



**FIGURE: 2**



**FIGURE: 3**



**FIGURE: 4**



**FIGURE: 5**

**FIGURE: 6**



**Relocated house at 10 Wismer Place, Markham Heritage Estates**



**The Thomas H. Bruels House, 12049 Highway 48, Whitchurch-Stouffville**

# APPENDIX A

## Application for a Permit to Construct or Demolish

This form is authorized under the Building Code Sentence 2.4.1.1A.(2).

For use by Principal Authority	
Application number: <b>08-0310</b>	Permit number (if different):
Date received: <b>Mar 26/08</b>	Roll number: <b>145-490-00</b>

Application submitted to: **Town of Whitchurch-Stouffville, Building Division**  
 37 Sandiford Drive, 4<sup>th</sup> Floor, Stouffville, L4A 7X5 Tel (905) 640-1910 Ext. 249

### A. Project information

Building number, street name <b>Residence at 12049 Highway 48, Stouffville</b>		Unit number <b>Part</b>	Lot/con. <b>34, Con 8</b>
Municipality <b>Whitchurch-Stouffville</b>	Postal code	Plan number/other description	
Project value est. \$ <b>000.00</b>	Area of work (m <sup>2</sup> ) <b>11,256</b>		

### B. Applicant

Applicant is: ☐ Owner or ☒ Authorized agent of owner

Last name	First name	Corporation or partnership <b>Dale &amp; Lessmann LLP</b>	
Street address <b>181 University Avenue</b>		Unit number <b>Suite 2100</b>	Lot/con.
Municipality <b>Toronto</b>	Postal code <b>M5H 3M7</b>	Province <b>Ontario</b>	E-mail <b>dmcphail@dalelessmann.com</b>
Telephone number <b>(416) 369-7836</b>	Fax <b>(416) 863-1009</b>	Cell number <b>(416) 520-2267</b>	

### C. Owner (if different from applicant)

Last name	First name	Corporation or partnership <b>Belt Line Investments Limited</b>	
Street address <b>181 University Avenue</b>		Unit number <b>Suite 1300</b>	Lot/con.
Municipality <b>Toronto</b>	Postal code <b>M5H 3M7</b>	Province <b>Ontario</b>	E-mail
Telephone number <b>(416) 363-5854</b>	Fax <b>(416)</b>	Cell number <b>(416) 346-5633</b>	

### D. Builder (optional)

Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ( )	Fax ( )	Cell number ( )	

### E. Purpose of application

☐ New construction ☐ Addition to an existing building ☐ Alteration/repair ☒ Demolition ☐ Conditional Permit

Proposed use of building: Current use of building  
**Vacant as of April 30, 2007**

Description of proposed work  
**Demolish completely**

### F. Tarion Warranty Corporation (Ontario New Home Warranty Program)

- Is proposed construction for a new home as defined in the *Ontario New Home Warranties Plan Act*? If no, go to section G. ☐ Yes ☐ No
- Is registration required under the *Ontario New Home Warranties Plan Act*? ☐ Yes ☐ No
- If yes to (ii) provide registration number(s): \_\_\_\_\_

### G. Attachments

- i. Attach documents establishing compliance with applicable law as set out in Article 1.1.3.3.
- ii. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- iii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.
- iv. Attach types and quantities of plans and specifications for the proposed construction or demolition that are prescribed by the by-law, resolution, or regulation of the municipality, upper-tier municipality, board of health or conservation authority to which this application is made.

### H. Declaration of applicant

I, LEON DAVID MCPHAIL, Hadehossman certify that:

(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. I have authority to bind the corporation or partnership (if applicable).

