

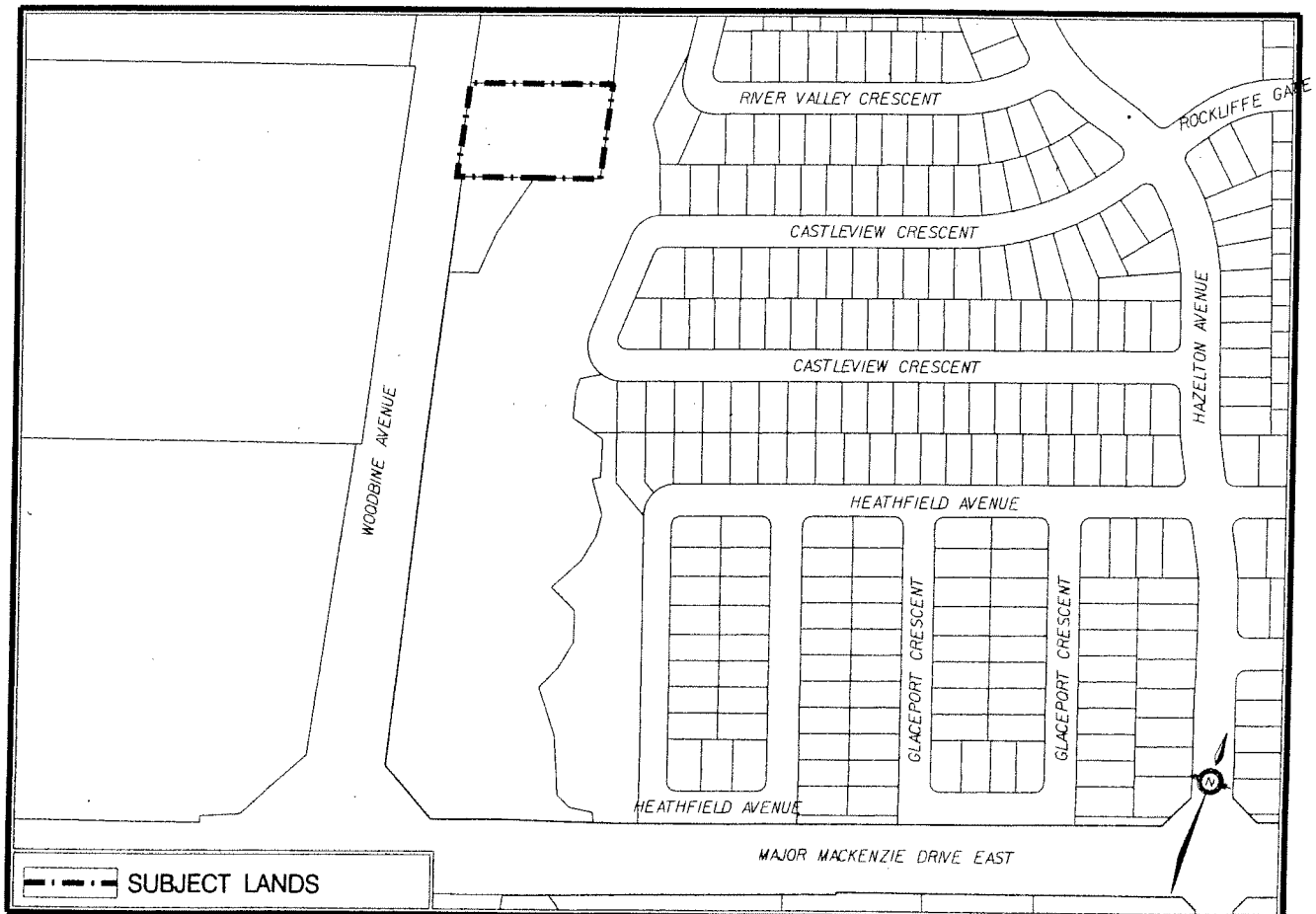
FIGURE 1

File Path Q:\Development\Heritage\PROPERTY\WOODBINE\10137 schoolhouse no. 6\DSC Revised Oct 16 07 rh.doc

