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December 14, 2023

Amtoca Investments Ltd.  
2 Wellesley Place  
Toronto, Ontario  
M4Y 2K4

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, ALEXANDER AND MARY LEE HOUSE, 11137 MCCOWAN ROAD**

To whom it may concern:

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 11137 McCowan Road 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](mailto: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

### Alexander and Mary Lee House

11137 McCowan Road  
c.1855

The Alexander and Mary Lee 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 Alexander and Mary Lee House is a one-and-a-half storey fieldstone dwelling located on the east side of McCowan Road, in a rural area north of the Markham Fairgrounds. The house faces west.

#### **Design Value and Physical Value**

The Alexander and Mary Lee House has design and physical value as a unique example of a mid-nineteenth century fieldstone farmhouse designed in the Classic Revival style. Its fine craftsmanship and artistic merit is of particular significance as evidenced by the broken course squared stonework on the façade and the wide front doorcase and Venetian windows within segmentally-arched openings. The stonework on the facade, trimmed with red brick quoins and red brick arches and quoin-like margins around door and window openings, features exceptionally large, squared fieldstone laid in a highly decorative Scottish and Irish style known as “snecked squared rubble” or “Celtic Bond.” Venetian windows with a large centre window flanked by narrow sidelights are locally uncommon. These three-part windows are a variation of the Palladian window but without the half round arch over the wider central window unit. In York County, they were sometime used in more refined Neo-classic, Classic Revival and Regency style dwellings. This example is particularly interesting for its segmentally-headed structural openings

#### **Historical Value and Associative Value**

The Alexander and Mary Lee House has historical and associative value, representing the locally significant theme of immigration, particularly the British families that came to Markham in the first half of the nineteenth century. It is also revealing of the nineteenth century trend where farmsteads were improved as the agricultural community progressed past the early settlement phase. William Lee, an Irish immigrant, purchased the western half of Lot 28, Concession 7 in 1839. He was noted as residing on this property as early as 1837. The family’s first home was a one-storey log dwelling. William Lee died in 1848 and his son Alexander took over the farm. By the time of the 1861 census, a fine fieldstone farmhouse had been constructed for the next generation of the family. Alexander Lee was married to Mary (Hamilton) Lee, a member of another early Markham Township family. The farm passed to their son William in 1876. William and Elizabeth Lee sold the farm out of the family in 1884 and moved to Toronto where William Lee was employed as a carpenter.

### **Contextual Value**

The Alexander and Mary Lee House has contextual value because it is physically, functionally, visually and historically linked to the property where it has stood since c.1855.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Alexander and Mary 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 representative example of a unique mid-nineteenth century fieldstone farmhouse designed with the influence of the Classic Revival style:*

- Rectangular plan;
- Coursed random rubble walls trimmed with red brick quoins, segmental arches above door and window openings, and quoin-like margins on door and window openings;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting boxed eaves;
- Single-stack stone gable-end chimneys;
- 3-bay facade;
- Centrally placed front doorcase with single-leaf door, rectangular transom light, and sidelights with panelled aprons;
- Regularly placed and ordered rectangular window openings with smaller window openings on the second floor.

*Heritage attributes that convey the properties design value and physical value for its high degree of craftsmanship and artistic merit:*

- Broken course squared rubble stonework on the facade;
- Venetian (3-part) windows on the facade;
- Segmentally-headed door and window openings.

*Heritage attributes that convey the property's historical value or associative value, representing the locally-significant theme of immigration, particularly the British families that came to Markham in the first half of the nineteenth century, and the nineteenth century trend where farmsteads were improved as the agricultural community progressed past the early settlement phase.*

- The dwelling is a tangible reminder of the Lee family that historically resided on and made improvements to this property from 1837 to 1884.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually and historically linked to its surroundings:*

- The location of the building facing west, where it has stood since c.1855.

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

- Modern Classical Revival front veranda;
- Modern windows within historic window openings;

- Modern shutters on front wall;
- One-storey stone-faced sidewing;
- Rear additions;
- Accessory buildings.

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