March 14, 2008

Date

Signature of applicant

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

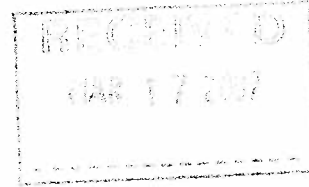
Dale & Lessmann  
LLP

Reply to: J. David McPhail, Q.C.  
Direct Dial: 416-369-7836  
E-Mail: dmcphail@dalelessmann.com

March 14, 2008

**Via Courier**

Town of Whitchurch-Stouffville  
Building Division  
37 Sandford Drive  
4<sup>th</sup> Floor  
Stouffville, Ontario L4A 7X5



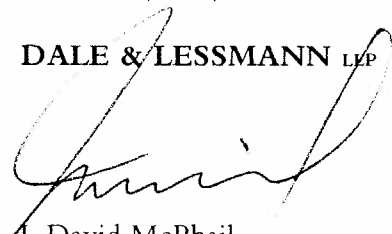
Dear Sirs:

**Re: 12049 Highway 48, Stouffville**

Please find enclosed herewith an Application for a Permit to Demolish with respect to the above-noted property, an Authorization allowing us to act as agent on behalf of Belt Line Investments Limited and a cheque in the amount of \$265.00 payable to the Town of Whitchurch-Stouffville in payment of the permit fee.

Yours very truly,

**DALE & LESSMANN LLP**

  
J. David McPhail

JDM/mp  
Enclosures

K:\135126\10\Letters\Town of Whitchurch-Stouffville-3-ltr.wpd

## AUTHORIZATION

Any lawyer at the law firm of Dale & Lessmann LLP is hereby authorized agent of Belt Line Investments Limited for the purpose of submitting an Application for a Permit to Demolish the residence at 12049 Highway 48, Stouffville.

Dated at Toronto this 27 day of February, 2007

BELT LINE INVESTMENTS LIMITED

Per:

  
John Hamilton Watson

I have authority to bind the Corporation



**38 ha (90 acres)**

**Proposed Industrial Prestige (IP-h), Open Space  
Environmental (OSE)**

<b>Owner:</b> Beltline Investment Ltd.	<b>Civic Address:</b> Not Assigned
<b>Assessment Roll No:</b> 12-5490000	

**Property Frontage:** Flexible- tailored to future end use

**Official Plan Designation:**

- Business Park Area

**Zoning Classification:**

- Lands presently zoned Rural (RU), need to be zoned Industrial Prestige (IP) to permit urban employment-related development
- Permitted uses within the IP(-h) Zone: manufacturing; warehousing; office; hotel, convention & banquet facilities; commercial recreation; and, accessory retail & service commercial uses
- No outside storage permitted
- The Holding (-h) Symbol designation would be released subject to the execution of a Site Plan Control Agreement with the Municipality

**Property Status:**

- No planning applications filed
- Promoted as a key employment district

**Site Servicing:**

- Municipal water and sanitary sewer services - as part of future subdivision works
- Natural gas, hi-speed broad band width telecommunications & hydro- electric services - installed as part of subdivision works
- Services and utilities currently at property boundary

**Road Access:**

- Hoover Park Drive from Hwy 48 or Ninth Line

<b>Location Distance</b>	<b>Km (Miles)</b>	<b>Time</b>
<b>404</b>	12km (7.5 miles)	10 mins
<b>Markham</b>	19km (12 miles)	20 mins
<b>Downtown Toronto</b>	50km (30 miles)	40 mins
<b>Pearson International Airpt.</b>	55km (34 miles)	45 mins

**Proximity to Community Amenities:**

- located in the community of Stouffville
- Residential neighbourhood within 3 minutes driving
- Regional Retail Centre immediately adjacent

**Transit Services:**

- York Regional Transit (YRT)- two routes within Stouffville



## **APPENDIX C**

### **RESEARCH REPORT**



### **Thomas Bruels House**

**12049 Highway 48**

**Lot 34 Concession 8**

**Town of Whitchurch-Stouffville  
(formerly Markham Township)**

**c.1895**

**Prepared for Heritage Markham**

**P. Wokral/G. Duncan**

**February 19, 2008**

# **Thomas H. Bruels House**

**12049 Highway 48**

**Lot 34 Concession 8**

**Town of Whitchurch-Stouffville  
(formerly Markham Township)**

**c.1895**

## **Historical Background:**

The patent to Lot 34 Concession 8 was originally granted to James Brown by the Crown in 1801. In 1834 James Brown and his wife Mary sold the west 100 acres that fronts Highway 48 to Johan A. Bruels (1776-1854) and his wife Hannah Garret (1788-1876). Both Johan and his wife were Germans who came to Markham in 1828 by way of England and the United States. Lot 34 Concession 8 became the Bruels family homestead and both Johan and Hannah became charter members of the First Congregational Church.

