



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: January 8, 2025

SUBJECT: **Priority Designation Project Update**
Review of Listed Properties within the Milliken Secondary Plan Area for Designation under the Ontario Heritage Act

FILE: N/A

Background

- As described in the memo prepared for Heritage Markham consideration in June 2023, Heritage Section staff (“Staff”) developed a matrix consisting of four criteria against which all listed properties within Markham have been evaluated to determine their degree of cultural heritage significance (all cemeteries, barns, and government-owned properties have been excluded from evaluation);
- The City’s evaluation matrix was developed in response to Bill 23 (*More Homes Built Faster Act*) which required all listed properties on a municipal heritage register to be either designated under Part IV of the *Ontario Heritage Act* (the “OHA”) within a two-year period beginning on January 1, 2023, or be removed from the register. This deadline was subsequently extended by another two years to January 1, 2027 by Bill 200 (*Homeowner Protection Act*);
- A review of the Heritage Register conducted in 2023 found the following:
 - 52 listed properties ranked as “High”
 - 78 ranked as “Medium”
 - 28 ranked as “Low... in terms of cultural heritage value based on the evaluation criteria developed by Heritage Staff (refer to Appendix ‘A’ for a copy of the evaluation criteria);
- To date, Staff have prioritized those properties ranked as “High” and “Medium” for designation under Part IV of the OHA (the “Priority Designation Project”);
- Through the course of the Priority Designation Project, Staff have proceeded with designation recommendations in phases. Properties of cultural heritage significance in close geographic proximity have generally been included within the same phase;
- Following this pattern, Staff are determining whether to proceed with the potential designation of listed properties within the Milliken Secondary Plan Area (refer to Appendix ‘B’ for a map of the Secondary Plan area);

Heritage Context

- This part of Markham, known as Milliken, began as a rural crossroads hamlet that straddled the border between Markham and Scarborough Townships. When a local post office was established in 1859, it was named Milliken Corners after a prominent Loyalist family that settled here in 1807.

In the early 20th century, a number of building lots were sold off farms in the area, and modest homes were constructed on both the east and west sides of Kennedy Road, north of Steeles Avenue (now known as Old Kennedy Road). Turff Avenue and Thelma Avenue were established in 1930 as part of a new subdivision. Victory (originally Victor) Avenue came about later. Older buildings in the area include a small number of 19th century houses remaining from Milliken's early history, and 20th century houses dating from about 1900 to the mid-1950s. Many of the later houses are typical of the modest homes built by or for returning veterans of World War II – hence the name Victory Avenue.

- The Milliken Secondary Plan Area contains six properties that are **listed** on the City of Markham's Register of Properties of Cultural Heritage Value or Interest (the "Heritage Register"):
 - 30 Old Kennedy Road: Clinkinboomer House, c.1925
 - 51 Old Kennedy Road: Prebble House, c.1895
 - 58 Old Kennedy Road: MacDowell-Prentice House, c.1925
 - 59 Old Kennedy Road: McPherson House, c.1885
 - 64 Old Kennedy Road: Clayton House, c.1931
 - 93 Old Kennedy Road: Rattle-Simpson House, c.1925

Refer to Appendix 'C' of this memo for images of the properties and a brief description.

- In February 2024, Heritage Markham Committee reviewed 51 Old Kennedy Road as part of an Official Plan/Zoning By-law Amendment application to permit a 30-storey building. The Committee approved the following recommendation:

THAT Heritage Markham is of the opinion that 51 Old Kennedy Road is not a significant cultural heritage resource worthy of retention;

THAT as a condition of any future development approval, a Markham Remembered plaque be secured;

And THAT the committee has no further comment on the proposed development applications.

- There are also three properties individually designated under Part IV of the OHA:
 - **4600 Steeles Avenue East** ("Milliken Public School S.S #8" c.1929)
By-law 2004-294
 - **31 Victory Avenue** ("The Alexander McPherson House" c.1840)
By-law 2017-86. This dwelling is being relocated on site and incorporated into a development application currently being processed by the City.
 - **73 Old Kennedy Road** ("The James Rattle House" c.1930)

Heritage Policy

- The Milliken Secondary Plan contains policies concerning conservation of significant cultural heritage resources. These policies are included as Appendix 'D' of this memo.

