



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Committee of Adjustment Application
7726 Ninth Line (“Tomlinson Workers’ Cottage”)

FILE: A/158/24

Property/Building Description: One-and-a-half storey dwelling constructed c1840s as per the appended Research Report

Use: Residential

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The City has received a Minor Variance application for the property municipally known as 7726 Ninth Line (the “Subject Property”).
- The application contemplates removal and replacement of the existing dwelling with a new two-storey dwelling for which relief from the zoning by-law is required.
- As the existing dwelling is not proposed to be retained, Heritage Section Staff (“Staff”) are not opining on the requested variances from a heritage perspective.

Background

Evaluation of Cultural Heritage Value

- As part of the Priority Designation Project originally launched in response to Bill 23, Staff evaluated the Subject Property using Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest”.
- This regulation, introduced by the Province in 2006 and revised in 2023, provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two (2) of the 9/06 criteria to warrant designation under the *Ontario Heritage Act* (the “Act”).

Policy Context

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains polices concerning cultural heritage resources. The following are relevant to the request to remove 7775 Ninth Line from the Heritage Register:
- Concerning the identification and recognition of ***cultural heritage resources***, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of ***cultural heritage resources*** for inclusion in the ***Register of Property of Cultural Heritage Value or Interest*** and/or for individual property designation, by utilizing the criteria for determining ***cultural heritage*** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.*

- Concerning the protection of ***cultural heritage resources***, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any ***significant cultural heritage resource*** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

Staff Comment

- Based on the municipally-prepared Research Report included as Appendix ‘B’ of this memo, it is the opinion of Staff that the Subject Property does not meet the requisite number of 9/06 criteria and is therefore not a significant cultural heritage resource warranting designation under Part IV of the Act.
- While Staff acknowledge that the Subject Property possess *some* contextual value as part of the historic community of Box Grove, this contribution is diminished by the unremarkable design of the dwelling and the significant degree by which it has been altered. As such, it is the opinion of Staff that the potential future removal of the dwelling will not adversely impact the continued legibility of Box Grove as a community with a nineteenth century origin.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not consider 7726 Ninth Line as significant cultural heritage resource and does not object to the future demolition of the existing dwelling.

AND THAT Heritage Markham has no comment on the requested variances.

ATTACHMENTS:

Appendix ‘A’ Primary Elevation and Property Map

Appendix 'B' Research Report for 7726 Ninth Line

Q:\Development\Heritage\PROPERTY\NINTH\7726\HMMemos&Extracts

Appendix 'B'

Research Report for 7726 Ninth Line

RESEARCH REPORT



Tomlinson Worker's Cottage

**Lot 3, Block A, Plan 19
7726 Ninth Line, Box Grove
1840s**

**Heritage Section
City of Markham Planning & Urban Design, 2024**

History

The Tomlinson Worker's Cottage is at 7726 Ninth Line is located on the eastern portion of Lot 3, Block A, Plan 19, a plan of village lots laid out by George McPhillips, P.L.S. in 1850 on the lands of Joseph Tomlinson and William Ellis Beebe. Block A is within the eastern portion of Markham Township Lot 5, Concession 8.

In the mid-nineteenth century, a hamlet of tradesmen and labourers grew up around a cluster of industries located on the banks of the Rouge River, near the crossroads of Fourteenth Avenue and Ninth Line. In the early years, the community was known as Sparta, after the celebrated city-state of ancient Greece. By 1867, the year of Canada's Confederation, a local post office was opened with the name Box Grove.

The Tomlinson family, along with the Kirkhams, played a prominent role in the establishment of a sawmill, a woollen mill, and a shoddy mill (for recycling old cloth) in the Rouge River valley. These and other industries took advantage of the waterpower available from the creation of a dam and mill pond in the hollow. In time, modest houses for workers in the numerous local industries were built on village lots subdivided from the Tomlinson and Beebe farms. A general store, two taverns, two blacksmith shops and a cooperage were built to serve the needs of the local residents and the surrounding farm families.

The McPhillips plan of 1850 shows the outline of buildings that were standing at the time the plan was created. There was a building (presumably a dwelling) illustrated on Lot 3 with a rectangular plan shape that generally conforms to that of the main section of the existing house at 7726 Ninth Line. A site visit would be necessary to examine the structure in detail to determine its age, but its form suggests that it dates from 1850 or earlier.

Joseph Tomlinson (1779-1868) purchased Markham Township Lot 5, Concession 8 in two parts. In 1815, he purchased 175 acres from Joseph Vancise, who had received the Crown patent in 1801. In 1848, Tomlinson purchased the western 25 acres from the Raymer family. Joseph Tomlinson was born in Pennsylvania and came to Upper Canada with his parents in the early nineteenth century. He first established a sawmill on the Rouge River east of an area that became known as Brown's Corner, south of Buttonville, before relocating to Sparta.