Johan's second oldest son Thomas Bruels (1821-1893) who was born in England, began farming Lot 34 Concession 8 after marrying Elisa Jane Reid (1826-1916) who was born in Canada. When Johan Bruels died in 1854, lot 34 Concession 8 was officially willed to Thomas. The 1851 Census records that Thomas was a farmer living in a two storey frame house with Elisa and their three year old daughter Martha Sophia prior to him inheriting the land from his father. The 1861 Census makes reference to the same two storey frame house and records that Thomas Bruels' family was growing steadily to include four more children. Thomas and Elisa would eventually have 8 children including a son named Thomas Henry Bruels (1864-1939) who would inherit the farm at age 29 when his father passed away in 1893.

The architectural style and features of the house suggest that it was constructed in the 1890's or the early 20<sup>th</sup> century and it is likely that it was built for Thomas Henry Bruels and not his father Thomas Bruels. In 1893 Thomas H. Bruels was already married to Adeline Reid Doan (1869-1897) and had a 3 year old son named Eugene Harry Bruels. Constructing a new house for a young family would seem to make more sense than constructing one for his father who was living the last years of his life. There is good reason to believe that the house was constructed by Nathan Forsythe, a prominent builder in Stouffville who constructed several fine brick homes on Church St. and the Stouffville Methodist Church. Nathan was the uncle of Eleanor Forsythe who married Thomas Bruels' brother Julius who farmed across the road. The large picture windows with elliptical transoms were a trademark of Nathan Forsythe. In 1892 the house was willed to Thomas's son Eugene Bruels who served in World War I and he willed it to his son Dr. Alexander Macklin Bruels who served in the Army in 1946.

## **Architectural Description:**

### **Exterior**

The Thomas H. Bruels House is a one and a half storey, brick-veneered house with an L-shaped plan. The house faces west onto Highway 48. There is a full-width porch within the street-facing ell, and a one storey frame addition on the rear wall. The building rests on a fieldstone foundation that provides basement space under the entire structure (the addition is on concrete piers and does not have a basement).

The walls are veneered in red-orange local brick laid in running bond, with angled brick arches over door and window openings. In the case of the large front windows, the arches are trimmed with a slightly projecting border of brick headers. There is no brick plinth or other decorative brick treatment.

The steeply-pitched gable roof has wide, overhanging eaves and plain wood fascias. There is a small bedmould where the wood soffits meet the brick walls. The roof is cross-gabled to follow the L-shaped plan. There is an additional, steep gable on the front slope of the room over the porch. There is no obvious evidence of decorative bargeboards or kingposts. No historic chimneys remain.

Window openings are generally flat-headed, tall and narrow, with heavy projecting sills. They contain 1/1 sash-style windows which are vinyl units that approximate the probable original glazing. The projecting bay has large window openings with semi-elliptical arched tops on both the ground floor and second floor. Each of the windows contains a single large pane of glass with a semi-elliptical transom light above. The glass in the transom lights is plain, clear glass. On the ground floor, the lower window is elongated in proportion to the second floor window.

The front door, positioned within the ell, is a single-leaf glazed and panelled wood door, with original hardware. The upper portion of the window is divided into three panes, with all panes having clear glass. The glazed opening is framed with moulded pilaster trim, brackets and a dentil cornice. Below the window there is filigree trim. There are two vertically-oriented recessed panels below, with heavy bolection mouldings.

The existing porch is an early 20<sup>th</sup> century alteration. It has a low-pitched hip roof, and is supported a stout wood lintel on tapered square posts. The porch is enclosed with a simple wood railing with slat-style balusters. On the brick wall is a paint outline showing that a shallower porch supported on turned posts once occupied this space.

The rear addition, a single-storey frame structure with a hip roof, appears to date from the 1950s and has no noteworthy architectural features. It extends across approximately 2/3 of the rear wall, and may have replaced an earlier woodshed, a feature that would be expected on a house of this scale and age.

