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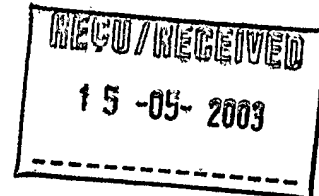
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York

May 12, 2003

2002511 Ontario Inc.
10243 Yonge Street, Suite 200
Richmond Hill, Ontario
L4C 3B2



RECEIVED
MAY 29 2003
CONSERVATION REVIEW
BOARD

Dear Sirs:

Re: By-law 2003-116- To designate certain properties as being of
historic and/or architectural value or interest - The Christian Ramer
Tenant House, and The John D. Hess House

This will advise that Council at its meeting held on April 29th, 2003, passed By-law 2003-116, which designated "The Christian Ramer Tenant House", 5958 16th Avenue, and "The John D. Hess House", 5928 16th Avenue as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

Sheila Birrell
Town Clerk

Encl.

SB/jik

c: The Ontario Heritage Foundation /
Mr. R. Hutcheson, Manager, Heritage Planning

7/4/03
RC





BY-LAW 2003-116

A by-law to designate two properties as being of
Historic and/or Architectural Value or Interest
1) The Christian Ramer Tenant House, and
2) The John D. Hess House

WHEREAS Pursuant to Part IV of the Ontario Heritage 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 historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

2002511 Ontario Inc.
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L4C 3B2

and upon the Ontario Heritage Foundation, notice of intention to designate The Christian Ramer Tenant House, located at 5958 16th Avenue, Markham, and the John D. Hess House, 5928 16th Avenue having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

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

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Christian Ramer Tenant House
5958 16th Avenue
Town of Markham
The Regional Municipality of York

The John D. Hess House
5928 16th Avenue
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
29TH DAY OF APRIL, 2003.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI, DEPUTY MAYOR

SCHEDULE 'A' TO BY-LAW 2003-116

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

- 1) The Christian Raymer Tenant House
5958 16th Avenue

Pt. Lot 16, Con. 7 Markham as in MA41411 Except Pts. 12 & 15 64R7465
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

- 2) The John D. Hess House
5928 16th Avenue

Pt. Lot 16, Con. 7 Markham as in R471204; Markham
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

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SCHEDULE 'B' TO BY-LAW 2003-116

STATEMENT OF REASONS FOR DESIGNATION:

1) THE CHRISTIAN RAMER TENANT HOUSE

The Christian Ramer Tenant House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest containing the following heritage attributes:

Historical Attributes

The 1 ½ storey frame dwelling located at 5958 16 th Avenue was originally built c.1872 on crown land, which in 1803 was leased to William Clendenning. Clendenning leased several 200 acre parcels in this vicinity before he actually purchased the family farm from his father John at Lot 17, Concession 8.

Alexander Hunter was granted the patent to the full 200 acres of Lot 16, Concession 7 in 1848, which he farmed in conjunction with the 50 acre parcel to the north, W ¼ of Lot 17, Concession 7. According to the Home District Commercial Directory, Alexander Hunter was residing on the property as early as 1837. In 1850 Hunter served as one of only three councilors within Markham Township. In 1852 he went on to serve as the town's deputy. In 1849 Hunter sold the E ¼ 50 acres to Daniel Strickler for 163.16 pounds.

Daniel Strickler was the son of Barbara Ramer and Abraham Strickler. Barbara Ramer was the daughter of Abraham and Magdalena Groff (Grove) who settled in Markham Township in 1809 on Lot 14, Concession 8. Both the Strickler and Ramer families had lived in Mount Joy Pennsylvania prior to immigrating to Canada. The Ramer family is considered to be one of the earliest founding families in the village of Mount Joy. In the 30 years following his purchase, Mr. Strickler sold off various sized lots from his original fifty acre parcel.

Tremaine's Map of 1860 indicates that Strickler's Pump Factory was in operation on the southeast corner along with a German Tannery. According to both the Census of 1851 and Roswell's Directory of Toronto and County of York, Strickler was operating his business from this location. By the early 1860's there were several other businesses that were located along this stretch of the 8th Concession north of 16th Avenue. A saddler, a butcher, a builder, a pottery and the local school, which was established in 1864.

Mr. Strickler, being a pump maker by trade, eventually opened a shop south of 16th Avenue, where the local hardware store was later run from. He was well known in the Township of Markham as the land and tax assessor. He was also chairman of the local school board.