Staff Comment

- The six listed properties referenced above scored "Low" using the City's evaluation matrix for the purpose of prioritizing potential designation. As the noted above, the purpose of the Priority Designation Project is to conserve Markham's most significant cultural heritage resources through Part IV designation prior the deadline imposed by Bill 200. As indicated, Heritage Markham has already recommended that designation not be supported for 51 Old Kennedy Road;
- Based on the current understanding of their cultural heritage significance, Staff are not recommending designation of these properties at this time (they will continue to remain on the Heritage Register);
- Should a demolition permit or development application be submitted for the properties prior to the end of 2026, Staff will reevaluate whether to recommend designation and will return to Heritage Markham to seek feedback on next steps.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the Staff recommendation to not pursue designation at this time of the following listed properties as part of the Priority Designation Project:

- **30 Old Kennedy** ("Clinkinboomer House ")
- **58 Old Kennedy** ("MacDowell-Prentice House")
- **59 Old Kennedy** ("McPherson House")
- **64 Old Kennedy** ("Clayton House")
- **93 Old Kennedy** ("Rattle - Simpson House")

ATTACHMENTS:

Appendix 'A'	Evaluation Criteria
Appendix 'B'	Map of the Milliken Secondary Plan Area
Appendix 'C'	Images of the Listed Properties within the Milliken Secondary Plan Area
Appendix 'D'	Milliken Secondary Plan Area Heritage Policies

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Appendix 'A'

Evaluation Criteria

Design Value (Scale of 1 - 3):

- **High:** well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium:** modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low:** utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Integrity (Scale of 1 - 3):

- **High:** the building is in a good state of repair with character defining elements intact.
- **Medium:** the building shows signs of deterioration with some character defining elements intact.
- **Low:** the building is in an advanced state of disrepair with most or all character defining elements removed.

Risk of "De-listing" (Scale 1 – 2):

- **High:** the property is located outside the Urban Boundary with unknown development window.
- **Low:** the property is located nearby to the Urban Boundary with development anticipated in the medium term (2-5 years) **or** the property is adjacent to the Urban Boundary and development is anticipated in the short term (within the next two years) **or** the property has already been redeveloped and the heritage resource has been conserved **or** the property is subject to an active planning application.

Contextual Value (Scale of 1 - 3):

- **High:** The property is contained within an intact hamlet with a minimum of infiltrating suburban growth;
- **Medium:** The property is contained within a hamlet with a modest concentration of existing or potential heritage resources **and/or** the building is of modest design value and does not is not a significant resources within the hamlet. Recent suburban-style development has altered the character of the area;
- **Low:** the property is not located within a hamlet or is located within a hamlet but has no visibility from the street

Appendix 'B'

Map of the Milliken Secondary Plan Area



Appendix 'C'

Listed Properties within the Milliken Secondary Plan Area

30 Old Kennedy (“Clinkinboomer House”), circa 1925-1930



Commercial use of House

Previous Residential Use

Historical Background:

- Scarborough Township farmer Christopher Lamoreaux owned the property in 1849 and remained in the ownership of members of the Lamoreaux family until 1920, when just over nine acres were sold to Charles and Monica Turff by William H. Lamoreaux.
- Charles Turff was born in Toronto in 1880, of English descent and first worked as a labourer, then became a builder. His wife, Monica Bear, was born in Toronto in 1887 and was of German descent. The Turff family moved from Toronto to Milliken sometime after April, 1926. Their home (now demolished) was located at the north west corner of Steeles Avenue and Old Kennedy Road.
- Charles Turff died in 1930. His widow, Monica, registered a plan of subdivision on their property in July of 1930 that created Turff Avenue and Thelma Avenue. Thelma Avenue was named for her daughter, Thelma Mary. Monica Turff continued to reside in Milliken. She died in 1943.
- The brick bungalow at 30 Old Kennedy Road appears to have been built by Charles Turff in the 1920s. It may have been one of several dwellings built on the property before the formal subdivision was created in 1930, and this property was in fact not included in that subdivision.
- The house and property were sold to Fanny Clinkinboomer, the widow of Thomas Clinkinboomer of Unionville, in 1928. Mrs. Clinkinboomer’s Will allowed her son, Frederick H. Clinkinboomer use of the property at Milliken for his lifetime. The property was sold out of the family’s ownership in 1961. The former dwelling has been in commercial use for some time.

