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## Planning and Urban Design

June 28, 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 June 26, 2024, Markham City Council adopted By-law 2024-127 to designate the Henry and Agnes Rowed 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 will occur on July 8, 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](mailto:emanning@markham.ca)

Kimberley Kitteringham  
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUL 03 2024

Ontario Heritage Trust



## By-law 2024-127

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
“HENRY AND AGNES ROWED HOUSE”  
7871 NINTH LINE

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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 Henry and Agnes Rowed House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on April 3, 2024, 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 Henry and Agnes Rowed House, 7871 Ninth Line, 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:  
  
“Henry and Agnes Rowed House”  
7871 Ninth Line  
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 June 26, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

## **SCHEDULE 'A' TO BY-LAW 2024-127**

In the City of Markham in the Regional Municipality of York, the property municipally known as 7871 Ninth Line, Markham, Ontario, and legally described as follows:

PART LOT 10, BLOCK D PLAN 19; MARKHAM PART 1, PLAN 64R6585;  
MARKHAM

PIN: 030650046

# SCHEDULE 'B' TO BY-LAW 2024-127

## 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.

### **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.