

FIGURE 1

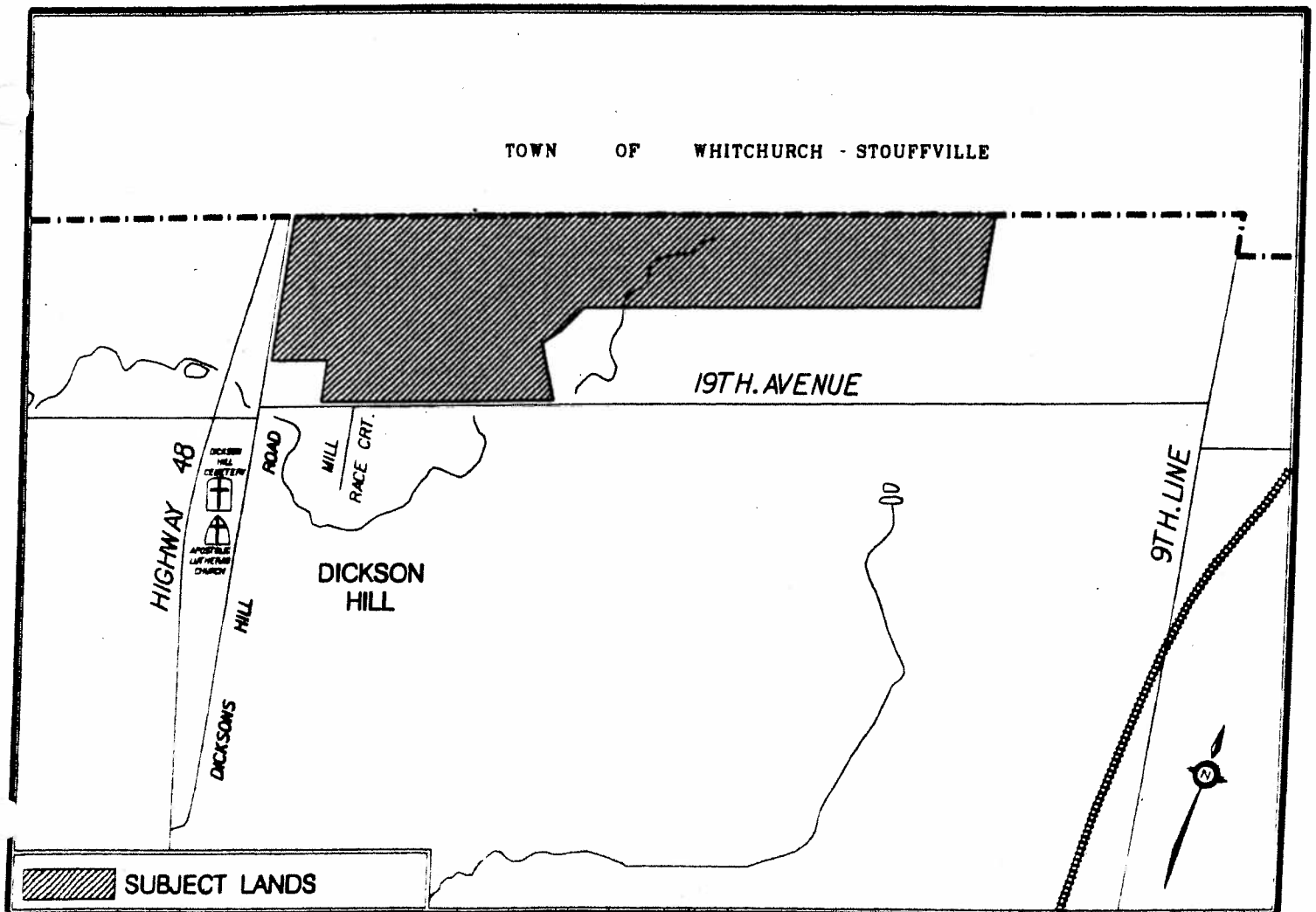
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Q:\Development\Heritage\PROPERTY\NINETNTH\6278\John Ramer Post CRB DESIGNATION REPORT Legal Reviewed.doc