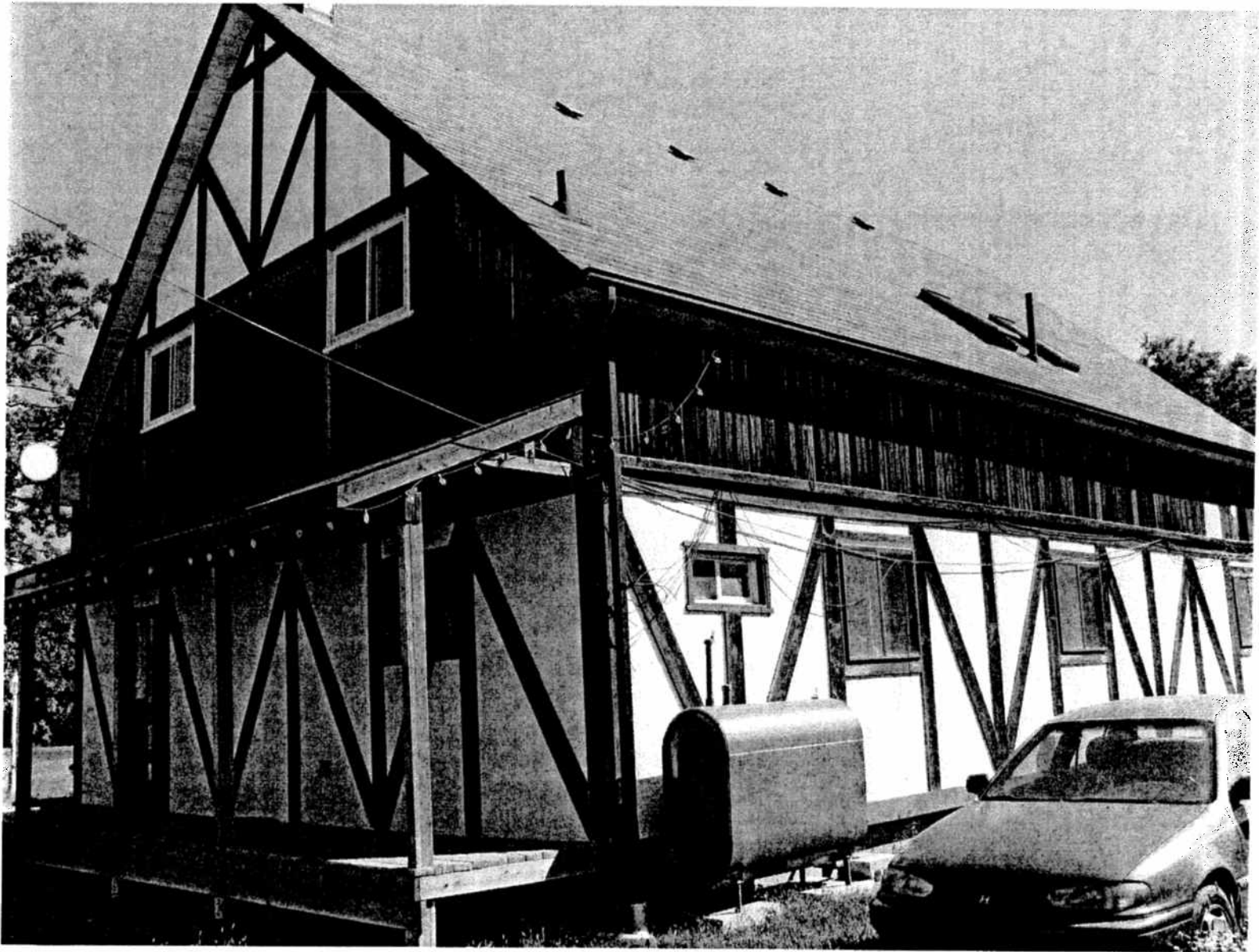
Owner: Baldath Rampersad  
2 Loire Valley Ave.  
Thornhill, ON L4J 8S2  
Tel: 905-326-1957  
Fax: 905-326-9025

Agent: Vishnu Sookar  
The Universal Group  
1492 Grand Blvd.  
Oakville, ON L6H 3E6  
Tel: 416-897-8005

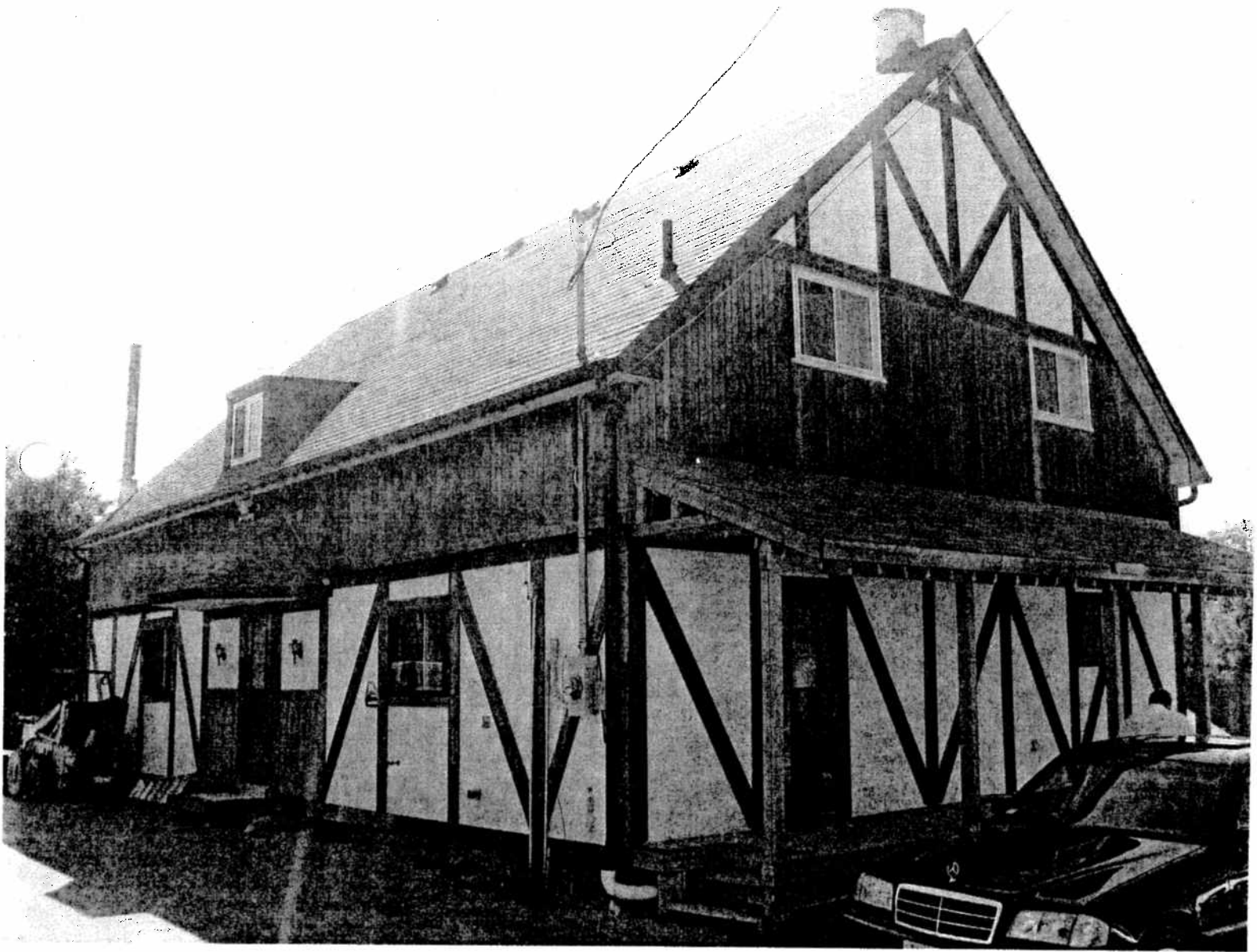
Location Map:



