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Planning and Urban Design

July 25, 2024

[REDACTED]
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**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, ABRAHAM AND VERONICA LEHMAN HOUSE, 11287 MCCOWAN ROAD**

To whom it may concern:

This will confirm that at a meeting held on July 17, 2024, Markham City Council adopted By-law 2024-149 to designate the Abraham and Veronica Lehman 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 30, 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

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUL 29 2024

Ontario Heritage Trust



By-law 2024-xx

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“ABRAHAM AND VERONICA LEHMAN HOUSE”
11287 MCCOWAN ROAD

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 Abraham and Veronica Lehman 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 Abraham and Veronica Lehman House, 11287 McCowan Road, 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:

“Abraham and Veronica Lehman House”
11287 McCowan Road
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 July 17, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 11287 McCowan Road, Markham, Ontario, and legally described as follows:

PART LOT 29, CONCESSION 7; MARKHAM AS IN R721945; MARKHAM

PIN: 030620097

SCHEDULE 'B' TO BY-LAW 2024-xx

STATEMENT OF SIGNIFICANCE

Abraham and Veronica Lehman House

11287 McCowan Road
c.1854

The Abraham and Veronica Lehman 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 Abraham and Veronica Lehman House is a one-and-a-half storey brick dwelling located on the west side of McCowan Road, south of Nineteenth Avenue. The house faces south.

Design Value and Physical Value

The Abraham and Veronica Lehman House has design and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse from the mid-nineteenth century. It is a modestly scaled and detailed dwelling. Its rectangular plan, medium-pitched gable roof with eave returns and six-over-six windows generally reflect the long-standing influence of the Georgian architectural tradition upon the design of vernacular dwellings in this area, but the informal asymmetry of its primary (south) elevation stands in sharp contrast to the balance and formality typical of Georgian architecture.

Historical Value and Associative Value

The Abraham and Veronica Lehman House has historical value for its association with the locally significant Pennsylvania German Mennonite farming community who formed one of the early European communities in Markham Township, and for its association with the Lehman family who owned the property from 1815 until 1874. The Lehman family were Swiss-German Mennonites who came to America in 1737. A branch of the family from Lancaster County, Pennsylvania came to Markham in 1807. Abraham Lehman II and Susannah (Grove) Lehman settled on the western half of Markham Township Lot 29, Concession 7 in 1815 and lived in a two-storey log house. By the mid-nineteenth century, one of their sons, Abraham Lehman III, established a separate household on the family farm. He and his wife Veronica (Barkey) Lehman initially lived in a one-storey plank house. By 1861, their home was described as brick and one-and-a-half storeys in height. The existing dwelling on the property is believed to have been constructed c.1854.

Contextual Value

The Abraham and Veronica Lehman House has contextual value for being physically, functionally, visually, and historically linked to its site where it has stood since c.1854. It is one of a series of nineteenth century farmhouses on the east side of McCowan Road between Major Mackenzie Drive and Nineteenth Avenue that make legible the agricultural history of the north central part of Markham.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Abraham and Veronica Lehman 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 vernacular Pennsylvania German Mennonite farmhouse from the mid-nineteenth century:

- Rectangular plan of the one-and-a-half storey main block;
- One-storey rear wing;
- Fieldstone foundation;
- Red brick walls;
- Medium-pitched gable roof with wood cornice and eave returns;
- Three-bay composition of the primary (south) elevation;
- Single-leaf door offset on the primary elevation;
- Flat-headed, rectangular, single-hung windows with six-over-six panes and projecting lugsills;
- Shed-roofed back porch supported on slender wood posts.

Heritage attributes that convey the property's historical value for its association with the locally significant Pennsylvania German Mennonite farming community, and for its association with the Lehman family who owned the property from 1815 until 1874:

- The dwelling is a tangible reminder of the Abraham and Veronica Lehman Pennsylvania-German Mennonite family that historically resided here.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The presence of the building, facing south, on its historic parcel in which it has stood since c.1854.

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

- Gable-roofed dormers;
- Skylights;
- Exterior chimney on west wall;
- Patio door on east wall of rear wing;
- Barn and other accessory buildings.