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# Planning and Urban Design

June 18, 2025

Nine Iron South East Developments Limited  
5400 Yonge Street – Suite 500  
Toronto, Ontario  
M2N 5R5

**RECEIVED**  
2025/06/18  
(YYYY/MM/DD)  
Ontario Heritage Trust

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, PIPHER-LEWIS HOUSE, 10982 MCCOWAN ROAD**

To whom it may concern:

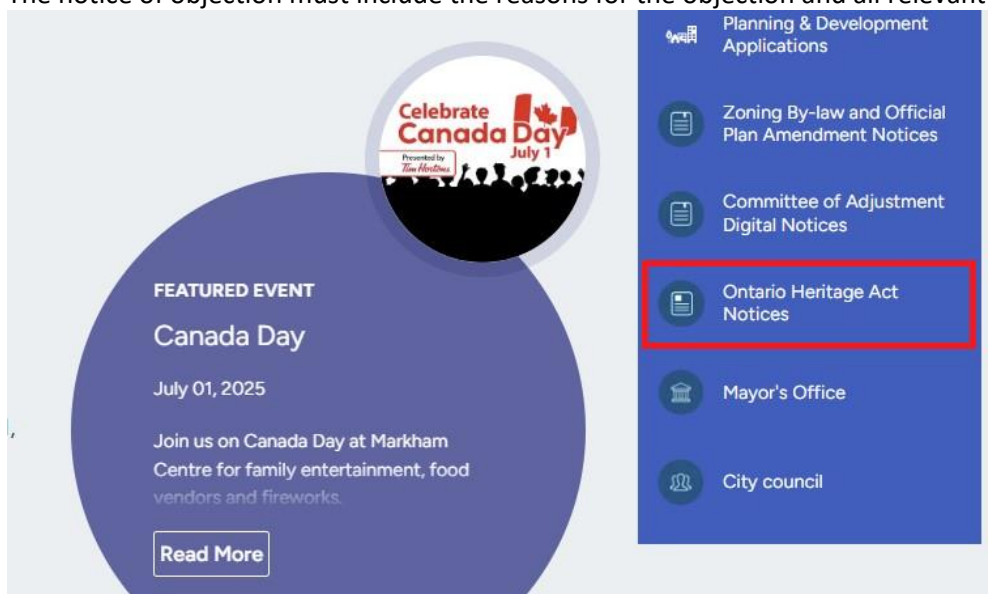
This will confirm that at a meeting held on May 27, 2025, Markham Council adopted the following resolution:

**That Council state its intention to designate 10982 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 (publication will occur on June 23, 2025).

Click on the 'Ontario Heritage Act Notices' icon on the City's landing page to find your address (<https://www.markham.ca/wps/portal/home>)

The notice of objection must include the reasons for the objection and all relevant facts.



City of Markham, Anthony Roman Centre,  
101 Town Centre Blvd., Markham, ON L3R 9W3  
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## Planning and Urban Design

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

# STATEMENT OF SIGNIFICANCE

## Pipher-Lewis House

10982 McCowan Road

c.1860

The Pipher-Lewis 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 Pipher-Lewis House is a one-and-a-half storey frame dwelling located on the west side of McCowan Road, north of Elgin Mills Road, east of the historic community of Cashel. The house faces east.

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

The Pipher-Lewis House has design value and physical value as an altered representative example of a vernacular farmhouse in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s. The design was promoted in architectural pattern books of the time. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as is the case with the Pipher-Lewis House, with its pointed-arched window and curvilinear bargeboards in its centre gable. Ontario Classic dwellings were symmetrically balanced, with a centrally placed front door flanked by a window on either side, a hold-over from the long-standing conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. Alterations to the Pipher-Lewis House illustrate how dwellings undergo changes to suit the needs and tastes of different owners over time. In this case, the changes have left the essential architectural character of the original building largely intact.

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

The Pipher-Lewis House has historical value as it makes legible the contributions made by descendants of early settler families to the agricultural development of their community, and for its association with the Pennsylvania German Mennonite Pipher family, whose patriarch, Samuel Pfeiffer, came to Markham Township in 1801. It has further historical and associative value for its association with the Lewis family who operated a dairy farm there from 1926 to the 2000s. The eastern 130 acres of Markham Township Lot 27, Concession 6, were purchased by Joseph Pipher Sr., a son of Samuel Pfeiffer, in 1840. This property was leased to others before it became the farm of Joseph Pipher Jr. and his wife, Elizabeth (Long) Pipher when they married. A frame farmhouse in board and batten siding was constructed as their home between 1856 and 1860. In 1926, the farm was purchased by Ambrose Lewis, beginning a long association with the Lewis family with this property. From the 1980s to 2019, the Lewis farm was the location of an annual demonstration of vintage farm equipment and agricultural practices.

### **Contextual Value**

The Pipher-Lewis House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this property for over 150 years, where it has stood since c.1860. In this role, the property has historical linkages to the agricultural foundation of Markham Township, a driver of economic and population growth for much of its history.

### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as an altered, representative example of a vernacular farmhouse in the Ontario Classic style:*

- Rectangular plan and one-and-a-half storey height of the main block;
- One-storey rear kitchen wing;
- Fieldstone foundation;
- Wood board-and-batten siding;
- Medium pitched gable roof with projecting, open eaves;
- Steeply pitched centre gable with curvilinear bargeboards and arched two-over-two window;
- Three bay configuration of the primary (east) elevation with front doorcase fitted with a single-leaf door and multi-paned sidelights with panelled aprons;
- Single-leaf door on the south gable end;
- Six-over-six single-hung windows;
- Gable-roofed front and side porches supported on square wood Classical columns;
- South side porch with its roof being an extension of the gable roof of the rear wing, supported on slender, square posts.

*Heritage attributes that convey the property's historical value and associative value, representing the theme of the contribution of later generations of early settler families to the agricultural development of their community, and for its association with the Pipher and Lewis families:*

- The dwelling is a tangible reminder of the Pipher and Lewis families that historically resided here.

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

- The location of the building facing east, where it has stood since c.1860, making legible the agricultural foundation of Markham Township.

*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 crossroads hamlet of Cashel:*

- The location of the building on its original site, facing east, in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of

Cashel. Together these resources maintain the legibility of Cashel as a crossroads settlement dating from the nineteenth century.

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

- Bay window on primary (east) elevation;
- Modern window on south gable end, to the left of the side door.
- Brick chimneys;
- Barn and other accessory buildings.