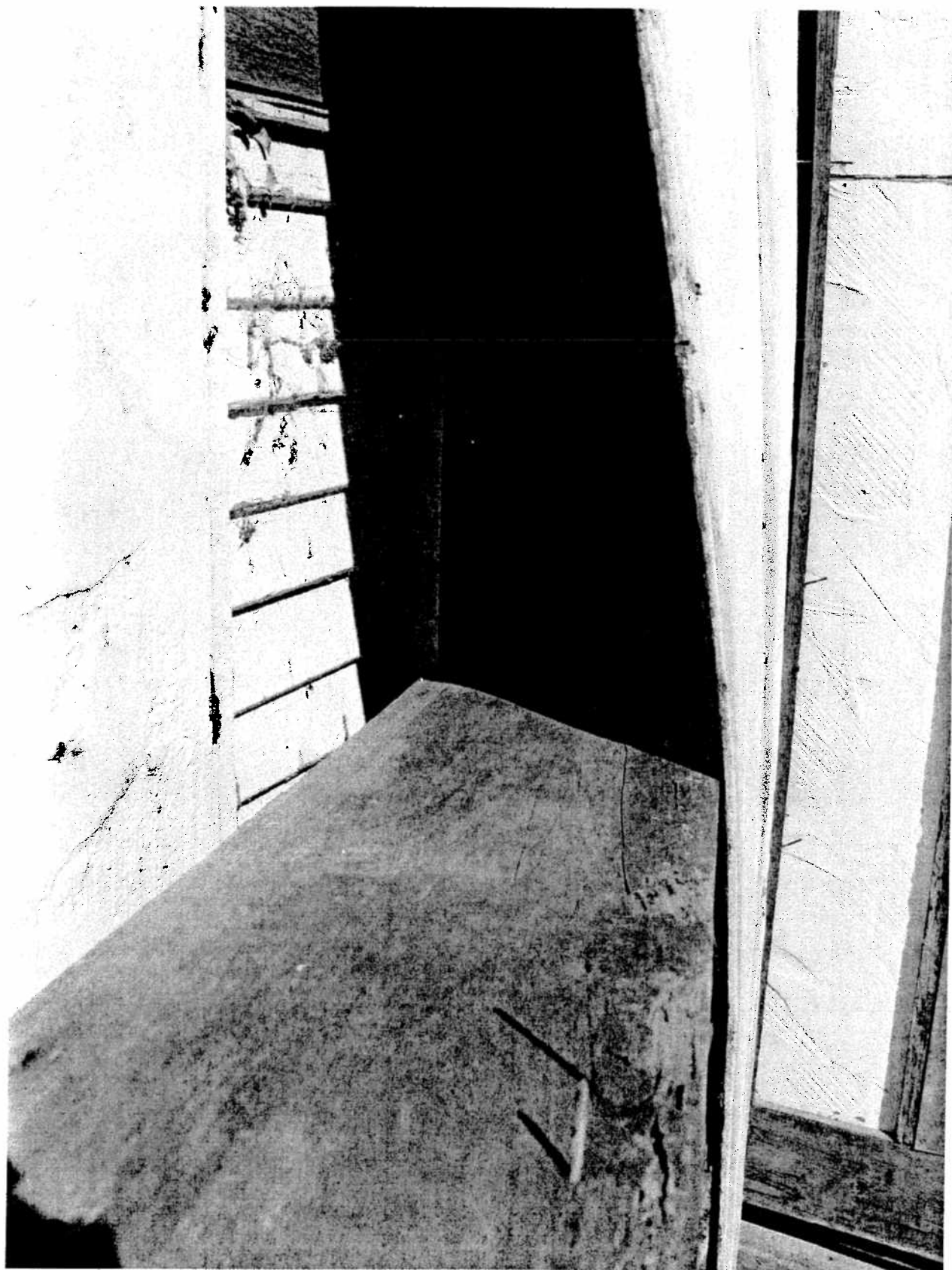
BUILDING  
PHOTOGRAPHS  
2007



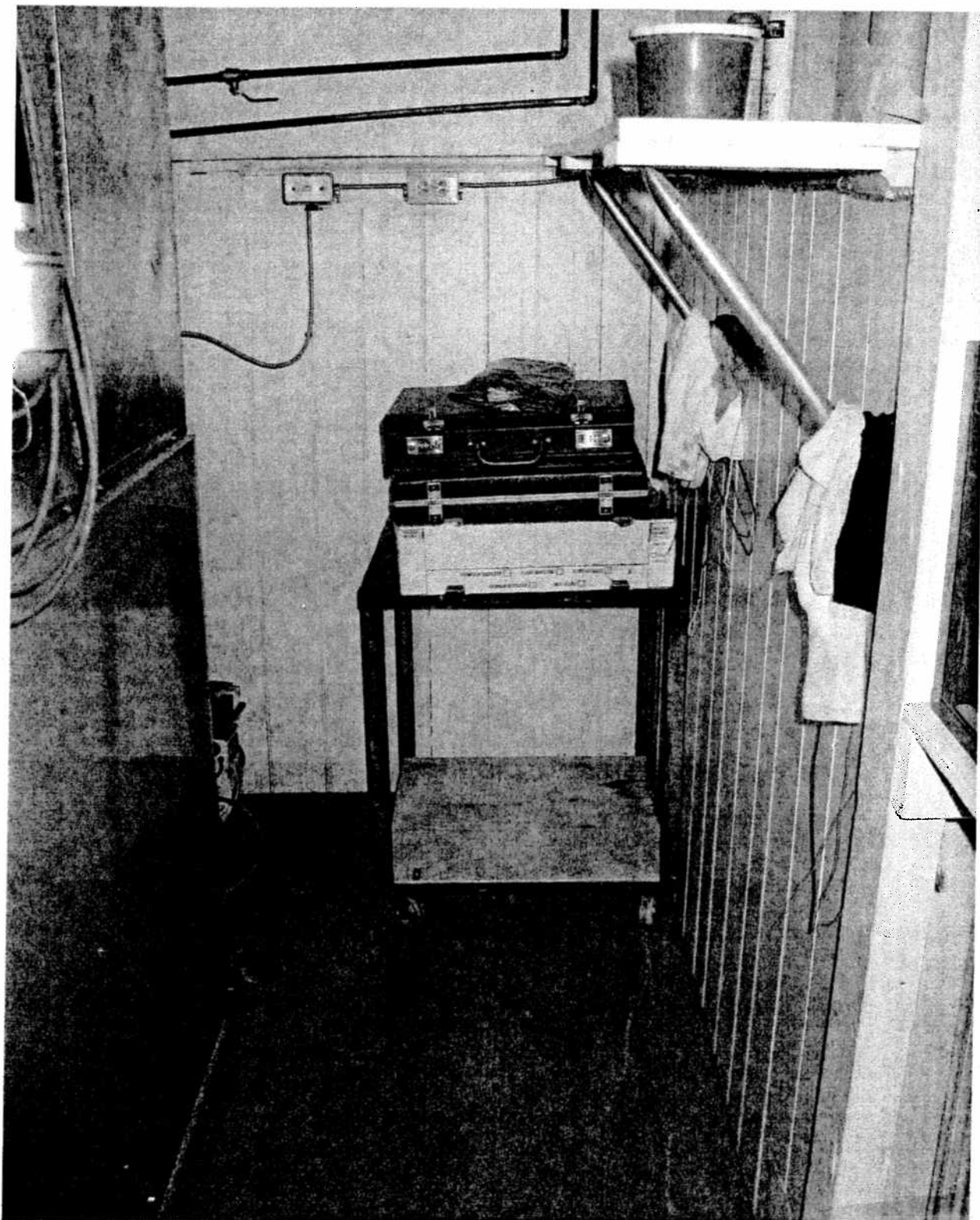
View of the south and west sides of the former Victoria Square Schoolhouse.



View of north and west sides of the former Victoria Square Schoolhouse.



1920s period clapboard beneath existing imitation stucco panels.



Original wainscoting visible in storage room at the west end of the building.





**Victoria Square Schoolhouse  
School Section No. 6**

**1877**

**10137 Woodbine Avenue  
West Half Lot 21, Concession 4**

Prepared for Heritage Markham  
By George Duncan, Senior Heritage Planner  
August, 2007

## VICTORIA SQUARE SCHOOLHOUSE, 10137 WOODBINE AVENUE

### **Historical Background:**

The earliest known school in the crossroads community of Victoria Square was located on the east side of Woodbine Avenue, north of Elgin Mills Road. The location, Lot 26, Concession 4, was recorded in a list of *Common Schools in Markham Township*, December, 1834. The teacher was one John Peacock.

The Victoria Square school site was later moved significantly south of the hamlet, to Lot 21 at the south east corner of Woodbine Avenue and Major Mackenzie Drive. In 1847, George John Wonch, who received the Crown patent for the west half of Lot 21, Concession 4 in 1816, sold a small parcel of land to the District Council of the Home District. The size of this parcel was only 900 square feet, which was probably only as large as the building footprint of the school.

According to an 1855 map showing school sections in Markham Township, this new location placed the school at the centre of School Section No. 6, which included the area south of Elgin Mills Road all the way down to 16<sup>th</sup> Avenue. The second school site appears on the McPhillips map of Markham Township, 1853-54, and on Tremaine's Map of York County dated 1860.