Owner/Applicant

Steve Rupert, Vice President Construction & Development
Memorial Gardens Canada Ltd.
2 Jane Street
Toronto ON M6S 4W8

Location Map



XX-2008

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The John Ramer House and Barn

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:

Memorial Gardens Canada Limited
Mr. S. Rupert, VP, Construction & Development
2 Jane Street
Toronto, ON
M6S 4W8

and upon the Ontario Heritage Foundation, notice of intention to designate The John Ramer House and Barn, 6278 19th Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS a letter of objection to the notice of intention to designate the above-named properties was received;

AND WHEREAS, pursuant to s. 29(8) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 the matter was referred to the Conservation Review Board for a hearing;

AND WHEREAS on May 5, 2008, the Conservation Review Board recommended that the Town of Markham proceed with the designation of the above-named property;

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 John Ramer House and Barn
6278 19th 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
XXX DAY OF XXX, 200X.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW xx-2008

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

Pt Lt 31 Con 8 Markham as in MA45464; Whitchurch-Stouffville

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

**SCHEDULE 'B' TO
BY-LAW xx-2008
REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE**

**John Ramer House
6278 19th Avenue**

Built in 1853 with addition in 1890

The John Ramer House is recommended for designation under part IV 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 John Ramer House is a two and a half storey fieldstone, brick, and frame farmhouse located on the north side of 19th Avenue, east of Highway 48. The property is located near the cross roads community of Dickson Hill located in the northeast portion of the Town of Markham.

Statement of Cultural Heritage Value or Interest

Historical Value

John Ramer arrived in Markham Township in 1822 at the age of 12 with his father Abraham Ramer Jr. His Grandfather Abraham Ramer had arrived in Markham 13 years earlier in 1809. The Ramers are a prominent Pennsylvania German Mennonite family, considered to be the founders of the Mount Joy community, named after their original farm in Pennsylvania.

In 1832 John Ramer married Elizabeth Sophie Breuls who was born in England in 1812. Together they raised eleven children, farming Lot 31 Concession 8 which was purchased by his father Abraham Jr. in 1825. In 1853, with the death of Abraham Jr., John purchased Lot 31 Concession 8 for 1000 pounds and began construction of the house we see today. The 1871 census indicates the house was home to John, Elizabeth, as well as four unmarried children and their son Phillip and his wife Catherine and his young daughter, Margaret. These crowded conditions may have been the reason for the addition of a third storey in 1890, six years before the deaths of John and Elizabeth Ramer.

The Pennsylvania style bank barn was erected in 1869 for John Ramer as evidenced by his initials J.R. and the date cut into the vertical boards of one of the gable ends.

Architectural Value

The John Ramer House is a unique and fascinating example of a 19th century vernacular farmhouse. It began as a Georgian tradition, three bay, fieldstone farmhouse, with a slightly asymmetrical principal façade, elevated and built on a gently sloping site, so that it had a walk out basement. In 1890, a Gothic Revival inspired third storey built of frame with brick gable ends was added to the house making it 2 ½ storeys, and the formal entrance was moved to the former rear of the house on the basement level.

The John Ramer barn was built in 1869. It is a classic example of a Pennsylvania style bank barn which was an early form of barn brought to North America by Dutch and German immigrants. The style consists of a second floor hayloft above a stone first floor used to house livestock. These barns are built into a hill or bank so that the second storey is level and accessible from the top of the hill from the north, while the bottom storey opens to the south protected by an overhanging forebay used to shield the animals from northern winter winds and the summer sun. The John Ramer barn exhibits all these classic features and is further enhanced by the initials of the owner, J.R. and the date 1869 cut out of the vertical boards in the gable end.

