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December 14, 2023

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

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, PATTON-SEWELL HOUSE, 6731 FOURTEENTH AVENUE**

To [REDACTED]:

This will confirm that at a meeting held on December 13, 2023, Markham Council adopted the following resolution:

**That Council state its intention to designate 6731 Fourteenth 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 (January 13, 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

DEC 18 2023

Ontario Heritage Trust

STATEMENT OF SIGNIFICANCE

Patton-Sewell House

6731 Fourteenth Avenue
c.1873

The Patton-Sewell 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 Patton-Sewell House is a one-and-a-half storey board-and-batten dwelling located on the south side of Fourteenth Avenue, west of Ninth Line, in the historic crossroads hamlet of Box Grove. The house faces north.

Design Value and Physical Value

The Patton-Sewell House has design and physical value as a good representative example of a late-nineteenth century vernacular village dwelling that combines elements of the Gothic Revival and Italianate architectural styles. The Gothic Revival influence is seen in the L-shaped plan, steeply-pitched roof and multiple gables which give the building a picturesque, irregular outline. The triangular canted bay window is an unusual feature and is one of only two examples known in Markham. The segmentally-headed and round-headed windows reflect an Italianate stylistic influence. This building shares some architectural similarities with the Box Grove General Store at 6772 Fourteenth Avenue, suggesting that both buildings were constructed by the same builder during the same general time period.

Historical Value and Associative Value

The Patton-Sewell House has historical and associative value as it represents 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. It is associated with Charles and William Patton, well-known local builders, and John Sewell Sr., a retired farmer from the Hillside area of northeast Scarborough Township after whom Sewell's Road is named. William Patton, a carpenter and son of Charles Patton, is believed to have constructed this house at around the time of his marriage to Martha Lamoreaux in 1873. In 1883, the property was purchased by John Sewell Sr. and it remained in the ownership of his descendants until 1946.

Contextual Value

The Patton-Sewell 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 hamlet of Box Grove.

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Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Patton-Sewell 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 good representative example of a late nineteenth century vernacular village dwelling that combines elements of the Gothic Revival and Italianate architectural styles:

- L-shaped plan of main block;
- One-and-a-half storey height;
- Wood board and batten siding;
- Moulded window trim;
- Cross-gable roof with projecting open eaves;
- Gable-roofed wall dormer containing a half-round headed window;
- Bellcast-roofed veranda on the north and east elevations supported on slender square wood posts;
- Single-leaf front door with two half-round headed lights and two panels below, all of which are located on the east wall of the vestibule at west end of front veranda;
- Segmentally-headed single-hung window with a two-over-two pane division on the north elevation and set within the front porch;
- Triangular canted bay window on the front projecting bay with a hip roof and segmentally-headed single-hung windows with a two-over-two pane division;
- Paired half-round headed single hung windows with a one-over-one pane division on the second storey of the north and east gable walls.

Heritage attributes that convey the property's historical value or 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:

- The c.1873 village dwelling is a tangible reminder of the Patton and Sewell families 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 north, within the historic crossroads hamlet of Box Grove.

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

- One-storey addition on the west side of the house;
- Window on the north wall of the entrance vestibule;
- Pair of modern windows on the ground floor of the east gable end wall;
- Fireplace chimney;
- Rear wing.