



## By-law 2023-10

A BY-LAW TO AMEND BY-LAW 2001-172 BEING A BY-LAW TO DESIGNATE THE ADAM CLENDENEN HOUSE, 9516 9<sup>TH</sup> LINE (ALSO KNOWN AS 9642 9<sup>TH</sup> LINE)

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WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and,

WHEREAS by By-law No. 2001-172, "The Adam Clendenen House" was designated as being of historic and/or architectural value or interest; and,

WHEREAS authority was granted by Council to designate the property at 9516 9TH LINE (ALSO KNOWN AS 9642 9TH LINE) as being of cultural heritage value or interest; and,

WHEREAS the By-law requires amendment to correct the legal description of the property and the Statement of Cultural Heritage Value or Interest; and,

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA) authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to clarify or correct the statement explaining the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations; and,

WHEREAS Schedule "A" of By-law No. 2001-172 contains an incorrect legal description and a correction is required; and,

WHEREAS Schedule "B" of By-law No. 2001-172 contains a Statement of Cultural Heritage Value or Interest that requires amendment; and,

WHEREAS the owner of the Property was provided with notice of this by-law in accordance with the requirements of the *Ontario Heritage Act*, Section 30.1(3) and (4) and no notice of objection was filed;

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

### 1. General

That By-law No. 2001-172 be amended to correct the legal description of the Heritage Property formerly municipally-known as 9516 9<sup>th</sup> Line (also known as 9642 9<sup>th</sup> Line) from PT. LTS 17, 18 & 19, CON. 8; PT. 1, 65R15789, Save and Except PT. 1, 65R18289 and Save and Except PT. 1, 65R23608 Town of Markham Regional Municipality of York to Plan 65M3594 Lot 320, City of Markham, Regional Municipality of York; and

- 1.1. That the legal description contained in Schedule "A" of By-law No. 2001-172 be replaced with the legal description as contained in Schedule "A" of this By-law; and,

1.2. That the Statement of Cultural Heritage Value or Interest contained in Schedule "B" of By-law No. 2001-172 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule "B" of this By-law;

2. Schedule(s)

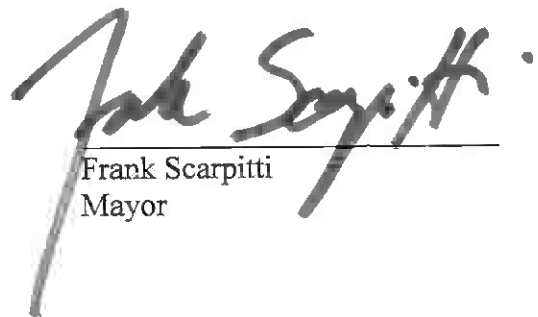
2.1. Schedule "A" – Legal Description

2.2. Schedule "B" – Statement of Cultural Heritage Value or Interest

Read a first, second and third time and passed this December 13, 2022.



Kimberley Wateringham  
City Clerk



Frank Scarpitti  
Mayor

**SCHEDULE “A” TO  
BY-LAW 2023-10**

**REVISED LEGAL DESCRIPTION OF LAND**

**The Adam Clendenen House**

In the City of Markham in the Regional Municipality of York, property description as

follows: PLAN 65M3594 LOT 320, CITY OF MARKHAM, REGIONAL

MUNICIPALITY OF YORK

PIN: 03061-0894

## SCHEDULE "B" TO BY-LAW 2023-10

### The Adam Clendenen House

8 Green Hollow Court

The Adam Clendenen House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act for of its design, historical, and contextual significance.

#### DESCRIPTION OF PROPERTY

The Adam Clendenen House is a one and a half storey brick dwelling located on the north side of Green Hollow Court. The property, located within a residential subdivision, is found in the contemporary community known as Greensborough.

#### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

##### Design Value

The property provides an early example of an architectural style. The Adam Clendenen House is a one and a half storey, red brick farm house, built in the Georgian Style. The house appears relatively small for its type, however, as with other houses of this style has a relatively spacious interior.

The house has a three bay facade with small, 2/2 windows flanking a central doorway with a transom. It is believed that originally, the windows were of a 6/6 pane division. The house has a substantial cornice on the main part of the house. There are no returns at the end of the eaves, however, it is believed that these originally existed. It is likely that the house originally had louvered wood shutters on all of the windows. All windows feature substantial lug-sills beneath the window. The wood panel door in the front doorway may be the original. This door was modified with a window at a later date. Originally it is likely that the door was a solid wood door.

The brick masonry appears to be of a local variety. It is laid in a common bond pattern with angled bricks over the windows and the door. The house rests on a substantial foundation of field stone. The house presently has a single chimney at the gable end, however, it is very probable that the house at one time did have brick chimneys at both gable ends. The roof of the house is presently clad in asphalt shingles. Originally, the roof would have been clad in wood shingles of a 4½" weather.