Contextual Value

The John Ramer House and barn is of contextual significance for their association with the historic farming community of Dickson Hill. Together with other farm residences and agricultural structures in the vicinity, the Ramer buildings area reminder of one of Markham's earliest farming families and the distinctive building traditions of the Pennsylvania German settlers that, along with the Berczy group, helped establish Markham Township's prosperous agricultural community.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the John Ramer House include:

- The rectangular form of the stone house and its setting into a natural slope;
- The fieldstone walls, with radiating red brick voussoirs over door and window openings, and irregular, squared fieldstone quoins;
- The buff brick gable walls, with their 2/2 wood double hung windows and the east gable end date marker surrounded by a circular brick frame;
- The clapboard knee walls and the wall of the front gable;
- The remnants of 6/6 wood double hung windows with their lugsills within the stone portion of the building;
- The smaller window openings in the exposed lower level walls on the north side of the building;
- The sidelighted doorcase on the north wall;
- The door openings on the south wall, including the four panelled wood door within the front gable;
- The medium-pitched gable roof with closed projecting eaves;
- The steep front gable with its closed, projecting eaves;
- The east gable end brick chimney;

Exterior character-defining attributes that embody the heritage value of the John Ramer Barn include:

The medium-pitched gable roof;
The south projecting forebay;
The granite fieldstone foundation;
The vertical board cladding with cut out initials and year of construction

HERITAGE MARKHAM
EXTRACT

DATE: November 21, 2007

TO: R. Hutcheson, Manager of Heritage Planning;
C. Doyle-Dimou, Applications Administrator;
C. Stobo, Assistant Town Solicitor

EXTRACT CONTAINING ITEM # 29 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON November 14, 2007

29. DEMOLITION PERMIT APPLICATIONS
07 132112 DP; 07 132112 001 DP; 07 132112 002 DP
JOHN RAMER HOUSE, BARN AND STORAGE SHED (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
C. Doyle-Dimou, Applications Administrator;
C. Stobo, Assistant Town Solicitor
-

The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition permit applications for the house, barn and shed at 6278 Nineteenth Avenue;

AND THAT Heritage Markham would not object to the demolition of the shed once the process of heritage designation for the house and barn is completed, so that those buildings are protected when the demolition contractor is on site.

CARRIED.

APPENDIX DC

Contrary to the evidence on behalf of the Objector in Exhibit 22, the subject buildings set into the north bank above the stream are quite visible from the road. The benefits to livestock of the southerly oriented and cantilevered bank barn can be appreciated in a closer view from the same direction. The buildings and their relative setting within their physical surroundings makes their simple functionality appreciated.

In this regard, the buildings, setting, geography and history of commercial operations provide a strong sense of heritage context.

Board Recommendation

Based on the evidence heard, the Board is of the opinion that the proposed statement of cultural heritage value or interest and description of heritage attributes (Reasons for Designation) has credibility. For this reason, the Board recommends that the Council of the Town of Markham proceed with the designation of the property known as known as 6278 19th Avenue, Markham (John Ramer House and Barn) under s.29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended 2006.



Stuart Henderson, Chair
May 5, 2008



Stuart Kidd, Member
May 5, 2008

APPENDIX D

THE CORPORATION OF THE TOWN OF MARKHAM

**EXTRACT FROM THE MINUTES OF THE COUNCIL MEETING HELD ON Jun 24, 2008
MOTIONS****(2) APPLICATION BY MEMORIAL GARDENS CANADA LIMITED TO DEMOLISH THE
JOHN RAMER HOUSE & BARN, 6278 19TH AVENUE (16.11)**

Moved by Councillor D. Horchik

Seconded by Councillor J. Webster

Whereas the Town served a Notice of Intention to designate the property described as The John Ramer House and Barn, 6278 19th Avenue, Town of Markham, Ontario (the "Property") pursuant to subsection 29(1.1) of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the "Act"); and,

Whereas applications were made by Memorial Gardens Canada Limited on November 8th, 2007 to demolish the John Ramer House and Barn and a shed or storage building at the Property pursuant to section 34 of the Act (the "Applications"); and,

Whereas a hearing was held before the Conservation Review Board on the issue of whether it was appropriate for the Property to be designated under the Act (the "Hearing"); and,

Whereas the Conservation Review Board has not provided their report on the outcome of the Hearing as of June 19th, 2008; and,

Whereas the Town's decision with respect to the Applications is outstanding;

Now therefore be it resolved,

That the Applications by Memorial Gardens Canada Limited to demolish the John Ramer House and Barn and a shed or storage building at 6278 19th Avenue, Town of Markham, made pursuant to section 34 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended, be refused.

CARRIED

(2/3 VOTE WAS REQUESTED & OBTAINED)