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April 9, 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, WATSON AND JANE COLLINSON HOUSE, 7801 NINTH LINE**

To [REDACTED]

This will confirm that at a meeting held on April 3, 2024, Markham Council adopted the following resolution:

That Council state its intention to designate 7801 Ninth Line under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (April 9, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

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APR 11 2024

Ontario Heritage Trust

STATEMENT OF SIGNIFICANCE

Watson and Jane Collinson House

7801 Ninth Line
c.1876

The Watson and Jane Collinson 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 Watson and Jane Collinson 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 community of Box Grove. The house faces west.

Design Value and Physical Value

The Watson and Jane Collinson House has physical and design value as a late nineteenth century village dwelling with a picturesque form that generally reflects the vernacular Gothic Revival style. The front veranda and treatment of the gabled wall dormer hint at a Gothic Revival influence in combination with the front-facing L-shaped plan and cross-gabled roof. This house appears to be a simplified version of local builder William F. Patton's c.1873 dwelling at 6731 Fourteenth Avenue which shares a similar form and has a gable-roofed wall dormer containing a feature window as well as a similar principal entrance door. Although much of the exterior material has been updated, the renovations have been carried out with sensitivity to the historical character of the building and therefore the overall form and character of the Watson and Jane Collinson House, as viewed from the street, remains little altered from its late nineteenth century appearance.

Historical Value and Associative Value

The Watson and Jane Collinson House has 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, and for its association with Charles and William Patton, well-known local builders, and Watson Collinson, an important landowner in Box Grove in the late nineteenth century. The house appears to have been constructed c.1876 as a speculative venture by Charles and William Patton on Village Lot 4, Block D within the Tomlinson-Beebe Plan 19. In 1880, the property was sold to Watson Collinson, an English immigrant who had lived in the area since the 1850s. Watson Collinson, described in primary source records as either a farmer or gentleman (i.e. retired person), became a major landowner in the crossroads hamlet of Box Grove in the late nineteenth century, acquiring a small farm on the east part of Lot 6, Concession 8 and several other village lots.

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Contextual Value

The Watson and Jane Collinson House has 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. Further, the Watson and Jane Collinson House is historically linked to the Patton-Sewell House at 6731 Fourteenth Avenue, another dwelling in Box Grove constructed by the Patton family of builders.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Watson and Jane Collinson House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of a late nineteenth century village dwelling with a picturesque form that generally reflects the vernacular Gothic Revival style:

- L-shaped plan;
- One-and-a-half storey height;
- Medium-pitched cross-gabled roof;
- Gable-roofed wall dormer with kingpost and half-round headed window;
- Principal entrance with wood door with two half-round headed lights and two wood panels below;
- Existing flat-headed, rectangular window openings;
- Shed-roofed front veranda with slender chamfered wood posts decorated with fretwork brackets.

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, and for its association with Charles and William Patton, well-known local builders, and Watson Collinson, an important landowner in Box Grove in the late nineteenth century:

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Box Grove, prominent builders Charles and William Patton, and of the Collinson family that historically resided here.

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 hamlet of Box Grove:

- The location of the building facing west, within the historic crossroads hamlet of Box Grove.

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, where it has stood since c.1876.

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