



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



April 9, 2024

2838010 Ontario Inc.
160 Dynamic Drive
Scarborough, Ontario
M1V 5A5

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
ALEXANDER AND MARY LEE HOUSE, 11137 MCCOWAN ROAD**

To whom it may concern:

This will confirm that at a meeting held on April 3, 2024, Markham City Council adopted By-law 2024-58 to designate the Alexander and Mary Lee House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on April 9, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law





By-law 2024-58

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Alexander and Mary Lee House"
11137 McCowan Road

CERTIFIED A
TRUE
COPY
"Kimberley
Kitteringham"
c/s
KIMBERLEY
KITTINGHAM,
CITY
CLERK
THE
CORPORATION
OF THE CITY

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the "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 Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") contains the cultural heritage resource known as the Alexander and Mary Lee House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Amtoca Investments Ltd.
2 Wellesley Place
Toronto, Ontario
M4Y 2K4

and upon the Ontario Heritage Trust, notice of intention to designate the Alexander and Mary Lee House, 11137 McCowan Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;


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

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

"Alexander and Mary Lee House"
11137 McCowan Road
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed April 3, 2024.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-58

In the City of Markham in the Regional Municipality of York, the property municipally known as 11137 McCowan Road, Markham, Ontario, and legally described as follows:

PART LOT 28, CONCESSION 7, MARKHAM AS IN R663686; S/T MA42665
MARKHAM

PIN: 030620093

SCHEDULE 'B' TO BY-LAW 2024-58

STATEMENT OF SIGNIFICANCE

Alexander and Mary Lee House

11137 McCowan Road
c.1855

The Alexander and Mary Lee 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 Alexander and Mary Lee House is a one-and-a-half storey fieldstone dwelling located on the east side of McCowan Road, in a rural area north of the Markham Fairgrounds. The house faces west.

Design Value and Physical Value

The Alexander and Mary Lee House has design and physical value as a unique example of a mid-nineteenth century fieldstone farmhouse designed in the Classic Revival style. Its fine craftsmanship and artistic merit are of particular significance as evidenced by the broken course squared stonework on the façade and the wide front doorcase and Venetian windows within segmentally-arched openings. The stonework on the primary (west) elevation, trimmed with red brick quoins and red brick arches and quoin-like margins around door and window openings, features exceptionally large, squared fieldstone laid in a highly decorative Scottish and Irish style known as "snecked squared rubble" or "Celtic Bond." Venetian windows with a large centre window flanked by narrow sidelights are locally uncommon. These three-part windows are a variation of the Palladian window but without the half round arch over the wider central window unit. In York County, they were sometime used in more refined Neo-classic, Classic Revival and Regency style dwellings. This example is particularly interesting for its segmentally-headed structural openings

Historical Value and Associative Value

The Alexander and Mary Lee House has historical and associative value, representing the locally significant theme of immigration, particularly the British families that came to Markham in the first half of the nineteenth century. It is also revealing of the nineteenth century trend where farmsteads were improved as the agricultural community progressed past the early settlement phase. William Lee, an Irish immigrant, purchased the western half of Lot 28, Concession 7 in 1839. He was noted as residing on this property as early as 1837. The family's first home was a one-storey log dwelling. William Lee died in 1848 and his son Alexander took over the farm. By the time of the 1861 census, a fine fieldstone farmhouse had been constructed for the next generation of the family. Alexander Lee was married to Mary (Hamilton) Lee, a member of another early Markham Township family. The farm passed to their son William in 1876. William and Elizabeth Lee sold the farm out of the family in 1884 and moved to Toronto where William Lee was employed as a carpenter.

Contextual Value

The Alexander and Mary Lee House has contextual value because it is physically, functionally, visually and historically linked to the property where it has stood since c.1855.

Received

APR 11 2024

Ontario Heritage Trust

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Alexander and Mary 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 a mid-nineteenth century fieldstone farmhouse designed with the influence of the Classic Revival style:

- Rectangular plan;
- Coursed random rubble walls trimmed with red brick quoins, segmental arches above door and window openings, and quoin-like margins on door and window openings;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting boxed eaves;
- Single-stack stone gable-end chimneys;
- 3-bay facade;
- Centrally placed front doorcase with single-leaf door, rectangular transom light, and sidelights with panelled aprons;
- Regularly placed and ordered rectangular window openings with smaller window openings on the second floor.

Heritage attributes that convey the property's design value and physical value for its high degree of craftsmanship and artistic merit:

- Broken course squared rubble stonework on the primary elevation;
- Venetian (3-part) windows on the primary elevation;
- Segmentally-headed door and window openings.

Heritage attributes that convey the property's historical value or associative value, representing the locally significant theme of immigration, particularly the British families that came to Markham in the first half of the nineteenth century, and the nineteenth century trend where farmsteads were improved as the agricultural community progressed past the early settlement phase.

- The dwelling is a tangible reminder of the Lee family that historically resided on and made improvements to this property from 1837 to 1884.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually and historically linked to its surroundings:

- The location of the building facing west, where it has stood since c.1855.

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

- Modern Classical Revival front veranda;
- Modern windows within historic window openings;
- Modern shutters on front wall;
- One-storey stone-faced siding;
- Rear additions;
- Accessory buildings.