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April 9, 2024

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

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, HENRY AND AGNES ROWED HOUSE, 7871 NINTH LINE**

To [REDACTED]

This will confirm that at a meeting held on April 3, 2024, Markham Council adopted the following resolution:

That Council state its intention to designate 7871 Ninth Line 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 (April 9, 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

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STATEMENT OF SIGNIFICANCE

Henry and Agnes Rowed House

7871 Ninth Line
c.1850

The Henry and Agnes Rowed 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 Henry and Agnes Rowed House is a one-and-a-half storey frame dwelling located on the east side of Ninth Line, north of Fourteenth Avenue, in the historic crossroads hamlet of Box Grove. The house faces west.

Design Value and Physical Value

The Henry and Agnes Rowed House is a modest frame dwelling designed for a village setting to meet the needs of a tradesman or labourer. It is a representative example of a mid-nineteenth century worker's cottage in frame, with its design reflecting the vernacular Georgian architectural tradition. The asymmetrical placement of openings on its three-bay primary (west) elevation accentuates its vernacular nature. Although dwellings designed with the Georgian architectural principles were typically characterized by formality, balance and symmetry, variations were constructed that did not fully conform to standard Georgian design practice. The reason for the asymmetrical placement of openings in this example likely relates to the internal arrangement of rooms rather than a strict regard for the appearance of the exterior.

Historical Value and Associative Value

The Henry and Agnes Rowed House has historical value or 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 near the crossroads of Fourteenth Avenue and Ninth Line. The house was constructed c.1850 by carpenter Henry Rowed on Village Lot 10, Block D, within the Tomlinson-Beebe Plan 19. It was owned by a series of carpenters. Ownership changed a number of times after 1855 with the house mainly occupied by tenants until the property was purchased by William Jones, a carpenter, in 1876. From 1924 to 1931, the property was owned by Mary E. Degeer, the married daughter of William and Maria Jones. Mary E. Degeer and her husband Avery Degeer, a carpenter, lived there from 1901 into the 1920s.

Contextual Value

The Henry and Agnes Rowed House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

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Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Henry and Agnes Rowed House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a representative example of a mid-nineteenth century worker's cottage in frame, with its design reflecting the vernacular Georgian architectural tradition:

- Rectangular-shaped plan of the main block;
- One-and-a-half storey height of the main block;
- One-storey rear wing;
- Medium-pitched gable roof;
- Three-bay primary (west) elevation with off-centre single-leaf door opening and asymmetrical placement of window openings;
- Existing flat-headed, rectangular window openings;
- Hip-roofed front veranda with turned wood posts and fretwork brackets.

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:

- The dwelling is a tangible reminder of the nineteenth century development of the hamlet of Box Grove.

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 west, 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:

- Vinyl siding;
- Modern doors and windows within old openings;
- Railing on front veranda.