

**SUBJECT:** Demolition Permit Application and  
Intention to Designate a Property under  
Part IV of the Ontario Heritage Act  
Name: Franklin H. Raymer House  
Address: 6840 Fourteenth Avenue  
Owner: Gurpal Sohi, Ponnuthurmi Uthayakumar Partnership

**FILE NO.** 16 109952 DP

**PREPARED BY:** George Duncan, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning

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**RECOMMENDATION:**

- 1) That Council refuse the Demolition Permit Application for the Franklin H. Raymer House at 6840 Fourteenth Avenue on the basis of its cultural heritage value or interest;
- 2) That as recommended by Heritage Markham, the Franklin H. Raymer House at 6840 Fourteenth Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not Applicable

**PURPOSE:**

The purpose of this report is to recommend to Council that the Demolition Permit Application be refused for the "Franklin H. Raymer House" at 6840 Fourteenth Avenue on the basis of its cultural heritage value or interest, and that the property be designated under Part IV of the Ontario Heritage Act.

**BACKGROUND:**

**The building is listed on the City of Markham Heritage Register**

The subject building is located at 6840 Fourteenth Avenue. It is included in the *Markham Register of Property of Cultural Heritage Value or Interest*, the City's inventory of non-

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designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designations) and Part V properties (district designation).

**The property is located within the historic community of Box Grove**

The Franklin H. Raymer House is one of a number of heritage buildings located within the historic crossroads community of Box Grove.

**A Demolition Permit Application has been submitted to the City of Markham**

A Demolition Permit Application has been submitted for the house by Victor Friere, on behalf of the property owner, Gurpal Sohi, Ponnuthurmi Uthayakumar Partnership.

**The Franklin H. Raymer House dates from c.1895 and served as a farmhouse**

The Franklin H. Raymer House is of historical or associative value as the c.1895 home of Franklin Herbert Raymer. Franklin H. Raymer was a successful farmer in Box Grove and in the latter part of the nineteenth century, operated the Box Grove-Cedar Grove cheese factory established by his father in the late 1860s. His descendents owned the property until 1969. The house is a representative example of a vernacular building which has evolved to suit the needs and aesthetic tastes of later owners. It was designed as a simple, modestly-scaled dwelling intended to serve a small farm. It is one of several nineteenth century buildings that remain within and help define the historic hamlet of Box Grove. It remains on its original site and acts as a reminder of the agricultural community that formerly existed around the crossroads community.

**The building has been assessed using the Ministry of Culture's Designation Criteria**

Government of Ontario Regulation (O.Reg. 9/16) prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets one or more of the prescribed criteria. These include design or physical value, historical or associative value, or contextual value.

Through detailed research and evaluation, staff, with the assistance of Heritage Markham, has determined that the subject property has cultural heritage value or interest as it meets the criteria prescribed in the regulation as demonstrated in the Statement of Significance (Appendix 'A').

**The building has been evaluated using the City's heritage evaluation system**

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Franklin H. Raymer House was evaluated as a Group 2 Heritage building. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Ontario Heritage Act.

**Heritage Markham has recommended that Council refuse the “Request for Demolition” and that the property be designated under the Ontario Heritage Act.** At its March 9, 2016 meeting, Heritage Markham recommended that Council refuse the Demolition Permit Application and that the property be designated under Part IV of the Ontario Heritage Act. (Heritage Markham Extract Appendix ‘B’).

#### **OPTIONS/ DISCUSSION:**

##### **The designation of the heritage resource is consistent with City policies**

The in-force Official Plan (1987 revised), as amended, contains Cultural Heritage policies related to the protection and preservation of heritage resources. The goal of these policies is “*To preserve and continue the distinctive tradition, history and heritage of Markham’s communities in coordination with the comprehensive planning needs and requirements of the Town.*” The Official Plan 2014 (not yet fully in force) carries forward the City of Markham’s commitment to heritage conservation through a strong policy framework. It is the policy of Council “to give immediate consideration to the designation of any *significant cultural heritage resource* under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts (4.5.3.2).”

The Box Grove Secondary Plan (Official Plan No. 92) contains policies regarding the treatment of heritage buildings within the Box Grove community (Section 5.6.4 - Cultural Heritage). This property is identified as a building of heritage significance in Appendix III of the Secondary Plan. The retention and conservation of buildings of architectural and/or historical merit is a key policy of the Secondary Plan.

##### **Heritage Designation will highlight the cultural heritage value of the property to the owner**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn’t restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The refusal of the Demolition Permit Application and the designation of this cultural heritage resource is supported by staff.

##### **As an alternative to demolition, the owner has the option to restore, renovate and potentially add to the heritage building**

The owner has the option to restore the exterior of the heritage building, renovate the interior, and potentially construct an addition to achieve his development goals for the property. Staff is prepared to work with the owner to assist with this process.

#### **FINANCIAL CONSIDERATIONS**

Not Applicable

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## **HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

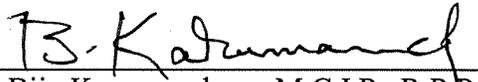
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves the embodied energy originally used to construct the building, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

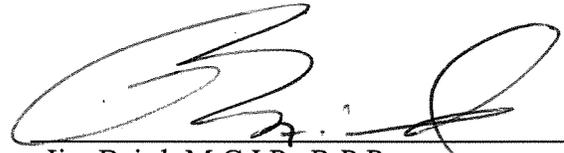
Acceptance of this recommendation to designate the property located at 6840 Fourteenth Avenue under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property.