Architectural Description:

- The Clinkinboomer House is a brick bungalow with a hipped roof and a simple rectangular plan. There is a cutaway porch at the front, south-east corner. The house has single hung style windows, with the front window having 8/1 glazing. The entrance door is within the porch. The cutaway porch, with a heavy brick column at the corner, was originally open but in recent times has been enclosed with glazing. Although the building has been converted to commercial use and is covered in signage, very little has changed on the exterior from its original condition.
- This brick bungalow is reflective of early suburban development in Markham Township. Its compact urban form, rooted in the Arts and Crafts Movement of the early 20th century, is typical of early to mid-20th century suburban expansion.

Context:

The Clinkinboomer House is one of a cluster of early 20th century suburban dwellings on Old Kennedy Road. These modest dwellings represent the transformation of Milliken from a rural crossroads village within a primarily agricultural community into a suburban neighbourhood on the fringes of the city of Toronto.

51 Old Kennedy (“William Prebble House”), circa 1895



Current



Photo from 1991

Demolition was supported by Heritage Markham (Feb 2024)

58 Old Kennedy (“MacDonnell-Prentice House”), circa 1925



Current Images

Historical Background:

- Scarborough Township farmer Christopher Lamoreaux owned the property in 1849 and remained in the ownership of members of the Lamoreaux family until 1920, when just over nine acres were sold to Charles and Monica Turff by William H. Lamoreaux.
- Charles Turff was born in Toronto in 1880, of English descent and first worked as a labourer, then became a builder. His wife, Monica Bear, was born in Toronto in 1887 and was of German descent. The Turff family moved from Toronto to Milliken sometime after April, 1926. Their home (now demolished) was located at the north west corner of Steeles Avenue and Old Kennedy Road.
- Charles Turff died in 1930 and his widow, Monica, registered a plan of subdivision on their property in July of 1930 that created Turff Avenue and Thelma Avenue. Thelma Avenue was named for her daughter, Thelma Mary. Monica Turff continued to reside in Milliken. She died in 1943.
- The brick house at 58 Old Kennedy Road appears to have been built by Charles Turff in the mid-1920s. It was one of several dwellings built on the property before the formal subdivision was created in 1930, and this property was in fact not included in that subdivision.
- The house and property were sold to Jeanette MacDonnell, a widow residing in Markham Township, in 1924. Mrs. MacDonnell owned the property for only a short time. In 1926, she sold to Kenneth George Prentice, an auctioneer living in Markham. Kenneth and his wife, Marjorie sold the property in 1934, after which it was owned by Rhea Third until 1962.

Architectural Description:

- The House represents a vernacular house form that some architectural historians refer to as a semi-bungalow. This term is based on the appearance of this type of dwelling from the front, with the long slope of the roofline facing the street extending to cover a porch and containing dormer windows, which creates the impression of a bungalow with living space within the roof structure.
When viewed from the side, the second floor reaches the height of a full second storey.
- The front dormer in the MacDonnell-Prentice House may have originally been smaller, and later expanded in width to provide additional headroom upstairs.
- The front porch, originally an open cutaway porch at the south-east corner, has been enclosed at a later date.
- The overall form and materials of this house are similar to the Clinkinboomer House next door at 30 Old Kennedy Road, built about the same time period, except this one has a second storey.
- In its conversion to commercial use, a number of unsympathetic additions have been made to the north, south and west sides of the building.

Context:

- The House is one of a cluster of early 20th century suburban dwellings on Old Kennedy Road. These modest dwellings represent the transformation of Milliken from a rural crossroads village within a primarily agricultural community into a suburban neighbourhood on the fringes of the city of Toronto.

59 Old Kennedy (“The David McPherson House”), circa 1885



Current Image



Photo from 1991

Historical Background:

- The McPherson House is located on a lot severed from the west half of Township Lot 1, Concession 6, in 1858. The west 100 acres of the lot were purchased by Joseph Vancise Jr. in 1832 from Joseph Tomlinson.
- Beginning in the mid-1830s Vancise created a series of village lots on the front of his farm property. The subdivision and sale of lots marked the founding of a crossroads community that would eventually be named Milliken, after a prominent local family.
- In 1838, Joseph Vancise Jr. sold the larger portion of his holdings to Norman Milliken Jr., including a $\frac{1}{4}$ acre portion that fronted Old Kennedy Road, directly north of Village Lot 6. Norman Milliken Jr. was part of a United Empire Loyalist family that came to Markham Township from New Brunswick in 1807. The Milliken family were successful in the lumbering business, and also operated a tavern within the crossroads hamlet that was named “Milliken Corners” for the family when a post office was established there in 1859.
- In 1858, Norman Milliken Jr. a farmer, sold a $\frac{1}{4}$ acre parcel of the $98 \frac{3}{4}$ acres he owned to another farmer, Alexander McPherson Jr., also a member of an important early local

family. The McPhersons were of Scottish origin, and originally settled in Nova Scotia. Alexander McPherson Sr. came to Markham Township in 1830. The McPherson farmhouse still stands at 31 Victory Avenue, and was designated under the Ontario Heritage Act in 2016.