When the abstract index of deeds is examined for Lot 3, Block A, Plan 19, the first entry involves a mortgage transaction between Andrew Smith and Donald McKay in 1863. In 1874, Joseph Tomlinson's widow, Sarah (Wooley) Tomlinson (1790-1877), sold Lot 3 (a one-acre property) and some additional land amounting to three acres to Nancy Emily (Badgerow) Mapes (1819-1879), the wife of local hotel keeper John Mapes (1810-1901). Previously she was married to Obediah Brondt. Since there was already a dwelling on the lot when Plan 19 was created in 1850, the existing dwelling appears to have been built on the Tomlinson property to be rented out, likely to a local tradesman or labourer working in the cluster of industries in the hamlet. It is difficult to determine from the information in the assessment rolls who lived there prior to the sale to Nancy Mapes because there are so many occupants of small parcels listed in this part of Sparta/Box Grove by the mid-1850s, but John Mapes, labourer, was assessed for one acre on Lot 5, Concession 8 in 1870. In the 1871 census, his occupation was given as "Hotel Keeper." Mapes was then the proprietor of the Stone Jug, a landmark at the crossroads until it was destroyed by fire in 1924. John and Nancy Mapes were the owners of several other village lots in Block A, Plan 19 on this part of Ninth Line, which they began selling off in 1880.

John Mapes remarried after his wife's death. In 1893, John and Susannah Mapes sold Lots 2 and 3, Block A, Plan 19 to Bridget Stoner. Bridget Stoner, of Irish cultural origin, was the wife of William John Stoner, a labourer of German cultural origin. According to the 1901 census, William John Stoner was a farm labourer, 34 years old, born in 1866. Bridget Stoner was 36 years old, born in 1864. There were members of the Stoner family in nearby Scarborough and

Pickering Townships. William John Stoner may have been the son of Thomas and Martha Stoner of Scarborough, but more research is required to trace the family connections.

In 1897, Bridget and William John Stoner sold their property to Alficius Pike, a farmer with 108 acres on the eastern part of Lot 5, Concession 8. In 1900, Alficius and Susannah Pike sold the property back to William John Stoner. Five years later, William John Stoner took out a mortgage with Thomas and George Morgan, blacksmiths, of Markham Village. In 1906, Thomas and George Morgan sold the property under Power of Sale to Anthony Graham, a local blacksmith who had acquired many of the village lots in Block A that were once owned by John and Nancy Mapes. It appears that William John Stoner and his wife, Bridget, had passed away in the early twentieth century, resulting in a default on the mortgage.

In 1906, Anthony Graham sold to Wesley Osland. In 1928, the Supreme Court of Ontario awarded the property to William J. Fairburn *et al*, who sold the east part to Chalmers Weir later that same year. In 1933, Chalmers and Ella Weir sold to Tom Riddell, a farm labourer. A Quit Claim was recorded in the abstract of deeds in 1952 when Thomas and Mary Scott became the owners. Some time after this, the old house was extensively remodelled into its current form, possibly in the 1970s based on the false half-timbered stucco exterior and large picture windows.

Architecture

The Tomlinson Worker's Cottage is a low one-and-a-half storey frame dwelling with an irregular plan. The main body of the house has a long rectangular plan shape, with additions to the rear and south side. The ground floor is placed close to grade, and the foundation material is not clearly visible. The current exterior cladding is false half timbering in the style of the 1970s, with wooden trim applied to a white stucco surface. It is not known what the original cladding was. No archival photographs of this building are known, therefore there is no information about its earlier appearance. This house likely began as a one-storey building, with low-ceilinged living space added later.



Street view of 7726 Ninth Line showing garage and link.

The low-pitched gable roof has projecting eaves without eave returns. The north gable end is closed, which appears to be a later alteration. There is a shed-roofed dormer on the rear roof slope. No historic chimneys remain.

The street-facing east façade has been altered. No apparent original openings remain, including the principal entrance. There are three large picture windows, the southernmost of these within a shallow extension that forms a shed-roofed box bay window. The current principal entrance is within a one storey, shed-roofed extension on the south gable end of the main block which provides a link to an attached flat-roofed carport.

In its earlier form, the Tomlinson Worker's Cottage likely reflected the vernacular Georgian architectural tradition like many of the other modestly-scaled worker's cottages in the hamlet. Without any archival images available to consult, it is not possible to determine the number, position or size of the original door and window openings. In spite of the significant extent of alterations that have taken place, the Tomlinson Worker's Cottage still retains enough of its earlier form to be recognizable as an early village dwelling.

Context

The Tomlinson Worker's Cottage is one of a grouping of older buildings within the historic crossroads hamlet of Box Grove. These buildings are important in defining, maintaining and supporting the character of this nineteenth century crossroads community. 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.

Several properties in the vicinity have been individually designated under Part IV of the Ontario Heritage Act, and several more properties are currently in the process of being designated.

Sources

Abstract Index of Deeds for Markham Township Lot 5, Concession 8.

Abstract Index of Deeds for Lots 2 - 10, Block A, Plan 19.

Plan 19 (1850).

Markham Township Assessment Rolls: 1855, 1860, 1870, 1880, 1890 and 1900.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921 and 1931.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of York County, Ontario (1878), and 1918 map.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Michell (1866) and Nason (1871).

Tomlinson Family File, Heritage Section, City of Markham Planning & Urban Design.

Find-a-Grave Website search for John Mapes.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society, 1977. Pages 91-96.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Revised Edition, 1989. Pages 79, 112, 287-289.