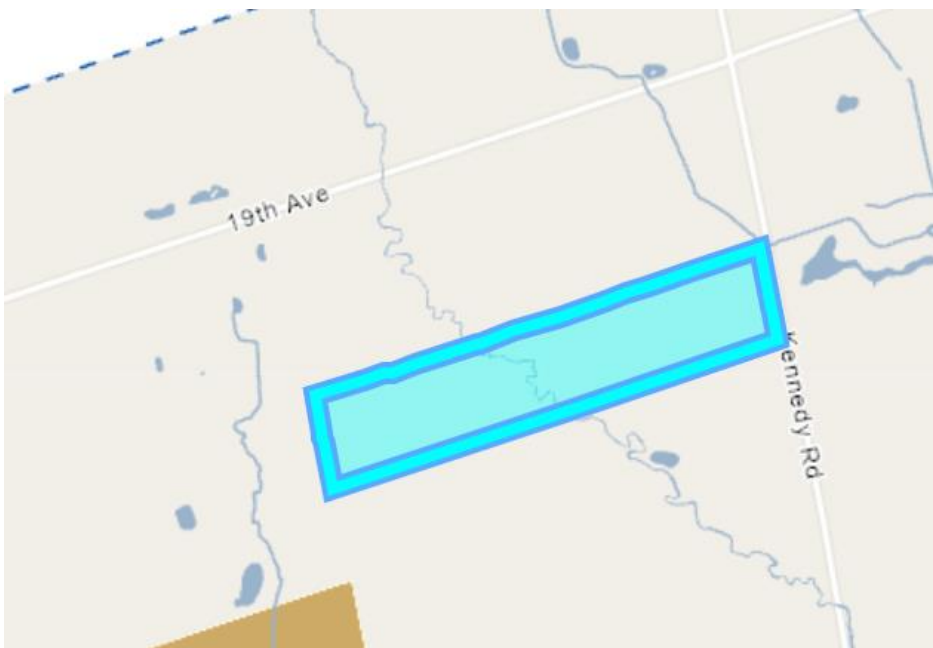
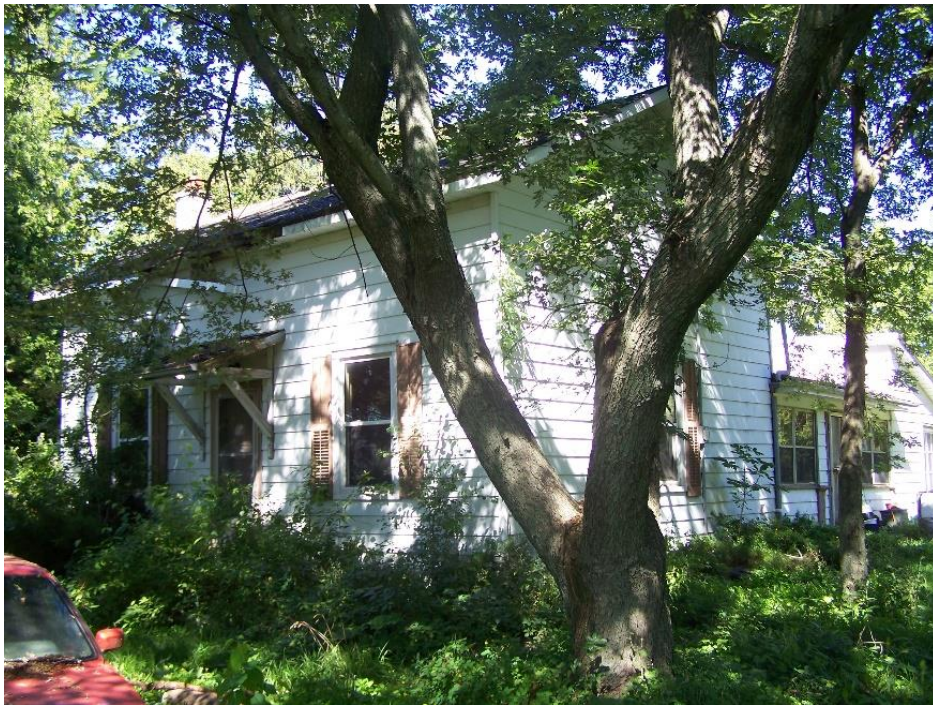
Appendix 'A': Images of the Properties Proposed for Designation  
Appendix 'B': Heritage Markham Extract  
Appendix 'C': Statements of Significance  
Appendix 'D': Research Reports