In 1864 Christian Ramer purchased the ¼ acre lot from William Lawrence for \$1000. It would seem that Christian Ramer purchased this lot as an investment and did not reside here. Both the 1871 and 1881 Census lists Christian, his wife Annie and their children living at Lot 17, Concession 7 on the east side. It appears that the house was built by Christian Ramer about 1872, as there is a significant increase in the property value. Assessment Rolls indicate that the house was tenanted through much of its early history. The books of 1875, 1876 and 1877 list Henry Marcham and Thomas Rawling, a potter, as living at this property as tenants. In 1875 Simon Raymer acquired the property and for the next 65 years it was passed back and forth among the Ramer, Lehman and Grove families before it was finally sold in 1955 to Imperial Oil. The 1878 Map of Markham Township shows a house in on an approximately 10-acre parcel in the location where the current dwelling would have been located at the time. The map notes that the property was owned/occupied by a Jacob Hendick.

Vra

The house is later shown on a map of Markham as it was c.1915, drawn from the memory of local historian Fred Dixon. Mr. Dixon notes the house as being "Ramers". During the early 20th Century, a number of farmer's from the surrounding district chose to retire to Mount Joy. It seems possible that the house at 5958 16th Avenue, may also have been occupied by retired farmers at some point.

The 1929 insurance map of Markham Village clearly shows the house on the location of the current Esso service station. The outline of the house is drawn on the map and at that time it appears that the long tail wing, which existed in 2002 was part of the house. To accommodate the proposed ESSO service station, in the 1950s, the frame house was moved further to the west to the north end of an adjoining lot. The house was then purchased by [REDACTED]. As with the house in its former location, the ESSO Service Station was originally located on the north side of 16th Avenue. With the later realigning of 16th Avenue the Imperial Oil Station is now located on the south side of the road. The frame house continues to remain on the north side of 16th Avenue, facing in the same direction as it did originally, however, as it is no longer on a corner location, the principle façade of the dwelling now faces the side yard of the Red Banner Plaza (built 1989/90).

Architectural Attributes

The house located at 5958 16th Avenue, is a well preserved example of a 1 ½ storey frame building built in town c.1872. The structure appears to be true to its original form and elevation. The original wood siding was covered with insulbrick and has since been covered with aluminum siding. The gable roof is medium pitched and has plain boxed cornices. The house is built on a "T" shaped plan with the side elevation presently facing 16th Avenue. It is 2 bays across by 5 bays deep. There is a substantial 1 ½ storey tail projecting from the main part of the house. The rectangular windows are of a 2 over 2 pane division having plain wood trim with lugsills. The main feature on the side elevation is a first floor bay window. The front entrance is centrally located with a partial single storey verandah with hipped roof. It presently has square posts and an iron railing, which are of a newer construction.

Contextual Attributes

The Christian Ramer Tenant house is of contextual significance for its association with the historic village of Mount Joy. Together with other residences in the vicinity, the area has become a reminder of some of Markham's earliest settlers, the descendants of the Ramer family who were one of the earliest families who settled in Mount Joy. The house was constructed to support tenants who worked in the commercial area of the village. To the rear of the house is a rare example of an historic drive shed, which appears to have been moved to the site along with the house.

Significant Heritage Attributes to be conserved:

- 1) The front component of the dwelling
- 2) All original wood, double hung windows with true divided lights and eternal wood muntin bars;
- 3) The original front door beneath the enclosed porch on the east (as of 2002) elevation;
- 4) All remaining existing wood cladding located beneath the aluminum siding and plaster;
- 5) The original form of the building;
- 6) The original bay window on the side elevation;
- 7) The original roofline;
- 8) The original internal chimney;

STATEMENT OF REASONS FOR DESIGNATION:

2) THE JOHN D. HESS HOUSE

The John D. Hess House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest containing the following heritage attributes:

Historical Attributes

The Picturesque Victorian house located at 5928 16th Ave was built c.1877 on crown land, which in 1803, was leased to William Clendenning. Clendenning leased several 200 acre parcels in this vicinity before he actually purchased the family farm from his father John at Lot 17, Concession 8.

