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April 9, 2024

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

**RE: DESIGNATION OF 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 April 3, 2024, Markham City Council adopted By-law 2024-65 to designate the Patton-Sewell 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

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By-law 2024-65

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Patton-Sewell House"
6731 Fourteenth Avenue

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 Patton-Sewell 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:



and upon the Ontario Heritage Trust, notice of intention to designate the Patton-Sewell House, 6731 Fourteenth Avenue, 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;

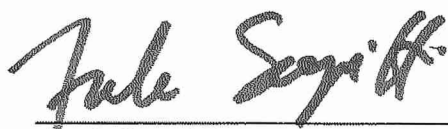
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

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:

"Patton-Sewell House"
6731 Fourteenth Avenue
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-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 6731 Fourteenth Avenue, Markham, Ontario, and legally described as follows:

PART LOT 2 BLOCK A PLAN 19 MARKHAM; PART LOT 3 BLOCK A
PLAN 19 MARKHAM; PART LOT 11 BLOCK A PLAN 19, MARKHAM AS
IN R701455; MARKHAM

PIN: 029370063

SCHEDULE 'B' TO BY-LAW 2024-65

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.

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;

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- 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 the 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.