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## APPENDIX 'A': Images of the Properties Proposed for Designation

### **11288 Kennedy Road (Ward 6): "George and Eliza Brodie House"**

*Primary Elevation and Property Map*



**7775 Ninth Line (Ward 7): “James and Catharine Young House”**  
*Primary Elevation and Property Map*





**6840 Fourteenth Avenue (Ward 7): “Franklin H. Raymer House”**

*Primary Elevation and Property Map*



**3949 Nineteenth Avenue (Ward 6): “Spofford-Brodie-Smith House”**  
*Primary Elevation and Property Map*



**3490 Nineteenth Avenue (Ward 2): “Gormley-Wideman House”**  
*Primary Elevation and Property Map*



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## **APPENDIX 'B': Heritage Markham Extract**

### **HERITAGE MARKHAM EXTRACT**

Date: June 23, 2023

To: R. Hutcheson, Manager, Heritage Planning  
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON June 14, 2023

#### **6. PART FOUR - REGULAR**

##### **6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION**

##### **DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)**

File Number:

n/a

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into "High", "Medium", and "Low" as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No

further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

**Carried**

## **APPENDIX ‘C’: Statements of Significance**

### **STATEMENT OF SIGNIFICANCE**

#### **George and Eliza Brodie House**

11288 Kennedy Road

c.1860

The George and Eliza Brodie 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 George and Eliza Brodie House is a one-and-a-half storey frame dwelling located on the west side of Kennedy Road, near the east bank of the Rouge River, between the historic rural hamlets of Cashel and Almira. The house faces south and is not visible from the street.

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

The George and Eliza Brodie House has design and physical value as a representative example of a mid-nineteenth century frame farmhouse in the vernacular Georgian architectural tradition. It is a modest vernacular dwelling designed to serve the needs of a household of modest means. The symmetrical façade and restrained formal design follows the Georgian architectural tradition that continued to influence vernacular domestic architecture in Ontario long after the Georgian period ended in 1830. Exterior materials have been renewed over time, but the original form remains readily discernable. The scale and design of this house are similar to dwellings constructed by some Markham Township landowners for the use of tenant farmers, but in this case, the house was owner-occupied when first constructed. In this way, the George and Eliza Brodie House could be considered the family’s “starter home” before they decided to pursue farming elsewhere, perhaps on a more productive piece of land.

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

The George and Eliza Brodie House has historical value for its association with the locally-significant theme of immigration, notably the early cultural and religious diversity of Markham Township. Specifically, it is the former farmhouse of an early Scottish Presbyterian family who arrived in Upper Canada in 1835 as part of an influx of British families that settled in Markham Township beginning in the 1820s. George Brodie Jr., born in Scotland, was one of the six children of George Brodie Sr. and Jean (Milne) Brodie of Peterhead, Scotland, who purchased a farm on the western half of Lot 2, Concession 5, Whitchurch Township in 1835. Their homestead was named Craigieburn Farm. The

family was a strong supporter of the Melville Presbyterian Church north of Cashel. George Brodie Jr. purchased the northeast quarter of Markham Township Lot 29, Concession 5 in 1859 and constructed a small frame farmhouse a little to the east of the meandering Rouge River. In 1868, George Brodie Jr. and his wife Eliza (Oxley) Brodie sold the farm and moved to Scott Township. In 1870, George Brodie Jr.'s brother Charles J. Brodie purchased the property, which he owned until 1887.

