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York

07-01-2005

Clerk's Department
Corporate Services Commission

January 5, 2005

RECEIVED

JAN 19 2005

CONSERVATION REVIEW BOARD

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: By-law 2004-346 - To designate certain properties as being of historic and/or architectural value or interest – The Menno Raymer House

This will advise that Council passed By-law 2004-346, which designated "The Menno Raymer House", 9404 Highway 48, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

Sheila Birrell
Town Clerk

✓
RA
Jan 19/05



BY-LAW 2004-346

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The Menno Raymer 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:

████████████████████
85 Willow Farm Lane
Aurora, ON L4G 6K3

and upon the Ontario Heritage Foundation, notice of intention to designate The Menno Raymer House, 9404 Highway 48 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:

The Menno Raymer House
9404 Highway 48
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
14TH DAY OF DECEMBER, 2004.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2004-346

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

Part Lot 16, Concession 7, Markham Part 1 65R9180; Markham

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2004-346

STATEMENT OF HERITAGE ATTRIBUTES

The Menno Raymer House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes:

Historical Background

The Menno Raymer House stands on a portion of what was originally a 200 acre township lot patented by Alexander Hunter in 1845. Prior to that, the land was leased by the Crown to William Clendennen. The east half of this property saw much activity beginning in the mid 19th century when in 1848 Alexander Hunter sold the east 50 acres to Daniel Strickler. From that point, this corner and the frontage along Highway 48 was divided into a number of smaller parcels that housed a variety of uses that included a school, pottery, tannery and dwellings.

In 1854, Daniel Strickler sold a one acre parcel to Daniel Lehman. The property was willed to Abraham Lehman, who sold the acre to Hugh Farley in 1871. Hugh Farley was a labourer, according to Mitchell's Directory of 1866. The stone foundation of the existing house on the property at 9404 Highway 48 may be a remnant of a house built by Hugh Farley in the early 1870s.

The Farley family increased their holdings on Lot 16, Concession 7 by 6 acres in 1890, and by an additional one half acre in 1893. The existing frame house at 9404 Highway 48 is located on a remnant of the combined one acre and one half acre Farley properties acquired in 1871 and 1893. In 1915, Herbert S. Adam, acting on behalf of Michael Farley (possibly the son of Hugh Farley), sold the lot to Menno Raymer. Raymer is believed to be the builder of the subject dwelling as its architectural style and detailing are typical of that period.

A former neighbour, [REDACTED] related a story to the current owner about a fire occurring on the property, which completely destroyed the house that stood there (possibly the Farley House, *circa* 1871). A new house was built on the foundations of the ruined dwelling, and the foundation was modified and enlarged to suit the replacement building. She thought that these events may have occurred in the late 1920s or 1930s, however she purchased the adjoining property to the south in 1953, so she must be passing on a local oral tradition rather than personally recalling the events themselves. The design and materials of the existing building at 9404 Highway 48 support the earlier supposed date of construction.

Menno Raymer (c.1873-1949) was a member of a founding Pennsylvania German family of the Mount Joy community and part of a well-known group of threshers who offered their services to farmers in the area. He was the son of Simon Peter Raymer and a brother of Elias, "Thresher Dan," Levi, Wilmot and Oliver. Menno's sons continued the family threshing tradition for a third generation. According to Mary B. Champion in Markham Remembered, "threshing became a career for many families. They took great pride in their machines, keeping them in top condition so that they performed "in style." The machines were operated by steam power.



Menno Raymer's principal residence from *circa* 1900 to his death in 1949 is believed to have been a two-storey frame house that originally stood at the north west corner of Highway 48 and 16th Avenue. This house was moved west in the 1950s to accommodate an Imperial Oil gas station. The current address of the building is 5958 16th Avenue. Changes to the road alignment have separated the Imperial Oil site from the current location of the former Ramer residence. This history suggests that the house at 9404 Highway 48 may have been built as an income-generating investment for Menno Raymer to supplement his income as a thresher, or as a home for one of his children.