To the rear of the house is a, one-storey wing that was constructed at the same time as restoration work was undertaken on the dwelling. This work coincided with the residential intensification of the property in the early 2000s.

##### Historical Value

The property has associative value with the a family significant to the early development of Markham. The Adam Clendenen House is believed to have been built c.1840 by Adam Clendenen, a member of one of Markham's most prominent early settler families. The house is located on the north half of the eastern quarter of Lot 17, Concession 8. In 1803, John Clendenen Senior received the Crown grant for 200 acres in Lot 17, Concession 8.

In 1815, John Clendenen Senior died. Lot 17, Concession 8 was subdivided into 6 parcels of 25 or 50 acres for his descendants. The northeast 25 acres were willed to John Senior's son, Adam, who was killed during the latter part of the War of 1812.

In 1832, Quin Clendenen, likely Adam's son, sold the northeast corner of the property to his cousin Adam Clendenen (1809-1894), son of William Clendenen. Adam also purchased the southeast 25-acres in 1832, thus acquiring the entire eastern quarter of Lot 17.

In 1884, Adam Clendenen sold the south half of the eastern quarter to Amos Cole. In 1892, Adam sold the north half of the eastern quarter to his nephew, Albert Wesley who leased the property to Adam's son, Herman Cecil Clendenen.

The 1851 Census lists Adam Clendenen and his family at Lot 17, Concession 8, describing their home as a one-storey brick dwelling. The Ontario Assessment System database (Ministry of Revenue, York Regional Assessment Office) lists the date of construction for this building as 1840, under the category 'estimated and renovated'.

The Clendenen Family Burial Plot is located near the centre of Lot 17, Concession 8. Five grave-markers still mark the final resting place of the early Clendenens.

#### Contextual Value

The Adam Clendenen House is of contextual significance as an excellent example of a mid-19<sup>th</sup> century farmhouse. The dwelling serves as an important reminder of the agricultural tradition of the former Markham Township.

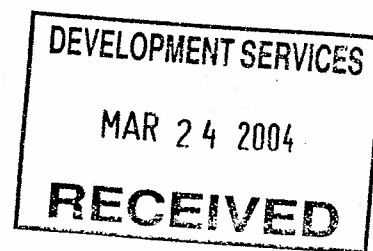
#### DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value The Adam Clendenen House include:

- Rectilinear massing and symmetrical composition consisting of three bays on the primary (east) elevation, and two bays each on the side elevations;
- Roof profile with wood fascia;
- Fieldstone foundation and red brick masonry laid in a common bond pattern;
- Window placement and configuration consisting of two-over-two hung windows and storm windows with brick lintels and projecting lugsills;
- Configuration of the main entrance with partially glazed and paneled wood doors complete with transom;
- Brick chimney at the gable end.

March 23, 2004

Humboldt Properties Limited  
214 King Street West  
Suite 416  
Toronto, Ontario  
M5H 3S6



Dear Sirs:

Re: By-law 2001-172 - Heritage Designation  
The Adam Clendenen House - 9516 9th Line  
(Also Known as 9642 9th Line)

This will advise that Council at its meeting held on June 26, 2001, passed By-law 2001-172, which designated The Adam Clendenen House - 9516 9th Line (also known as 9642 9th Line), as being of historic and/or architectural value or interest.

The reason for the delay in the registration of this by-law was the requirement that a plan of subdivision must be approved for the immediate area that would establish the correct property description for the heritage property. This has now been finalized, and a copy of the by-law with the pertinent registration data is attached for your information.

If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,



Sheila Birrell  
Town Clerk

Encls.

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



## 2001-172

A by-law to designate a certain property as being of  
Historic and/or Architectural Value or Interest  
The Adam Clendenen House

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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;

HUMBOLD PROPERTIES LIMITED  
Attention: Miguel Singer  
1120 Finch Avenue West  
Toronto, Ontario M3J 3H7

and upon the Ontario Heritage Foundation, notice of intention to designate The Adam Clendenen House, located at 9516 9<sup>th</sup> Line, (also known as 9642 9<sup>th</sup> Line), Markham, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation 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 property, 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 Adam Clendenen House  
9516 9<sup>th</sup> Line (also known as 9642 9<sup>th</sup> Line)  
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 property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
26<sup>TH</sup> DAY OF JUNE, 2001.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

## **SCHEDULE 'A' TO BY-LAW 2001-172**

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

PT. LTS 17, 18 & 19, CON. 8;  
PT. 1, 65R15789, SAVE AND EXCEPT PT. 1, 65R18289  
AND SAVE AND EXCEPT PT. 1, 65R23608  
TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK



## **SCHEDULE 'B' TO BY-LAW 2001-172**

### **STATEMENT OF REASONS FOR DESIGNATION**

#### **HISTORICAL REASONS**

The house at 9516 Ninth Line (also known as 9642 9<sup>th</sup> Line) is believed to have been built c.1840 by Adam Clendenen, a member of one of Markham's most prominent early settler families.

