



BY-LAW 2008-187

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
Abraham Koch House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Attilio Vettese
c/o Martha Mingay
Mingay & Vereshchak
81 Main Street North
Markham, ON
L3P 1X7

and upon the Ontario Heritage Foundation, notice of intention to designate Abraham Koch House, 7085 14th Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

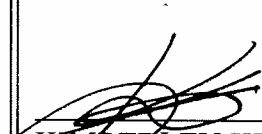
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

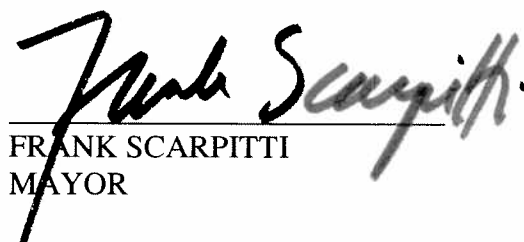
1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

Abraham Koch House
7085 14th Avenue
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
9TH DAY OF SEPTEMBER, 2008.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW 2008-187

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

Part Lot 4, Concession 9, Markham; Part Lot 5 Concession 9 Markham as in MA44800; Markham save and except Parts 1 to 7 on Plan 65R30378; S/T Easement in Gross over Part Lot 5 Concession 9, Part 1 PL 65R30018 as in YR996698

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2008-187

REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE

Abraham Koch House

**Centre Part, Lot 5, Concession 9
7085 14th Avenue
c. 1845**

The Abraham Koch House is recommended for designation under Part IV 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 Abraham Koch House is a two storey red brick farmhouse set well back from the south side of 14th Avenue, east of the Little Rouge River. It is located with the Box Grove Secondary Plan area of Markham, and was historically associated with the Cedar Grove Mennonite community.

Statement of Cultural Heritage Value or Interest

Historical Value

The Abraham Koch House is of historical value as a farmhouse built by an early Markham family of Pennsylvania German Mennonite background. Abraham Koch was the Canadian-born son of Pennsylvania German immigrants. As early as 1845, he was living on Lot 5, Concession 9, according to a Township Directory of the period. According to the 1851 census, Abraham Koch, his wife Elizabeth Hoover, and their two young children were living in a two-storey brick house on the property, which they purchased in 1847. It is possible that this house is a brick-clad hewn log structure constructed by the Reesor family prior to Koch's residency. The Koch family sold to Samuel Reesor, son of Peter Reesor and Esther Eby, in 1855. The Reesors are a locally significant family considered to be among the founding families of Cedar Grove. In the early 1880s, Lewis Reesor (Samuel's son) and Susannah Weber farmed the property. They moved to St. Mary's, Ontario, where Lewis was a pioneer in the electric light business, purchasing the local power plant in 1890.

Architectural Value

The Abraham Koch House is an early example of a brick farmhouse in Markham, locally rare for its full two storey form. The house possesses the classic simplicity and balance of the vernacular Georgian tradition. This conservative style of domestic architecture was widely adopted by the Pennsylvania Germans while living in the culturally diverse state of Pennsylvania during the 18th century, and was brought to Markham with the early settlers in the early 1800s. The proportions of the house and its door and window openings suggest that the underlying structure may be a hewn log building that was later updated with a cladding of brick veneer. The front door, with its integral sidelights, is a feature associated with early 19th century dwellings in Ontario. The proposed c.1845 date of construction, based on the first documented record of Abraham Koch's occupancy of the property, is a conservative estimate. If a hewn log structure is found underlying the brick veneer, the house could be as early as c.1830 and attributed to the Reesor family, the initial owners of the property following the Canada Company.

Contextual Value

The Abraham Koch House is of contextual significance for its association with the rural farming community in the south east area of Markham. It is one of several heritage buildings within the Box Grove Secondary Plan, however, historically this property would have been considered part of the Cedar Grove community. The Koch House is a reminder of the early settlement of Markham by Pennsylvania German Mennonites such as the Reesor and Koch families.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the Abraham Koch House include:

1. Rectangular , 2 storey block of the original house;
2. Fieldstone foundation;
3. Red brick cladding, potentially over a hewn log structure;
4. Medium pitched gable roof with wide overhanging eaves and wood cornice, and the associated wood mouldings;
5. Single stack chimney at the east gable end;
6. 2/2 wood sash-style windows with their associated wood brickmoulds and projecting sills;
7. Front doorcase with its sidelights and wood door.