### **Contextual Value**

The George and Eliza Brodie House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this agricultural property from c.1860 well into the twentieth century.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the George and Eliza Brodie 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 a small frame farmhouse of the mid-nineteenth century in the vernacular Georgian architectural tradition:*

- T-shaped plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Frame exterior walls;
- Medium-pitched gable roof with projecting, open eaves and single-stack brick chimney;
- Three-bay composition of the south (primary) elevation with centrally-placed single leaf door opening;
- Flat-headed rectangular window openings;
- Shed-roofed one-storey rear addition.

*Heritage attributes that convey the property's historical value for its association with the locally-significant theme of immigration, notably the early cultural and religious diversity of Markham Township, as the former farmhouse of an early Scottish Presbyterian family who were part of an influx of British families that settled in Markham Township beginning in the 1820s:*

- The dwelling is a tangible reminder of Scottish-born George Brodie, the property owner from 1859 to 1868, and his brother Charles Brodie, owner from 1870 to 1887, who came to Upper Canada from Peterhead, Scotland with their parents George Brodie Sr. and Jean (Milne) Brodie in 1835

*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 on its original site facing south, a little to the east of the Rouge River, north of the historic crossroads hamlet of Cashel.

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

- Aluminum siding;
- Modern windows and doors;
- Non-functional shutters;
- Shed-roofed canopy over principal entrance;
- Enclosed side porch;
- Accessory building.



## STATEMENT OF SIGNIFICANCE

### James and Catharine Young House

7775 Ninth Line

c.1860

The James and Catharine Young 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 James and Catharine Young House is a one-and-a-half storey frame dwelling located on the east side of Ninth Line, north of Fourteenth Avenue, in the historic crossroads hamlet of Box Grove.

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

The James and Catharine Young House has design and physical value as a unique example of a modest vernacular village worker's cottage. The frame dwelling originally reflected the Georgian architectural tradition but has evolved to become part of a larger modern residence rendered in a sympathetic style. In its original form, its three-bay primary (west) elevation, rectangular plan, and general sense of symmetry reflected the local persistence of the conservative Georgian architectural tradition long after the Georgian period ended in 1830. In its evolved form, the house has been remodeled in a manner that has retained the character of an historical building.

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

The James and Catharine Young House has historical value for its association with the theme of urban development in Markham Township, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line. The house was constructed c.1860 or earlier on Lot 2, Block D and part of Lot 1, Block E, within the Tomlinson-Beebe Plan 19 of the Village of Sparta, c.1850. The property was purchased by James Young from William E. Beebe in the mid-1850s. James Young was a Canadian-born labourer who may have worked in Beebe's blacksmith shop next door, or in one of the other local industries. James Young and his wife, Catharine (McIntyre) Young, moved to Pickering Township in 1870. Their modest village home passed through many owners after that. In the early 2010s, the Young House was enlarged and remodeled into its present form but remains recognizable as an historic structure within the hamlet.

#### **Contextual Value**

The James and Catharine Young House is of contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

**Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the James and Catharine Young 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 unique example of an evolved vernacular village worker's cottage:*

- One-and-half storey main block of the dwelling with its rectangular plan;
- Board and batten siding;
- Medium-pitched gable roof with projecting, open eaves;
- Flat-headed rectangular single-hung windows with six-over-six panes.

*Heritage attributes that convey the property's historical and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line:*

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Sparta/Box Grove.

*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 crossroads hamlet of Box Grove:*

- The location of the building on its original site within the historic crossroads hamlet of Box Grove.

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

- Rear wing and rear and north side additions;
- Detached garage.

## STATEMENT OF SIGNIFICANCE

### Franklin H. Raymer House

6840 Fourteenth Avenue

c.1895

The Franklin H. Raymer 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 Franklin H. Raymer House is a one-and-a-half storey stucco dwelling that forms the front portion of a modern two-storey stone-veneered dwelling located on the north side of Fourteenth Avenue, east of Ninth Line, in the historic crossroads hamlet of Box Grove. The house faces south.