- A dwelling appears to have eventually been constructed on this property c.1885, for the use of David McPherson, who was Alexander McPherson Jr.'s nephew, and his wife Catherine. The late date of the house at 59 Old Kennedy Road, ten years after the 1875 marriage of David and Catherine McPherson, is based on the 1881 census which indicates they were still living on the Alexander McPherson farm at that time.
- Alexander McPherson had intended to formally deed the house and property to David McPherson but died in 1887 before anything official had been arranged to formalize the transfer. Then, David McPherson died and the property was deeded to Catherine, his widow, for her use and that of their four children. According to the 1891 census, the family resided in a two storey frame house containing four rooms.
- Catherine remained a widow and continued to live in the family home until at least 1895. By 1907, when she sold the property to Edwin and Edith Stonehouse, she was living in Toronto.
- Edwin Stonehouse was an agricultural implements agent. The Stonehouse family may have enlarged the original house by adding the front projecting portion.
- In 1912, the property was sold to William Henry Lamoreaux, a farmer with land holdings in both Markham and Scarborough Townships. The former McPherson residence was later willed to William Lamoreaux's wife, Hannah in 1929, and later transferred to their son, Christopher. The property remained in the Lamoreaux family's ownership until 1985. The dwelling has since been converted to commercial use.

Architectural Description:

- The House is a one and a half storey frame house with an L-shaped plan. The front projecting portion, with large window openings and a roofline slightly dropped below the ridge line of the gable roof behind, may be an addition of the early 1900s.
- Modern cladding materials conceal the original siding, which may have been board and batten or vertical tongue and groove wood, based on similar buildings constructed locally about this time period.
- The house has a medium-pitched gable roof and overhanging, open eaves. The window openings generally follow the apparent original placement, but all window units are modern.
- An enclosed vestibule with double doors is located within the street-facing ell, where there was previously an open, hip-roofed porch.

- A corner window has been inserted at the southwest corner of the building. The original form of the heritage building remains, but the details have been altered, and the vestibule is not a sympathetic later addition.

Context:

The McPherson House is related to the period in Milliken's history when it was a crossroads hamlet in a primarily agricultural community. It is one of three remaining 19th century structures in the area. Although its original architectural character has been altered through conversion to commercial use, the building's form remains recognizable as a former dwelling within the hamlet.

64 Old Kennedy (“Janet Clayton House”), circa 1931



Image from 2021

Historical Background:

- Scarborough Township farmer Christopher Lamoreaux owned the property in 1849 and remained in the ownership of members of the Lamoreaux family until 1920, when just over nine acres were sold to Charles and Monica Turff by William H. Lamoreaux.
- Charles Turff was born in Toronto in 1880, of English descent and first worked as a labourer, then became a builder. His wife, Monica Bear, was born in Toronto in 1887 and was of German descent. The Turff family moved from Toronto to Milliken sometime after April, 1926. Their home (now demolished) was located at the north west corner of Steeles Avenue and Old Kennedy Road.
- Charles Turff died in 1930 and his widow, Monica, registered a plan of subdivision on their property in July of 1930 that created Turff Avenue and Thelma Avenue. Thelma Avenue was named for her daughter, Thelma Mary. Monica Turff continued to reside in Milliken. She died in 1943.
- Monica Turff sold a 100 foot Old Kennedy Road frontage of her property to the estate of the late William James Clayton in April of 1931. The brick house at 64 Old Kennedy Road was built for Janet Clayton, the widow of local blacksmith William James Clayton.
- Some architectural similarities with 93 Old Kennedy Road suggest the builder may have been James Rattle, a local builder known to have constructed at least a half a dozen houses in the vicinity.
- The Clayton House was one of several dwellings built on the Turff property. In 1953, Janet Clayton, now a resident of Toronto, sold the house and property to Alexander and Vera Watson.