### **Interior**

The interior of the vacant Bruels House was viewed through the windows. An enclosed stairway is positioned opposite the front door. The south end of the main floor contains a kitchen with vertical, beaded wainscotting. A four panelled door can be seen on the rear wall. There is probably a pantry off the kitchen. The northern portion of the main floor contains a parlour and dining room connected by an archway that formerly contained double doors. Moulded baseboards and casings remain throughout the ground floor. The pine floors of the north rooms have a natural finish and appear to have been sanded in recent times.

Generally, the house appears to be in an excellent state of repair with much of its original fabric intact.

### **Stylistic Analysis**

The Thomas Bruels House is a late 19<sup>th</sup> century vernacular farmhouse. Its L-shaped plan recalls the Gothic Revival and Picturesque styles of the 1860s to 1880s period, as does the steep front-facing gable, but the architectural details belong to the building's later period of construction. In its day, the L-plan represented a marked departure from the simple, rectangular plans that were the legacy of the Georgian architectural tradition. The picturesque form allowed for multiple gables suited to the Gothic Revival style, and the recessed portion or "ell" provided an ideal location for a porch or verandah.

The treatment of the brick arches of the large front windows is reminiscent of vernacular and high-style examples of Queen Anne Revival found in the city of Toronto. This highly eclectic style of domestic architecture was much-used in Toronto's streetcar suburbs of the late Victorian period, and was well-suited and highly adaptable to single houses, semi-detached houses and row housing. The style also influenced house design in rural areas as can be seen in the case of the Bruels House, but was never common in Markham Township.

The tall, narrow windows, with their 1/1 glazing, are typical of the late 19<sup>th</sup> century period and provide another clue to the date of construction. The monochrome brick treatment is characteristic of the trend toward the simplification of architectural wall treatments that began in the late 19<sup>th</sup> century, and is consistent with the Queen Anne Revival style.

The absence of decorative bargeboards and the lack of leaded glass in the transom lights is noteworthy in a house of this style and period, where decorative embellishments would be expected. The simplicity of the exterior raises two possibilities. Either the decorative features typical of this style (and seen on Markham Township examples) have been removed as a result of modernization, or these features were never present due to the personal tastes or budget constraints of the original owner.

The existing front porch, while not original to the building, is a significant early 20<sup>th</sup> century alteration. The porch, in the Edwardian Classical style, is an indication of the evolution of the house to suit the needs and tastes of later generations.

The rear addition, a relatively recent feature, does not add to, or significantly detract from, the architectural interest of the Bruels House.

## **Context**

The Bruels House is located on its original site within an area undergoing a dramatic change from rural to urban character. No outbuildings remain on the property. The surrounding land is being redeveloped for big box commercial. The location of the property is just south of the crossroads community of Ringwood, but historically was associated with Dickson Hill due to family connections in that community. The property is located within the current political boundaries of Whitchurch-Stouffville, but was within Markham Township until the Region of York was created in 1971.

A similar example of this style, but in buff brick and on a larger scale, is located within the present-day boundaries of the Town of Markham, at 10982 Highway 48. That example has been altered in a manner that detracts from its architectural value, and is generally less well-preserved when compared with the Bruels House. Other examples of late Victorian brick houses with a vernacular Queen Anne Revival influence and the distinctive semi-elliptical arched window treatment are found in east Markham, and include the Ramer-Robb House (70 Karachi Drive), the Little House (6472 Steeles Avenue), and the house at 183 Main Street North, Markham Village. The Bruels House differs from these examples in its fusion of late Victorian stylistic features with a house form from an earlier period.

