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Planning and Urban Design

May 31, 2024

Mr. [REDACTED]
6145 Sixteenth Avenue
Markham, Ontario
[REDACTED]
[REDACTED]

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, REVEREND PETER COBER HOUSE, 6145 SIXTEENTH AVENUE**

To Mr. [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham Council adopted the following resolution:

That Council state its intention to designate 6145 Sixteenth Avenue 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 (May 31, 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

Received

JUN 04 2024

Ontario Heritage Trust

STATEMENT OF SIGNIFICANCE

Reverend Peter Cober House

6145 Sixteenth Avenue
c.1899

The Reverend Peter Cober 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 Reverend Peter Cober House is a two-storey frame dwelling located on the south side of Sixteenth Avenue, east of the Stouffville GO line, in the historic community of Mount Joy. The house faces north.

Design Value and Physical Value

The Reverend Peter Cober House has design and physical value as a restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in Markham during the late nineteenth century for houses in villages and in rural areas, with examples in frame and brick. It was the most eclectic style of domestic architecture in the nineteenth century, originating in England and adopted by American architects who created their own interpretation suited to American tastes. The American version of the Queen Anne Revival style influenced domestic architecture in Canada with designs offered in pattern books. The Cober House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline, and wrap-around veranda characteristic of the architectural style, but without the applied fretwork decoration in the gables seen in some other local examples found on Main Street, Peter Street, and other areas of the Mount Joy community. The veranda, with its decorative woodwork, is a significant focal point of the façade.

Historical Value and Associative Value

The Reverend Peter Cober House has historical value as it is associated with the gradual division of large farms into smaller parcels as Markham's agricultural community matured. The property also has historical and associative value as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, who was the original owner of the house from 1899 to 1904. The house was constructed c.1899 on a 6-acre parcel severed from Markham Township Lot 15, Concession 8 in 1892. Peter Cober served four congregations of the United Missionary Church: Mount Joy, Gormley, Dickson Hill, and Bethesda. From 1912 to 1916, he owned and operated a general store in West Gormley before moving to Hespler, Waterloo County. The house is now embedded in a late-twentieth century suburban neighbourhood where it stands as a remnant of the agricultural community that once existed in the area.

Contextual Value

The Reverend Peter Cober House has contextual value because it is physically, functionally visually and historically linked to its surroundings, where it has stood since c.1899 within the

historical community of Mount Joy. As a heritage property embedded within a suburban residential subdivision of the 1970s, it illustrates the transition of the area from rural to suburban and helps make legible the earlier agricultural land use.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Reverend Peter Cober 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 restrained representative example of a frame dwelling rendered in the vernacular Queen Anne Revival style:

- Irregular plan;
- Fieldstone foundation;
- Two-storey height;
- Hip roof with gable-roofed extensions on all four sides;
- Red brick fireplace chimney;
- Wrap-around hip-roofed front veranda with slender, chamfered posts, spandrels with repeating circle motif, and fretwork brackets;
- Flat-headed single-leaf door openings on the north and west walls;
- Flat-headed rectangular window openings.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the gradual division of large farms into smaller parcels as Markham's agricultural community matured and as the home of Reverend Peter Cober, a Mennonite clergyman and entrepreneur, the original owner of the house from 1899 to 1904:

- The dwelling is a tangible reminder of the Cober family that historically resided here on a six-acre parcel severed off the Ramer farm in 1892.

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 facing north, on its original site within the historic community of Mount Joy, where it has stood since c.1899.

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

- Composition siding;
- Replacement windows and doors within old openings;
- Non-functional louvered shutters;
- West rear veranda;
- Rear box bay window;
- Barn.