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

The Franklin H. Raymer House has design and physical value as a unique restored example of a modest vernacular dwelling that historically served as a farmhouse within a village setting. Its restored ashlar-patterned stucco finish is a locally rare exterior treatment with its design based on an archival photograph dated c.1908. The asymmetrical arrangement of openings on the south (primary) elevation of the home, with the door placed off-centre and adjacent to a window, is a vernacular variation of Georgian domestic architecture. This asymmetry is an indication of a building designed with function taking precedence over exterior design considerations which would have ordinarily favoured a symmetrical arrangement of openings on the primary elevation for even the most humble of dwellings in nineteenth century Markham Township. The Raymer House was designed as a modestly scaled dwelling intended to serve a small farm. Its scale suited the village context into which it was built. Exterior alterations that had taken place over time were reversed in 2017 when the former farmhouse was restored and incorporated into a large new dwelling set back to preserve the street view of the restored nineteenth century building.

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

The Franklin H. Raymer House has historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line. It is a noteworthy example of a farmhouse constructed within a village setting. It was constructed c.1895 on Lot 10, Block E, Plan 19. Franklin H. Raymer's small farm, where the barn complex was once located, was behind the village lots on a 44-acre parcel contained within the western half of Markham Township Lot 6, Concession 9, formerly owned by local blacksmith William Ellis Beebe. The property has additional historical value, representing the theme of industry, innovation and economic development, for its association with Franklin Herbert Raymer, who was locally significant as a later operator of the Raymer cheese factory established by his father John

Noble Raymer in the mid-1860s. The Raymers were among a number of Pennsylvania German Mennonites that came to Markham Township in the early nineteenth century. John N. Raymer was a successful farmer in the Box Grove-Cedar Grove community. He established cheese factories in Box Grove-Cedar Grove and Unionville in the late 1860s. After John N. Raymer's tragic death from smallpox in 1874, his widow Christina took over the operations of the cheese factories. Their son Franklin H. Raymer was the last to operate the cheese factory east of Box Grove, which endured until about 1901.

### **Contextual Value**

The Franklin H. Raymer House is of contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Franklin H. Raymer 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 unique restored example of a modest vernacular dwelling that historically served as a farmhouse within a village setting:*

- L-shaped plan;
- One-and-a-half storey height;
- Ashlar-patterned stucco finish;
- Medium-pitched gable roof with projecting eaves;
- Three-bay composition of the primary (south) elevation with asymmetrical placement of the principal entrance and windows;
- Single-leaf front and side doors;
- Flat-headed rectangular single-hung windows with two-over-two panes;
- Small square accent window with four panes;
- Hip-roofed front veranda supported on slender, turned wood posts accented with fretwork brackets and spandrels, and with a balustrade with slender turned pickets;
- Shed-roofed side veranda supported on slender, turned wood posts.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line, and representing the theme of industry, innovation and economic development, for its association with Franklin Herbert Raymer, who was locally significant as a later operator of the Raymer cheese factory established by his father John Noble Raymer in the mid-1860s:*

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Sparta/Box Grove and of farmer and cheese maker Franklin H. Raymer and the Raymer cheese-making business that operated from the late 1860s to about 1901.

*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 crossroads hamlet of Box Grove:*

- The location of the building on the property, facing south, within the historic crossroads hamlet of Box Grove.

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

- Two-storey stone-veneered dwelling attached to the rear of the restored stucco dwelling.

## STATEMENT OF SIGNIFICANCE

### Spofford-Brodie-Smith House

3949 Nineteenth Avenue

c.1870

The Spofford-Brodie-Smith 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 Spofford-Brodie-Smith House is a one-and-a-half storey frame dwelling located on the south side of Nineteenth Avenue, west of the historic mill hamlet of Almira. The house faces north.