Architectural Description:

- The House is a represents a vernacular, early 20th century suburban brick house. Its compact, gable-fronted form has been described in by some architectural historians as the vernacular “homestead” style, common in suburban North America from the late 19th century into the early 20th century.
- This example retains its original open veranda, and other than modern replacement windows within the original window openings, the essential character of the c.1931 dwelling remains intact. It is a simple building that was designed to provide comfortable and convenient accommodation at a modest scale.

Context:

The House is one of a cluster of early 20th century suburban dwellings on Old Kennedy Road. These modest dwellings represent the transformation of Milliken from a rural crossroads village within a primarily agricultural community into a suburban neighbourhood on the fringes of the city of Toronto.

93 Old Kennedy (“The Rattle - Simpson House”), circa early 1900s



Image from 2021



Image from 2018

Historical Background:

- Beginning in the mid-1830s, Joseph Vancise Jr. created a series of village lots on the front of his farm property. The subdivision and sale of lots marked the founding of a crossroads community that would eventually be named Milliken, after a prominent local family.
- In 1924 James and Jessie May Rattle purchased the property. Samuel James Rattle was born the son of a farmer in Baddow, Victoria County before moving to Milliken and then serving as a dispatch rider in the Canadian Army during the World War I. After his overseas service, he returned to Milliken where he lived as a tenant and worked as a trucker, and later, a carpenter. Given that James Rattle was a carpenter, it is likely that he was the builder of the house at 93 Old Kennedy Road in 1924-1925.
- In 1930, the Rattles sold their home to Lily Etta Simpson and moved to a new house at 73 Old Kennedy Road. According to James Rattle’s son, Don Rattle, his father sold 93 Old Kennedy Road in order to construct 73 Old Kennedy Road, a pattern that he would repeat several times as he constructed at least half a dozen suburban homes in the immediate vicinity. Lily Simpson owned the property until 1945.

Architectural Description:

- The House is an early 20th century suburban house of frame construction. Its compact, gable-fronted form has been described in by some architectural historians as the vernacular “homestead” style, common in suburban North America from the late 19th century and early 20th century.

- This example is noteworthy as one of the least altered heritage buildings in Milliken. It is a simple building that was designed to provide comfortable and convenient accommodation at a modest scale.
- Originally, the large front porch would have been open.

Context:

The House is one of a cluster of early 20th century suburban dwellings on Old Kennedy Road, a number of which were constructed by James Rattle, a young carpenter, after he returned from military service in World War I. These modest dwellings represent the transformation of Milliken from a rural crossroads village within a primarily agricultural community into a suburban neighbourhood on the fringes of the city of Toronto.

Appendix 'D'

Milliken Secondary Plan Area Heritage Policies

5.4 Cultural Heritage Resources

The City's objective is to *conserve*, enhance and restore *significant cultural heritage resources* including *built heritage resources*, *archaeological resources* or *cultural heritage landscapes* that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

It is the policy of Council:

- 5.4.1 That *conservation* of the *cultural heritage resource* within the Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Plan.
- 5.4.2 That the cultural heritage resource contained in the City's *Register of Property of Cultural Heritage Value or Interest* within the Secondary Plan Area is identified in Appendix 1 – Cultural Heritage Resources and includes 3 properties that are designated under Part IV of the *Ontario Heritage Act* and 6 are listed on the City's *Register of Property of Cultural Heritage Value or Interest*.
- 5.4.3 That the retention and/or relocation of the *cultural heritage resource* where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan.
- 5.4.4 To ensure that development of a *significant cultural heritage resource*, or development on *adjacent lands* is designed, sited or regulated to protect and mitigate any negative visual and physical impact on the *heritage attributes* of the resource, in accordance with Section 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource.
- 5.4.5 To impose the following conditions of approval on development or *site alteration* containing a *cultural heritage resource* in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a *cultural heritage resource*:
 - a) securing of satisfactory financial and/or other guarantees to restore a *cultural heritage resource* or reconstruct any *cultural heritage resources* damaged or demolished as a result of new development;
 - b) obtaining site plan control approval or approval of a Major Heritage Permit for the *cultural heritage resource* including the implementation of a restoration plan for the heritage building;
 - c) requiring provisions in offers of purchase and sale which give notice of the *cultural heritage resource* on the property; and
 - d) requiring the commemoration of the cultural heritage resource through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e. Markham Remembered Plaque).