The location of the Victoria Square School was changed again in 1863, when a one acre parcel of Lot 21, Concession 4 was purchased by the Trustees of School Section 6 from Thomas Frisby at a cost of \$300. John Wonch had sold the north 50 acres of Lot 21 in 1840, while retaining the southerly 50 acres of his Crown grant. The purchase of this one acre property by the Trustees either signified the construction of a new school at the north west corner of Lot 21, or the relocation of the old school building. In 1867, the former 900 square foot school site at the crossroads was sold to farmer William H. Wonch.

According to the Smith family of Victoria Square, the school building that was on the present site of S.S. No.6 prior to the construction of the existing school was moved across the road and became part of a barn complex on a neighbouring farm. Based on a photograph in the collection of Joan Smith, the gable roofed, clapboarded building appears to be a mid 19<sup>th</sup> century structure. This suggests that the school building of c.1847 was physically moved to the northern site when the location of the school was changed. This building was destroyed by fire many years ago along with the rest of the barn complex.

The present building at 10137 Woodbine Avenue was built in 1877. Its date of construction was marked on a wooden plaque on the front wall of the frame building, since covered over with modern claddings. An archival photograph in the collection of the Markham Historical Museum shows the school's exterior in 1885, with the teacher Joseph Perkins and his class.

The school served the community for 89 years, until it closed in 1966. The property was sold to the Butterworth family, who converted the building into a house. The former schoolhouse later became Ye Olde School Antiques and Gifts, and a photograph of it in this phase of its history appeared in a local newspaper in 1978. Some time after that date, the exterior was re-clad in a false Tudor motif, as it appears in the present day.

### **Architectural Description:**

The former school was originally a one storey institutional building, but has been converted to a one and a half storey dwelling by the insertion of an interior second floor level within the existing structural walls. The building is of frame construction, and is rectangular in plan, with its gable end facing Woodbine Avenue. The structure rests on a masonry foundation consisting of fieldstone in some places, and modern concrete block in other places. There is a small cellar under the front part of the building. A shed-roofed porch, recent in age, shelters the front wall.

The roof is a steeply-pitched gable typical of the period of construction, with closed, overhanging eaves. A modern, shed-roofed dormer is located on the north roof slope, and skylights have been placed on the south roof slope. There is a masonry chimney at the west gable end, in place of the belfry that once existed in this location.

The exterior of the former schoolhouse has been re-clad two times: the first, some time in the early 20<sup>th</sup> century with narrow clapboard, and more recently, with stucco panels, false Tudor half-timbering, and a band of barnboard-like wood at the second floor level. Beaded-edge vertical board siding, the original cladding visible in a photograph dated 1907, underlies this more recent material. The boards are painted in an oxblood red colour.

Original door and window openings, visible in historical photographs, still exist as partially infilled or enlarged door and window openings that correspond to the earlier state of the building. On the upper walls, new window openings have been inserted that do not relate to the original design of the former schoolhouse.

The interior has been substantially remodelled, with only the interior of a storage room at the west end of the building showing early material. In this space, a former cloak room or school storage room, beaded, vertical wainscoting can be seen as an indication of the original interior treatment. The wainscoting is about 5 feet high. A lath and plaster ceiling painted an olive drab colour can be seen upstairs, through an attic access hatch. Some doors, and the stairway railing, look like material salvaged from a home of the 1910s to 1920s period.

### **Stylistic Analysis:**

The form of the Victoria Square Schoolhouse follows the classic one-room school design of Victorian Ontario. The basic form of a simple rectangular plan containing a single, large classroom and separate entrances and cloakrooms for boys and girls at one end was built in rural communities throughout the province during much of the 19<sup>th</sup> century. The



building materials and architectural style varied from place to place and according to the available financial resources, but the essential one-room schoolhouse design remained fairly constant.

Other typical features of the classic one-room schoolhouse included a belfry on the roof peak over the entrance doors, large windows on each side wall, and a chimney serving a wood stove. A plaque placed high on the front gable end wall stated the school section number and date of construction. Rural schools were usually located on one acre of land which provided room for a garden, outdoor privies, and a stable for horses.

Historical photographs show that the Victoria Square Schoolhouse once possessed all of the typical features of a rural school. Some details have been removed during renovations. Other details have been covered over and could be revealed again through restoration.

While many of Markham Township's rural schools were designed with Italianate architectural features (chiefly expressed in the use of round-headed door and window openings), the Victoria Square Schoolhouse had features associated with the Gothic Revival style. These features included Tudor label mouldings over the door and window openings and a Gothic-arched patterning of muntins within flat-arched openings. The steep gable roof and vertical wood siding are also features associated with the Gothic Revival.

**Context:**

Many of Markham Township's historic rural schools have survived closure and the urbanization of the modern-day Town of Markham. The Buttonville schoolhouse has been restored as a living history museum, slightly reoriented on its original site. Other former schools serve as community centres, churches or residences. The Dickson Hill schoolhouse was relocated to Black Creek Pioneer Village.

The Victoria Square Schoolhouse is one of the most altered of Markham's surviving rural schools, but it remains on its original site and is a reminder of the rural community that once existed in the area. In its current state, it takes a discerning eye to recognize the building's former function as a local schoolhouse. The former schoolhouse is one of the few remaining heritage buildings in the vicinity, other than the Wonch House that is now incorporated into a subdivision to the east.