### **RECOMMENDED BY:**



Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

### **ATTACHMENTS**

Figure 1 - Owner/Agent and Location Map

Figure 2 - Building Photograph – Existing

Figure 3 – Building Photograph – Archival View

Appendix 'A' - Statement of Significance

Appendix 'B' - Heritage Markham Extract

**FIGURE 1**

**FILE PATH:**

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**OWNER:**

Gurpal Sohi

Ponnuthurmi Uthayakumar Partnership

Email Address: [sohigs@yahoo.ca](mailto:sohigs@yahoo.ca)

Telephone Number: 416-505-2120

**AGENT:**

Victor Friere

Telephone Number: 416-822 - 8332

**LOCATION MAP:**

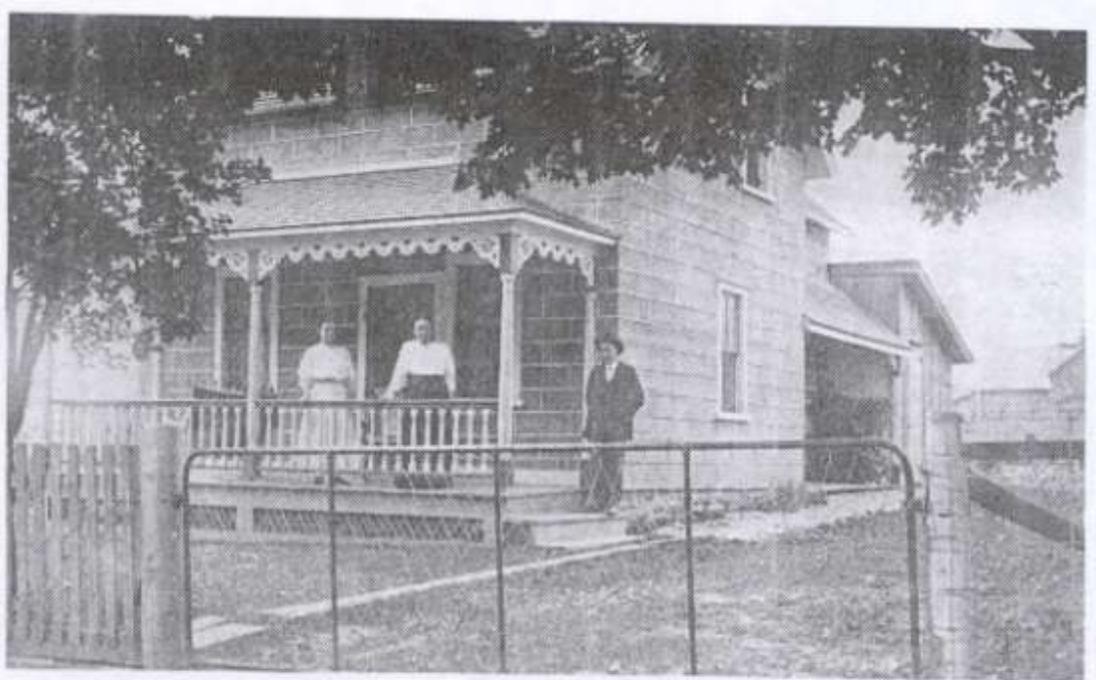


**Figure 2: Building Photograph**



**6840 Fourteenth Avenue**

**Figure 3 – Archival Photograph**



Our home and my birthplace at Box Grove, c1908. The grand verandah stretched the length of the house. My two sisters spent many a moment gazing beyond our large front gate before they were old enough to venture out of the yard alone. L to R Mina McCaffery (a cousin), Grandma Christina Raymer, and Dad.

**Photograph from a family history written by Myrle Raymer**

**Appendix 'A'****STATEMENT OF SIGNIFICANCE****Franklin H. Raymer House  
6840 Fourteenth Avenue  
c.1895**

The Franklin H. Raymer 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 Franklin H. Raymer House is a one and a half storey frame building located on the north side of Fourteenth Avenue, east of Ninth Line, within the historic hamlet of Box Grove.

**Historical or Associative Value**

The Franklin H. Raymer House is of historical or associative value as the c.1895 home of Franklin Herbert Raymer, one of the sons of John Noble Raymer and Christina (Reesor) Raymer. The Raymers were among a number of Pennsylvania-German Mennonite families that came to Markham Township in the early nineteenth century, and are considered to be the founders of the Mount Joy community north of Markham Village. Franklin H. Raymer was a successful farmer in Box Grove and in the latter part of the nineteenth century, operated the Box Grove-Cedar Grove cheese factory established by his father in the late 1860s. His descendents owned the property until 1969.

**Design or Physical Value**

The Franklin H. Raymer House is a representative example of a vernacular building which has evolved to suit the needs and aesthetic tastes of later owners. It was designed as a simple, modestly-scaled dwelling intended to serve a small farm. Its scale suits the village context into which it was built. Although alterations have taken place over time, the original building remains discernable and restorable based on an archival photograph dated 1908.

**Contextual Value**

The Franklin H. Raymer House is one of several nineteenth century buildings that remain within and help define the historic hamlet of Box Grove. It remains on its original site and acts as a reminder of the agricultural community that formerly existed around the crossroads community.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Franklin H. Raymer House include:

- Overall form of the building, including the main one and a half storey T-shaped block, the one storey rear lean-to, and the remnants of the south, east and west verandas;
- Fieldstone foundation;
- Gable roof with projecting eaves on the main block;
- Decorative wooden fretwork brackets on the front and west side porches;
- Turned wood posts on the west side porch;
- 2 over 2 wood windows where they remain;
- Original window and openings where they remain;