## **Exterior Heritage Attributes**

- L-plan, 1 ½ storey form
- Red brick veneer with brick arches over door and window openings
- Steeply-pitched gable roof with open, overhanging eaves, wood fascia, soffits and bedmould
- Steeply-pitched centre gable
- Window openings which formerly contained 1/1 flat-headed sash-style windows, with projecting sills
- Large front windows with semi-elliptical arched heads and transom lights, and their projecting sills
- Glazed and panelled front door with its original hardware
- Early 20<sup>th</sup> century porch with hip roof, tapered square columns, and simple wood balustrade

## **APPENDIX D**

# **HERITAGE BUILDING EVALUATION WORKSHEETS**

12049 Hwy 48  
Whitchurch-Stouffville

Q:\Development\Heritage\MARKHAM HERITAGE ESTATES\POTENTIAL DWELLINGS FOR RELOCATION\12049 Hwy 48  
Stouffville\HERITAGE BUILDING EVALUATION.doc

## HERITAGE BUILDING EVALUATION: IDENTIFICATION

Municipal Address: \_\_\_\_\_ 12049 Highway 48, Whitchurch Stouffville\_

Legal Description: \_Whitchurch-Stouffville\_ Lot: \_34\_ Conc.: \_8\_

Building Name: \_Thomas Bruels House\_\_\_\_\_

Inventory Identification: \_\_Not in Markham Inventory\_\_

Date of Construction: \_\_c. 1895\_\_ Additions to Building: \_\_Yes, Rear One storey\_\_

Original Use: \_\_Dwelling\_\_ Original Owner: \_Thomas Bruels\_\_\_\_\_

Current Use: \_\_Dwelling (Vacant)\_\_ Current Owner: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Official Plan Designation: \_\_\_\_\_

Name of Recorder: \_\_Building Evaluation Committee\_\_

Date of Evaluation: \_\_February 22, 2008\_\_

Committee Review: \_\_March 12, 2008\_\_

### PHOTOGRAPH



Date of Photo: \_\_Feb 21, 2008 View: \_front\_\_ Credit: \_\_P. Wokral\_

# HERITAGE BUILDING EVALUATION: HISTORICAL DOCUMENTATION

Prepared By:    BEC    Date:    February 2008   

Date of Construction:    c. 1895    Factual or Estimated: F        E   X  

Sources: Physical assessment of style and materials

## TRENDS/PATTERNS/THEMES

(2) Immigration –later Germans (not part of significant wave)

(3) Industry, Innovation, Economic Development (a) Phases (iii) Diversification/growth/boom represents later economic wealth as farm family progresses to brick house

b) Types of Industry- (i) Agriculture

## EVENTS OR PERSONS

Events - Assume human interest stories of no real consequence, Involved in the planting of maple trees along Hwy 48 – Farm called Maple Crest (3)

Eugene Bruels – served in WWI; Dr. Alexander Macklin Bruels served in WWII

Persons- no association with a notable person or entity, Early Markham Township family

## ARCHAEOLOGICAL RESOURCES

Potential archaeological site on property – possibly former frame house foundation

## HISTORIC GROUPING OF BUILDINGS

Grouping of houses in local area Ringwood

## SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Family quilt in Royal Ontario Museum (3) Sister of Thomas

## HISTORICAL SOURCES

Land Registry documents (deed abstracts), Census Data,

Assessment Rolls, Catalogue information from Royal Ontario Museum

(3) Information provided by Jan Breuls-Dorang



# HERITAGE BUILDING EVALUATION: ARCHITECTURAL DOCUMENTATION

Prepared By:    BEC    Date:    February 2008   

## STYLE OF BUILDING

Late 19<sup>th</sup> C vernacular farmhouse. L shaped plan recalls Gothic Revival and Picturesque styles of 1860-1880 period. Details reminiscent of vernacular and high style examples of Queen Anne Revival- See Research Report.

## DESIGN/DETAILS/CRAFTSMANSHIP

Windows- replaced with vinyl; front door- very detailed with original hardware

Treatment of brick arches on front windows

c.1920 Edwardian Classical style veranda; earlier veranda ghosting still exists

Red/orange brick- running bond; angled brick over door and window openings

No obvious evidence of bargeboards or kingposts; no historic chimneys

## ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION

Some alterations have occurred; specific brick replacement on walls; front veranda; loss of windows. Building is close to original form

Appears to be in excellent physical condition

## DESIGNER/BUILDER/ARCHITECT

Unknown.

## INTERIOR ELEMENTS

Reviewed through door and windows- appears trim and baseboards are intact in all main floor rooms. Kitchen has wood ceiling, wainscoting. Wood floors in good condition. Original layout appears intact. Dominant character remains.

## SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

A well preserved late 19<sup>th</sup> Century farmhouse with a vernacular L-plan form exhibiting Queen Ann Revival influence in details

# HERITAGE BUILDING EVALUATION: ENVIRONMENTAL DOCUMENTATION

Prepared By: \_\_\_\_\_ BEC \_\_\_\_\_ Date: \_\_\_\_\_ February 2008 \_\_\_\_\_

## DESIGN COMPATIBILITY WITH STREETScape/ENVIRONS

The heritage building is located next to new big box commercial development. The heritage building contributes to the area's distinctiveness and would make a positive contribution if it could remain on site. Great conversion potential for office use, restaurant or daycare. Helps maintain the former character.

## COMMUNITY CONTEXT

Limited public associations; Association with community use due to age resulting in symbolic significance to the community identity as a historical residence.

## LANDMARK STATUS

Limited landmark status- visible locally

## SITE

Farmstead features have disappeared (no outbuildings). Site is substantially unchanged.

## SITE SKETCH

Municipal Address: _____ 12049 Hwy 48 _____					GROUP: 2
Legal Description: Town of Whitchurch Stouville Lot: __34__ Conc.: 8__					
Date of Evaluation: February 22, 2008 Name of Recorder: _BEC_____					
<b>HISTORICAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Trends/Patterns/Themes	40	27	14	0	27/40
Date of Construction	30	20	10	0	20/30
Events	15	10	5	0	5/15
Persons	15	10	5	0	0/15
Archaeological (Bonus)	10	7	3	0	3/10
Historic Grouping (Bonus)	10	7	3	0	3/10
<b>HISTORICAL TOTAL</b>					<b>58/100</b>
<b>ARCHITECTURAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Style	30	20	10	0	20/30
Design	20	13	10	0	13/20
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	20/20
Designer/Builder	10	7	3	0	0/10
Interior Elements (Bonus)	10	7	3	0	7/10
<b>ARCHITECTURAL TOTAL</b>					<b>73/100</b>
<b>ENVIRONMENTAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Design Compatibility	40	27	14	0	27/40
Landmark	20	13	7	0	7/20
Community Context	20	13	7	0	7/20
Site	20	13	7	0	20/20
<b>ENVIRONMENTAL TOTAL</b>					<b>61/100</b>

SCORE	INDIVIDUAL	DISTRICT
HISTORICAL SCORE	58 X 40% = 23.2	X 20% =
ARCHITECTURAL SCORE	73 X 40% = 29.2	X 35% =
ENVIRONMENTAL SCORE	61 X 20% = 12.2	X 45% =
TOTAL SCORE	64.6	

GROUP 1 = 70-100

GROUP 2 = 45-69

Group 3 = 44 or less

## APPENDIX E

Evaluation of 12049 Hwy 48, Stouffville

### Markham Heritage Estates Study 2004

~~APPENDIX 'A'~~

#### Evaluation Criteria for scoring the eligibility of Potentially Threatened Buildings to be considered for relocation to the Markham Heritage Estates Subdivision

##### Certainty of Threat

How definite is the threat to the building?

*Assuming  
permit acquired  
if not, then  
7*

10 – Demolition Permit Application

10 – In path of projected road

9 – Abandoned with no prospect of an application on the property for 10 or more years

8 – Neglect which if left unattended will impact the stability of the structure

7 – Vacant but part of an existing application where building can be accommodated on site

7 – General neglect

5 – Occupied – threat from incompatible land uses

3 – Occupied – Threat is uncertain

##### Timing of Threat

How soon will the building be threatened with demolition?

10 – Threatened in the next 12 months

8 – Threatened within the next 3 years

6 – Threatened within the next 10 years

5 – Threatened but undefined period

3 – No defined threat

##### Historical Significance

How significant is the building relative to others in the Town?

10 – Most Significant to the Town, Province or Nation

7 – Generally Significant to Town, Province or Nation

5 – Potentially significant to Town, Province or Nation

3 – Researched and of low to moderate significance

1 – Little or no significance

##### Architectural Significance

How significant is it relative to others in the Town?