The property contains a timber frame garage or stable, a smaller storage shed and a modern concrete block storage building.

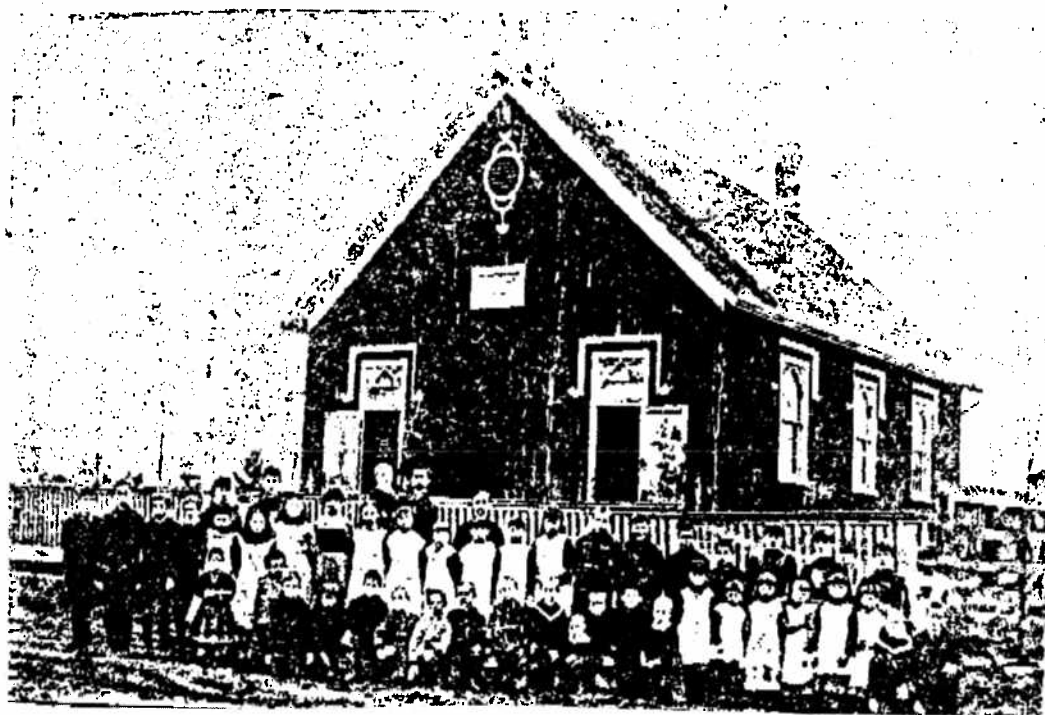
**Significant Architectural Attributes:**

Exterior, character-defining elements that embody the cultural heritage value of 10137 Woodbine Avenue include:

- simple rectangular plan
- one storey height
- beaded-edge tongue and groove, vertical board siding under modern cladding
- steeply pitched gable roof
- original door and window openings under modern cladding
- original school section date plaque under modern cladding
- original decorative details under modern cladding

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Reduced  
copied from  
photocopy



Archival photograph of the Victoria Square Schoolhouse, c.1885.

Markham District Historical Museum

Location: Archives Category: Communication Art  
Access.#: 985.30.2 Classification: Documentary  
Date: c1885 Object: PRINT, PHOTOGRAPHIC

'Artist': \_\_\_\_\_

Title &/or Description: Class picture from S.S.No.6,  
W $\frac{1}{2}$  Lot 21, Conc.4, Markham Twp. Teacher in picture is  
Joseph Perkins, holding his son, Lorne Perkins, in his  
arms.

Provenance: Markham, Ontario

Medium or Material: paper, cardboard

original - ~~Dimensions:~~ length: 21.6cm width: 13cm

Condition: good

Neg. #: \_\_\_\_\_ Copy Print #: \_\_\_\_\_



## Antique shop was a school

By MERILYN MCKELVEY  
Fifteenth in a Series  
Ye Olde School Antiques and  
Gifts is a well named antique

shop on Woodbine Avenue, north  
of the 17th Line. The shop is in an  
old yellow clapboard schoolhouse  
built in 1877.

The building was a school for 89  
years, until 1966 when it was sold  
to its present owners, the But-  
terworths.

They converted the school into  
a home and raised their family  
where there was once desks,  
blackboards and flying chalk.

When the schoolhouse was  
made into a residence, the  
Butterworths were careful not to  
alter the many interesting ar-  
chitectural features on the  
building's exterior.

There are still two doors  
leading into the front of the  
building.

One was for boys and the other  
for girls, but now the southern  
door leads into the store and the  
northern door into the residence.

The school section circle can  
still be seen under the front  
gable, giving the section number  
- 6 and the date the school was  
built - 1877.

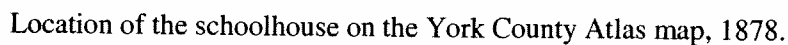
The most attractive ar-  
chitectural feature is the ornate  
trim carved over the doors and  
windows.

There will be a  
reception celebrating the  
80th wedding anniversary of Mr. and Mrs.  
William Orr on Sunday,  
Dec. 5 from 2 to 4 p.m. at  
the King City United  
Church. Congratulations  
Mr. and Mrs. Orr. Mr.  
and Mrs. Orr were for-  
mer residents of our  
community before they  
moved to King City.

S.S. No. 6.