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

The Spofford-Brodie-Smith House has design and physical value as a unique example of an evolved vernacular farmhouse that exhibits three distinct stages of development. It began as a vernacular frame dwelling in the Georgian architectural tradition, a conservative and formal approach to domestic architecture that continued to influence the design of vernacular dwellings in Markham Township long after the Georgian period ended in 1830. This would have been an old-fashioned house at the time it was constructed c.1870, particularly the front doorcase with sidelights but no transom light. The western end of the dwelling was constructed as a traditional doddy house in the same style and form as the remainder of the home. This addition, constructed to house older generations of a family, typical of Mennonite families whose ownership of the property followed that of the Spofford and Brodie family. The cultural history of the property is thereby legible in the architecture of the evolved dwelling. The wide gambrel-roofed dormer represents the third phase of the architectural evolution of the building. With its flared eaves, the dormer reflects the Dutch Colonial style and likely dates from the 1930s or 1940s. This type of addition is locally unique.

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

The Spofford-Brodie-Smith House has historical value for its association with the locally significant theme of immigration and for its connection to the early cultural and religious diversity of Markham Township as the former farmhouse of early British immigrants from England and Scotland, and its later ownership by a Pennsylvania German Mennonite family who modified the original dwelling with the addition of a traditional “doddy house.” The first phase of the house was constructed c.1870 to replace an old log house on the western half of Markham Township Lot 30, Concession 5. English immigrants William Spofford and Harriet (Ashbridge) Spofford came to Markham from Yorkshire in the mid-1830s and settled on the eastern part of Lot 31, Concession 5. In 1855 they purchased this additional property on Lot 30, which was occupied by their son Charles Spofford and his wife Susan (Pipher) Spofford.

Charles Spofford became the owner of his farm in 1866. The family sold to James Brodie and Matilda (Stewart) Brodie in 1877. James Brodie was the son of Scottish immigrants George Brodie and Jean (Milne) Brodie of Aberdeen who came to Upper Canada in 1835 and settled on Lot 2, Concession 5, Whitchurch Township, a property known as Craigieburn Farm. In 1891, James and Matilda Brodie sold to Abraham and Elizabeth Smith, who had a Pennsylvania German Mennonite cultural background. The former Brodie farm was operated by Jacob and Ella Smith who constructed a doddy house for the use of elderly parents. The property remained in the ownership of the Smith family until 1956.

### **Contextual Value**

The Spofford-Brodie-Smith House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a farmhouse on the periphery of the mill hamlet of Almira. The dwelling served as a farmhouse from the late nineteenth century until the early 1960s.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Spofford-Brodie-Smith 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 unique example of an evolved vernacular farmhouse that exhibits three distinct stages of development:*

- Rectangular plan;
- Frame walls;
- Fieldstone foundation;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting, open eaves and two single-stack red brick chimneys;
- Gambrel-roofed front dormer with flared eaves;
- Five-bay composition of the north (primary) elevation with the earlier eastern portion containing a doorcase featuring a single-leaf four-panelled wood door and four-paned sidelights with panelled aprons, and doddy house addition to the west with a single-leaf door;
- Flat-headed rectangular window openings;
- Hip-roofed front veranda supported on turned posts with delicate wood brackets in the Gothic Revival style.

*Heritage attributes that convey the property's historical value for its association with the early cultural and religious diversity of Markham Township as the former farmhouse of early British immigrants from England and Scotland, and its later ownership by a Pennsylvania German Mennonite family who modified the original dwelling with the addition of a traditional "doddy house.":*

- The dwelling is a tangible reminder of the English Spofford family, the Scottish Brodie family, and the Pennsylvania German Mennonite Smith family who historically resided here.

*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 on its original site, facing north, on the periphery of the historic mill hamlet of Almira.

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

- Aluminum siding;
- Modern windows within old window openings;
- Rear additions;
- Accessory buildings.



## STATEMENT OF SIGNIFICANCE

### Gormley-Wideman House

3490 Nineteenth Avenue

c.1859

The Gormley-Wideman 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 Gormley-Wideman House is a one-and-a-half storey brick dwelling located on the north side of Nineteenth Avenue between Woodbine Avenue to the west and Warden Avenue to east. The house faces south and is located west of the historic mill hamlet of Almira.