Alexander Hunter was granted the patent to the full 200 acres of Lot 16, Concession 7 in 1848, which he farmed in conjunction with the 50 acre parcel to the north, W ¼ of Lot 17, Concession 7. According to the Home District Commercial Directory, Alexander Hunter was residing on the property as early as 1837. In 1850 Hunter served as one of only three councillors within Markham Township. In 1852 he went on to serve as the Town's deputy. In 1849 Hunter sold the E ¼ 50 acres to Daniel Strickler for 163.16 pounds.

Daniel Strickler (b. 1802) was the son of Barbara Ramer and Abraham Strickler. Barbara Ramer was the daughter of Abraham and Magdalena Groff (Grove) who settled in Markham Township in 1809 on Lot 14, Concession 8. The Ramer, Grove and Strickler families were all of Pennsylvanian German Mennonite ancestry. Both the Strickler and Ramer families had lived in Mount Joy Pennsylvania prior to immigrating to Upper Canada. The Ramer family is considered to be one of the earliest founding families in the village of Mount Joy. In the 30 years following his purchase, Mr. Strickler sold off various sized lots from his original fifty acre parcel.


Tremaine's Map of 1860 indicates that Strickler's Pump Factory was in operation on the southeast corner along with a German Tannery. According to both the Census of 1851 and Roswell's Directory of Toronto and County of York, Strickler was operating his business from this location. By the early 1860's there were several other businesses that had located themselves along this stretch of the 8th Concession north of 16th Avenue. A saddler, a butcher, a builder, a pottery and the local school, which was established in 1864.

Mr. Strickler, being a pump maker by trade, eventually opened a shop south of 16th Avenue, where the local hardware store was later run from. He was well known in the Township of Markham as the land and tax assessor. He was also chairman of the local school board. In 1874 Strickler sold off yet another portion of his property to Jacob Kindy who, two years later, sold 2 acres to John D. Hess. The price of \$400.00 suggests that there was some type of building on the site, but it is not until 1877 when the assessment jumped from \$500 to \$800 that it appears evident that a more substantial structure had been constructed.

Beginning in 1881 it appears that John Hess had financial problems. After taking out a mortgage from a prominent money lender named John Sewell that year he was forced to secure another mortgage from the Standard Bank of Canada three years later. In 1886 John Thornton bought the premises from the Standard Bank. In 1902 John Peach bought the house from the Thornton Estate and left it in his will to his housekeeper Elizabeth Lewis. In 1945, the present owners, [REDACTED], purchased the property.

Architectural Attributes

The John D. Hess House is a good example of the Picturesque style derived from the Gothic Revival style, which developed in the third quarter of the nineteenth century. The house is believed to have been built in 1877. The polychromatic house is constructed of red and orange bricks with a generous display of buff coloured brick accents.



The 1 ½ storey dwelling is built on an "L" shaped plan set on a fieldstone foundation. It is three bays across by two bays deep. There is a later addition to the north end of the building, which is clad in modern horizontal siding. The main part of the house is true to its original form and seems to have been well maintained over the years. One of the most outstanding qualities of this home is the extensive decorative use of buff brick. The outer corners of each wall are decorated with a quoin pattern made of buff bricks. The five courses above the foundation are also of the same coloured brickwork. The segmental windows and doors on the main part of the house have a raised radiating voussoir, which are of this same buff brick.

Most of the windows are double hung with a 2/2 pane division. They have plain wood trim with lugsills. The south elevation features a one storey bay window which supports a small upper balcony with iron balustrade. The high pitched gable roof has plain projecting eaves and verges with elaborately decorated bargeboard in the gable ends.

The east elevation, or front façade of the house, has a one storey open verandah with bell cast roof and finely turned posts, decorative brackets and treillage.

Contextual Attributes

The John D. Hess house is of contextual significance for its association with the historic village of Mount Joy. Together with other residences in the vicinity, the village has become a reminder of some of Markham's earlier families.

Significant Heritage Attributes to be conserved:

- 1) All original wood, double hung windows on the south, east and west elevations of the brick dwelling;
- 2) All original exterior doors and storm door on the south and east elevations;
- 3) The original red and yellow brickwork;
- 4) The original wood window sills;
- 5) The original wood trim in the south, east and west gables;
- 6) The fieldstone foundation;
- 7) The veranda on the east elevation (posts, roof, floor, base, trim);
- 8) The original bay window on the south elevation;
- 9) The original roofline;
- 10) The original footprint of the brick part of the dwelling;
- 11) Radiating brick voussoir over the windows and contrasting brick quoins;

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