FROM SLRABOOK

989.15.8



# The Universal Group

1492 Grand Blvd.,  
Oakville, Ontario.  
Tel 416 897 8005  
Email: vsookar@cogeco.ca

Town of Markham  
101 Town Centre Blvd.,  
Markham, Ontario.  
L3R 9W3

**RE: 10137 Woodbine Avenue, Markham, Site Plan & Re-zoning application.**

The following is the information on building usage:

**Daycare Center with 7 Classrooms:**

- A. 2- Floors and & Basement.
- B. Ground Floor : 218.77 sq. meter
- C. Second Floor : 217.77 sq. meter
- D. Basement Floor 217.77 sq. meter.

**Education Center to be used for the Following:**

- A. Ground Floor: Doctors office, approx. 146.37 sq. meter.
- B. Second Floor : Tutorials e.g. Music, Vocals, dance etc. approx. 146.37 meters

Total sq. meters of proposed building:

Daycare: 437.54 plus Basement: 218.77 sq. meters.

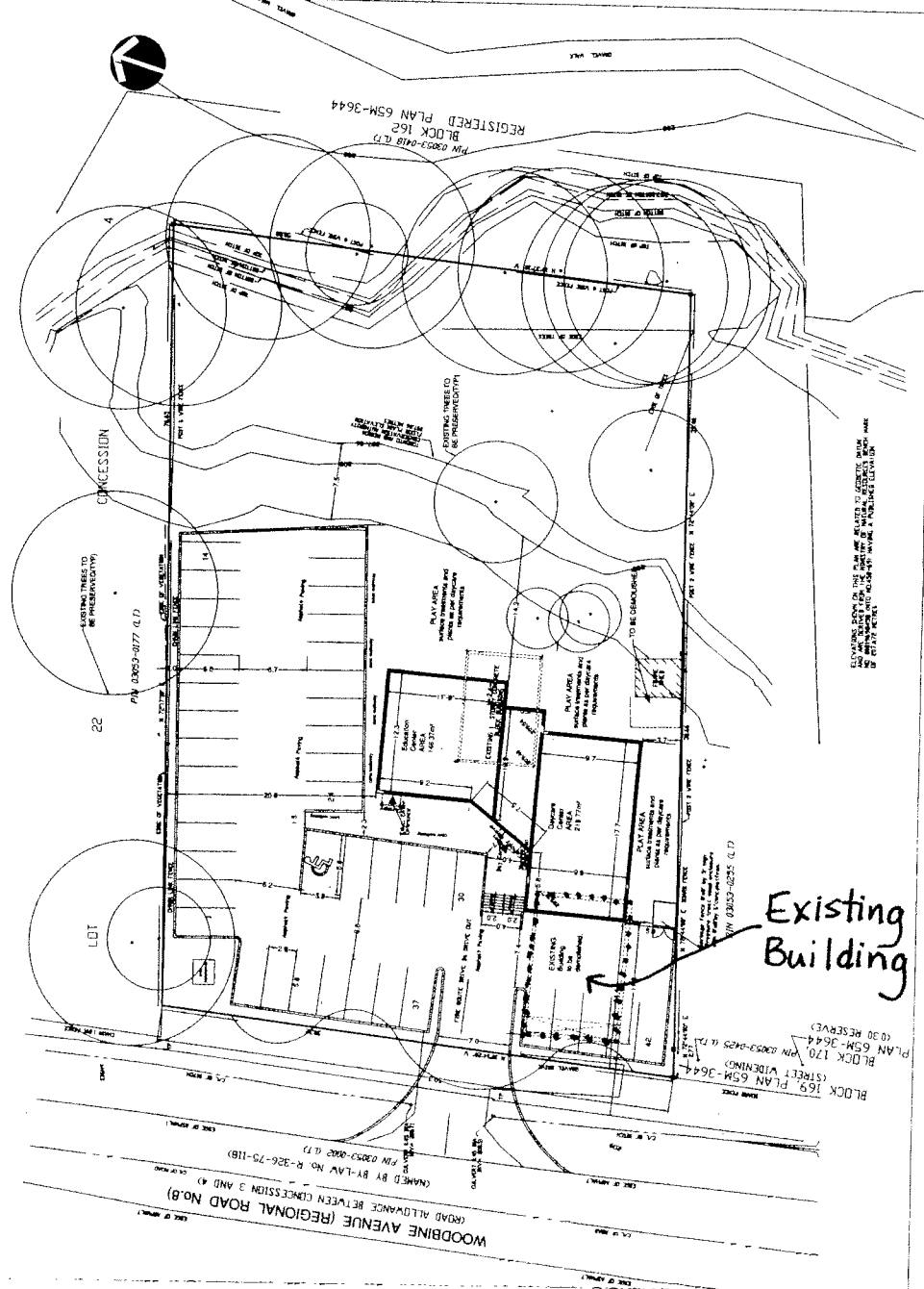
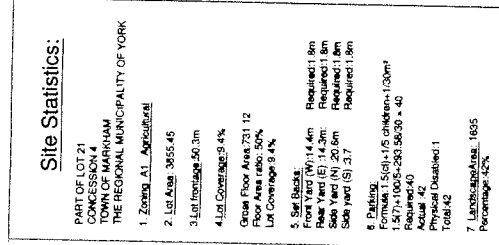
Education Center: 292.74

I trust the above information together with our application and drawings meets your requirements.

Sincerely,

*Vishnu Peekar*, P.Mgr. C.P.E. A.R.I.D.O  
Project Director.