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

The Gormley-Wideman House has design and physical value as a good representative example of a mid-nineteenth century brick farmhouse designed with the influences of the Georgian and the Classic Revival architectural styles. It is noteworthy for its five-bay primary (south) elevation and Flemish bond brickwork, which are locally uncommon and indicative of high-quality domestic rural architecture. Solid brick construction and a conservative design based on the Georgian architectural tradition updated with elements of the Classic Revival style typified the rural vernacular architecture of Markham Township during the prosperous years of the 1850s when there was a strong export market for wheat due to the Crimean War. During this time period, the enduring Georgian design principles of balance and proportion was often relieved with patterned brickwork and Classic Revival details, as seen in this example. Buff coloured “white brick” accents on a body of local red brick became common in York County after the 1840s. This house has buff brick quoins and arches over door and window openings. The numerous large windows, a moulded wood cornice with eave returns, and a wide front doorcase with transom light and sidelights reflect the Classic Revival style. The front doorcase, with its intricate glazing pattern of squares and rectangles, is the focal point of the primary elevation.

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

The Gormley-Wideman House has historical value for its association with the early cultural and religious diversity of Markham Township as well as the theme of innovation and economic development as the former home of Irish immigrant James Gormley, storekeeper, postmaster, auctioneer, notary public, and farmer who was locally important as the founder of the crossroads hamlet of Gormley’s Corners. This associative value, namely religious diversity, is reinforced by the property’s connection to several generations of the Pennsylvania-German Mennonite Wideman family. James Gormley came to Markham Township in the 1840s, initially working as a schoolteacher. He soon became involved in a number of successful enterprises, including the establishment of a hamlet

known as Gormley's Corners. In approximately 1850, James Gormley married Margaret Steckley, a member of Markham's Pennsylvania German Tunker community. In the late 1850s, the family moved to the Steckley farm on Lot 31, Concession 4 and lived in one of two brick farmhouses on the property that were constructed in 1859. In 1865, James Gormley purchased the eastern half of Lot 31 from his father-in-law, John Steckley. In 1882, the farm was sold to Jacob Wideman, a Mennonite minister. The Wideman family were part of Markham's Pennsylvania German Mennonite community that came from Bucks County, Pennsylvania, in 1803. The property remained in the ownership of later generations of the Wideman family until 1998.

### **Contextual Value**

The Gormley-Wideman House has contextual value because it is physically, functionally, visually and historically linked to its surrounding as one of several nineteenth century farmhouses located within the agricultural area to the west of the historic mill hamlet of Almira. The Gormley-Wideman House is physically, functionally, visually and historically linked to the site where it has stood since 1859.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Gormley-Wideman 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 good representative example of a mid-nineteenth century brick farmhouse designed with the influences of the Georgian architectural tradition and the Classic Revival style:*

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Red brick walls in Flemish bond with buff brick quoins and cambered arches over door and window openings;
- Medium-pitched gable roof with wood cornice and eave returns;
- Heavy gable-end red brick chimneys with corbelled caps;
- Five-bay primary (south) elevation with centre doorcase featuring a single-leaf four-panelled wood door with half-round headed upper panels, multipaned transom light and sidelights with complex glazing pattern of squares and rectangles as well as wood panels below the sidelights;
- Regularly-placed flat-headed six-over-six wood windows with projecting lugsills and operational louvered wood shutters;

*Heritage attributes that convey the property's historical value and associative value, representing the early cultural and religious diversity of Markham Township as well as the theme of industry, innovation and economic development:*

- The dwelling is a tangible reminder of locally important Irish immigrant James Gormley, founder of Gormley's Corners, and the Pennsylvania German Mennonite Wideman family, long-time later 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 building on its original site, facing south, where it has stood since 1859.

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

- Frame rear addition;
- External chimney on west gable end;
- Barn complex and other farm outbuildings.

**APPENDIX 'D': Research Reports**

*Provided under separate cover*