The house is located on the north half of the eastern quarter of Lot 17, Concession 8. In 1803, John Clendenen Senior received the Crown grant for 200 acres in Lot 17, Concession 8, Markham Township.

In 1815, John Clendenen Senior died. Lot 17, Concession 8 was subdivided into 6 parcels of 25 or 50 acres for his descendants. The north-east 25 acres were willed to John Senior's son, Adam, who was killed during the latter part of the War of 1812.

In 1832, Quin Clendenen, likely Adam's son, sold the north-east corner to his cousin Adam Clendenen (1809-1894), son of William Clendenen. Adam also purchased the south-east 25-acres in 1832, thus acquiring the entire eastern quarter of Lot 17.

In 1884, Adam Clendenen sold the south half of the eastern quarter to Amos Cole. In 1892, Adam sold the north half of the eastern quarter to his nephew, Albert Wesley who leased the property to Adam's son, Herman Cecil Clendenen.

The 1851 Census report lists Adam Clendenen and his family at Lot 17, Concession 8, describing their home as a one-storey brick dwelling. The Ontario Assessment System database (Ministry of Revenue, York Regional Assessment Office) lists the date of construction for this building as 1840, category 'estimated and renovated'. Since the building was constructed prior to the 1851 Census and Adam purchased the lot in 1832, the date of the circa 1840 has been assigned as the probable date of construction.

A Clendenen family was originally Irish, but came to Upper Canada from the United States. They initially settled near Thorold before acquiring Lot 17, Concession 8 Markham Township in 1803.

The Clendenen Family Burial Plot is located near the centre of Lot 17, Concession 8. Five grave-markers still mark the final resting place of the early Clendenens.

According to the historic map of Markham c.1919, the property was owned at that time by a Mr. R. Eagleson.

#### **ARCHITECTURAL REASONS**

The house at 9516 Ninth Line (also known as 9642 9<sup>th</sup> Line) is a ½ story, red brick, farm house, built in the Georgian Style about 1840.

The house appears relatively small for its type, however, as with other houses of this style has a relatively spacious interior.

The house is built of red brick, part of which has been stuccoed on the front elevations. The house has a three bay facade with small, 2/2 windows flanking a central doorway with a transom. It is believed that originally, the windows were of a 6/6 pane division. The house has a substantial cornice on the main part of the house. There are no returns at the end of the eaves, however, it is believed that these originally existed. The house presently has shutters which are not original. It is likely that the house originally had louvered wood shutters on all of the windows. All windows feature substantial lug-sills beneath the window.

The wood panel door in the front doorway may be the original. This door was modified with a window at a later date. Originally it is likely that the door was a solid wood door.

The bricks appear to be of a local variety. They are laid in a common bond pattern with angled bricks over the windows and the door. It is possible that the house may have been bricked over at some point in the 19<sup>th</sup> Century. The house rests on a substantial and well built foundation of field stone. The house presently does not have chimneys on the gable ends, however, it is very probable that the house at one time did have brick chimneys on the gable ends.

To the rear of the house is a small, one-storey wing, with partial stone foundation under the easterly part. The remainder of the foundation of the wing is concrete. This provides indication that the wing was extended at some point. The wing is of frame construction and is presently clad in insulbrick.

The roof of the house is presently clad in asphalt shingles. Originally, the roof would have been clad in wood shingles of a 4½" weather.

The present stoop at the front of the house is not original. It is possible that the house at one time may have had door decoration or a 19<sup>th</sup> Century wood veranda of some appropriate type.

The interior of the house features substantial baseboards, window and door trim, and original wood floors in excellent condition. All of this is original to the house.

#### CONTEXTUAL REASONS

The Adam Clendenen House at 9516 Ninth Line (also known as 9642 9<sup>th</sup> Line) is of contextual significance and an excellent example of a mid-19<sup>th</sup> Century farmhouse built in the rural part of Markham. Although the lands around the house will ultimately develop, the house which is to be retained, will serve an important reminder of the historic agricultural tradition of Markham for years to come. The house is presently surrounded by a number of barn buildings, which served the historic farm function of the property including an early 20<sup>th</sup> Century, two-seat outhouse.

#### TERMS OF REFERENCE

The owners of the property have agreed to allow the Town of Markham to designate Adam Clendenen House under the Ontario Heritage Act and register such title against the title of the lands.