Bal Rampersad, 2 Loire Valley Ave., Thornhill, Ont. L4J 8S2 Tel: 905-326-1957

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August 22, 2007

Mr. Regan Hutcheson,  
Manager, Heritage Planning  
Town of Markham, Markham  
Ont. L3R 9W3

**Reference: 10137 Woodbine Ave, Markham**

Dear Mr. Hutcheson:

I am having some difficulty understanding the position of the City concerning the designation of the building on my property..

Prior to my site plan application in July 2007, apparently no one in the public domain was aware of the special status assigned to this building. There has been no legal registration of this property as such nor were the two previous owners of the property [Mr. Moon and Mr. Beke] had any knowledge of the special status assigned to the building. Furthermore, for the past six months, I have been working closely with the provincial conservation department and there has been no mention of this building assigned heritage status.

In a recent conversation with Mr. Beke, the previous owner, he was amused when I mentioned that there is a possibility that the city may even designate the small garage as a heritage property. He indicated that it was he who had built the inside of the garage within the last ten years. He also went on to mention that the numerous repairs that were done both in the interior and the exterior of the house in which he lived.

Mr. Beke also explained that a large part of the old school house was burnt down and the building was rebuilt and even extended. He mentioned that he had obtained the approval of the City even to add a basement to the building.

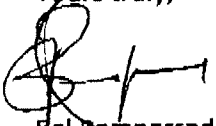
I am sure that you are aware of most, if not all, of the above information. Nevertheless, I felt it was worth bringing this information to the front.

However, in the event that this building is deemed as a historical property, please note I am prepared to donate it to the City for removal to a more appropriate site.

Any delay in the development of the site is becoming financially difficult for me. Hence I am asking for a quick resolution to the situation.

Once again thanks for all your assistance.

Yours truly,

A handwritten signature in black ink, appearing to be 'Bal Rampersad', with a stylized, cursive script.

Bal Rampersad

cc. Jeff Day, Project Planner

HERITAGE MARKHAM  
EXTRACT

**APPENDIX C**

DATE: September 25, 2007

TO: R. Hutcheson, Manager of Heritage Planning  
G. Day, Planner

EXTRACT CONTAINING ITEM # 3 OF THE NINTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON SEPTEMBER 12, 2007

3. REQUEST FOR FEEDBACK  
10137 WOODBINE AVENUE  
HERITAGE STATUS OF EXISTING BUILDING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Day, Planner
- 

The Senior Heritage Planner gave a presentation on the proposal to demolish the building, known as the former Victoria Square Schoolhouse, School Section No. 6 dating from 1877, at 10137 Woodbine Avenue. A site visit has been completed and the building has been evaluated as a Class 2 Heritage Building.

The following persons addressed the Heritage Markham Committee representing the property owner:

- Bal Rampersad, property owner; who submitted copies of photographs of the existing building at 10137 Woodbine Avenue. He noted the school site had been moved a number of times and questioned whether the existing building was in fact the schoolhouse. He also noted that renovations had been carried out, possibly compromising the building's heritage value.
- Ishna Sookar, A.R.I.D.O, Project Design and Project Manager.

The Senior Heritage Planner clarified the comments provided by Mr. Rampersad be indicating that the subject building had not been moved and was on its original site from 1877. The Senior Planner also confirmed that the building was the schoolhouse, but that it had been modified through changes to the window openings and the installation of a new cladding apparently over the original cladding.

**HERITAGE MARKHAM RECOMMENDS:**

**THAT** Heritage Markham supports the evaluation of the former Victoria Square Schoolhouse at 10137 Woodbine Avenue as a Class 2 heritage building;

**AND THAT** given its Class 2 status and the fact that few schoolhouses remain on their original sites, the former Victoria Square Schoolhouse be retained on site at 10137 Woodbine Avenue as part of the re-development of the lands;

**AND THAT** the Town of Markham takes appropriate steps to designate the building;

**CARRIED.**

**Description of Property – Victoria Square Schoolhouse, 10137 Woodbine Avenue**

The subject building is the former schoolhouse located on the east side of Woodbine Avenue, north of Major Mackenzie Drive East, which served the former hamlet of Victoria Square and vicinity.

**Statement of Cultural Heritage Value or Interest**

The former schoolhouse has cultural heritage value as a representative and early example of a one room schoolhouse from the late 19<sup>th</sup> century which served rural Markham for many years. Built in 1877, the schoolhouse, still on its original fieldstone foundation, exhibited architectural features associated with the Gothic Revival style unlike many of Markham Township's schools which were designed with Italianate architectural features. Noteworthy architectural features include the former window and door treatment, the steep gable roof and the vertical wood siding (now under a modern siding).

The former schoolhouse building also has cultural heritage value in association with its role as serving the educational and community requirements of the Victoria Square area for 89 years (1877-1966). It is also has contextual value as only one of two remaining heritage buildings marking the agricultural community that once existed around the crossroads of Woodbine Avenue and Major Mackenzie Drive.

**Description of Heritage Attributes**

Exterior, character-defining elements that embody the cultural heritage value of 10137 Woodbine Avenue include:

- simple rectangular plan
- one storey height
- beaded-edge tongue and groove, vertical board siding under modern cladding
- steeply pitched gable roof
- original door and window openings under modern cladding
- original school section date plaque under modern cladding
- original decorative details under modern cladding