Menno Raymer sold the property to Isaac Wambold in 1925. Wambold was an ordained minister of the Mennonite church, and served the Wideman Church. From Isaac Wambold, the property ownership progressed as follows:

[REDACTED]

[REDACTED] is the current owner.

Architectural Attributes:

Architectural Description

The Menno Raymer House is a frame, one and a half storey dwelling with a rectangular plan that has been modified with an addition to the rear. It is a modest early 20th century home that was built on a raised fieldstone foundation that remained from an older building that local tradition holds was destroyed by fire. In order to accommodate the new house, the builder modified the T-shaped fieldstone foundation by enlarging it with poured concrete. Evidence of this work can be clearly seen in the basement and also on the south exterior wall.

The walls are finished in narrow clapboard trimmed with plain corner boards and plain door and window architraves. A cutaway porch on the front is a prominent feature. The porch is sheltered under the main roof and has a closed balustrade clad in narrow clapboard. On top of this balustrade are two tapered, square wood columns and one half column. Other noteworthy features include a pair of very shallow box bay windows on the south gable end wall and original, paired one over one sash windows. A prominent bow window on the front wall is a relatively modern alteration.

The medium pitched gable roof, with its wide overhang and pent eaves on the gable ends, is a dominant feature. The soffits are finished in narrow tongue and groove wood. The closed gables are clad in the same narrow clapboard as the walls below the pent eaves, and each has a single one over one window centred below the peak. On the front slope of the roof is a shed-roofed dormer with a group of three one over one windows. The walls of the dormer are clad in wood shingles.

The interior plan of the older portion of the house has no hall, very much in the Arts and Crafts tradition of functional floor plans that make practical use of limited space. The front door opens directly into the living room. The plan has been opened up with the cutting of open archways with curved corners. Upstairs, the ceiling is paneled in narrow V-groove tongue and groove wood.

At the rear of the building is a single storey frame addition that is comparatively recent relative to the development of the house and does not tie in with the early 20th century style of the main structure.

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Stylistic Analysis

Historically, a house of this type would have been labeled a "bungalow cottage" or "semi-bungalow" because of the modest second floor housed within its broad roof space. Viewed from the front, the presence of the second floor is downplayed by the extension of the roof to the plate of the ground floor, thereby retaining the bungalow look while actually accommodating additional space upstairs.

The house was designed with a measure of Arts and Crafts Movement influence, principally reflected in its bungalow form, the broad gable roof with its wide eaves overhang, the box bay windows, paired windows and cutaway porch. Some of the decorative features associated with the type of house many architectural historians term the "Craftsman Bungalow" are absent in this simply designed early 20th century house, including exposed rafter ends, casement windows and art glass.

Inside, the entablature-style trim around the unaltered door and window openings is typical of the 1910s period. Despite the passage of many years, much of the fir woodwork retains its dark brown stain and varnish finish.

Significant alterations to the Menno Raymer House include the replacement of the original front window treatment with a bow window, and the addition of a single storey rear wing. In the absence of a historical photograph of the building, based on the period and style of the house, it is likely that the bow window replaced a bank of sash windows similar to the old windows that still exist on the other walls.

Contextual Attributes:

The Menno Raymer House, standing on its original site, is one of a series of heritage buildings that once formed a cluster at the north end of the Mount Joy community. The Christian Raymer house, once owned by Menno Raymer's father, Simon Peter Raymer, was formerly located to the north of 9404 Highway 48. It was moved to Heritage Estates in 1991.

Significant Heritage Attributes:

1. The rectangular, 1½ storey front (east) section of the house;
2. The fieldstone foundation;
3. The narrow wood clapboard siding;
4. The wood, one over one sash windows;
5. The two box bay windows on the south wall;
6. The cutaway porch, with its tapered square wood columns and closed balustrade;
7. The medium pitched gable roof, with its wide overhang, narrow tongue and groove soffits, and shed roofed front dormer;
8. The closed gable and pent eaves of the north and south walls.