10 – Most Significant to the Town, Province or Nation

7 – Generally Significant to Town, Province or Nation

## Markham Heritage Estates Study 2004

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- 5 – Not Fully Assessed - Potentially significant to Town, Province or Nation
- 3 – Fully Assessed and of low to moderate significance
- 1 - Little or no significance

### Relative Style

How does it compare to other buildings already in the estates? Those that are rare or absent receive a higher score. Those that are common receive a lower score.

- 10 – Queen Anne/Regency
- 8 – Edwardian High Style/Arts and Crafts
- 6 – Georgian
- 5 – Gothic Revival
- 3 – Style undetermined

(Note – unique or notable examples of prevalent styles may receive higher classification)

### Relative Material

How does it compare to other buildings already in the estates? Those that are rare or absent receive a higher score. Those that are common receive a lower score.

- 10 – Not seen in the Estates (e.g. Stone)
- 8 – Rare in the Estates (B & Batten – Yellow Brick)
- 5 – Common in the Estates (Red Brick – Vertical Wd.)

- 1 – Siding altered and unrecoverable (e.g. a Stuccoed Building)

(Note – unique or notable examples of prevalent types of siding may receive higher classification)

### Relative Height

How does it compare to other buildings already in the estates? Those that are rare or absent receive a higher score. Those that are common receive a lower score.

- 10 – 2.5 or 1 storey (e.g. Regency Cottage)
- 8 – 2 storey

## Markham Heritage Estates Study 2004

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5 – 1.5 storey (Typical farmhouse)

2 – Incompatible Height (e.g. Mill)

### Relative Form

How does it compare to other buildings already in the estates? Those that are rare or absent receive a higher score. Those that are common receive a lower score

10 – 5 bay facade

10 – 4 bay facade

8 – Irregular facade

5 – 3-bay facade

### Calculation of Scores:

CRITERIA	DESCRIPTION	WEIGHTING	
<b>Certainty of Threat</b>	How definite is the threat to the building?	15 points	15
<b>Timing of Threat</b>	How soon will the building be threatened with demolition?	15 points	15
<b>Historical Significance</b>	How significant is the building relative to others in the Town?	15 points	4.5
<b>Architectural Significance</b>	How significant is it relative to others in the Town?	15 points	10.5
<b>Relative Style</b>	How does it compare to other buildings already in the estates?	10 points	10
<b>Relative Material</b>	How does it compare to other buildings already in the estates?	10 points	5
<b>Relative Height</b>	How does it compare to other buildings already in the estates?	10 points	8
<b>Relative Form</b>	How does it compare to other buildings already in the estates?	10 points	8
<b>TOTAL</b>		<b>100 points</b>	<u>76</u>

## HERITAGE MARKHAM EXTRACT

### APPENDIX F

DATE: March 20, 2008

TO: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

#### EXTRACT CONTAINING ITEM # 4 OF THE THIRD HERITAGE MARKHAM COMMITTEE MEETING HELD ON MARCH 12, 2008

4. REQUEST FOR FEEDBACK  
12049 HIGHWAY 48  
POTENTIAL RELOCATION OF HOUSE TO MARKHAM HERITAGE  
ESTATES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The following persons addressed the Heritage Markham Committee regarding the relocation of the Thomas H. Breuls House to the Markham Heritage Estates:

- Mrs. Hala Palubiski;
- Ms. Jan Breuls-Dorang, a descendant of the Breuls family, who also circulated a historical photograph of the house;
- Ms. Ruth Burkholder;
- Mr. Fred Robbins; and
- Mr. Steve Palubiski.

#### HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the relocation of the Thomas H. Breuls House from Whitchurch-Stouffville to the Markham Heritage Estates for the following reasons:

- The building is not located within the Town of Markham boundaries;
- The building is not considered to be of Regional Significance;
- The building did not score at least 85 points on the Town's Threatened Building Evaluation criteria;

- There are very few lots left at Markham Heritage Estates and many potentially threatened buildings are located within Markham;

AND THAT Heritage Markham strongly recommends that the building be retained on site and protected by the Town of Whitchurch-Stouffville due to its obvious architectural and historical significance to both the former Township of Markham and the current municipality.

CARRIED.