



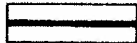
# AIR PHOTO (2007)

APPLICANT: EMK CONSTRUCTION / TREELAWN CONSTRU  
10519 & 10521 WOODBINE AVENUE

FILE No: SU. 06108473 (GD)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: GD SCALE 1:

 SUBJECT LANDS

DATE: 16/10/09

**FIGURE No.2**



**Nichols Farmhouse****c.1915****10519 Woodbine Avenue  
West Half of Lot 24, Concession 4**

The Nichols Farmhouse 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 Nichols Farmhouse is a two and a half storey red brick dwelling facing west, set well back from Woodbine Avenue. The house is incorporated into a residential plan of subdivision, in the midst of a park block. Immediately to the north is another heritage building, the Louis Nichols House, c.1936.

**Historical Value**

The Nichols Farmhouse is of cultural heritage value as a remnant of the agricultural community that formerly surrounded the crossroads hamlet of Victoria Square, and for its association with two prominent local families. The west 150 acres of Lot 24, Concession 4 were purchased by William Franklin Nichols (known as Frank) in 1905, from the estate of Mary (Jennings) Cooke. Mary Cooke's parents, Henry and Anna Jennings, owned the property from 1853, living in a one storey brick house built by the previous owner, Ashton Fletcher, in the late 1840s. Henry Jennings, a native of Yorkshire, England, was a noted stock breeder and long-time member of the Markham Agricultural Society.

The Nichols family owned a number of farm properties in this concession block. Frank Nichols and his wife, Mary Ann Lundy, resided on Lot 21, Concession 4, to the south. Their son, Ross, farmed the property on Lot 24 until 1914, when his older brother Louis moved to the property with Harriet (Hattie) Wellman, who he had married in 1907. About 1915, Louis Nichols either substantially enlarged and remodelled the old brick house on the farm, or built a new brick farmhouse to replace it, using the stone foundation and some materials from the old house. Shortly after Louis and Hattie Nichol's son Cecil G. Nichols married Florence Baker in 1934, a smaller new house was constructed immediately to the north of the main farmhouse. This became the home of Louis and Hattie Nichols.

Cecil Nichols was a respected farmer and an involved member of the Victoria Square United Church. He was also an active member of the Junior Farmers, and a director of the Stouffville Co-operative. The family farm was sold to investors for future development in 1965, but Cecil Nichols continued to farm there until he retired in 1974, and moved to Stouffville.

### **Architectural Value**

During the early 20<sup>th</sup> century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Nichols Farmhouse is an excellent example of this trend of farm improvement, and of its early 20<sup>th</sup> century period of construction.

The Nichols Farmhouse is typical of the spacious, simply detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a spacious front verandah. The red brick cladding and two and a half storey form of the house, with a broad pyramidal roof and gabled attic dormers, are representative of up-to-date farm residences that were locally built in the early part of the 20<sup>th</sup> century.

### **Contextual Value:**

The Nichols Farmhouse is one of several heritage buildings in the vicinity of Victoria Square that remain in the midst of modern development as tangible reminders of the community's past as a prosperous agricultural area. The relationship between the main farmhouse and the smaller brick house to the north reflects the traditional social hierarchy of father to son as the operation of a family farm passed from generation to generation.

### **Significant Architectural Attributes**

Exterior character-defining attributes that embody the heritage value of the Nichols Farmhouse include:

- Overall form of the building, including the rear, one storey wing;
- Fieldstone foundation;
- Red brick walls with brick arches over openings;
- Medium pitched hipped roof with three gabled dormers with battered sidewalls and wide, boxed eaves with wood soffits and bedmould;
- Single stack red brick chimney;
- Shed-roofed front verandah with its closed gable ends, second storey balcony, Classical wood columns resting on brick pedestals, wood railing, and brick base;
- Shed-roofed south side verandah with its closed gable end and Classical wood column resting on a brick pedestal;
- Flat-arched one over one wood sash windows with projecting stone sills;
- Front windows with green patterned glass upper sash;
- Two storey canted bay window on the south wall;
- Wood front door, with oval-glazed and panelled treatment, and wood balcony door, with its wood storm door.



**Figure 3: Nichols Farmhouse, c.1915**  
**10519 Woodbine Avenue**

**Louis Nichols House**

c.1936

**10521 Woodbine Avenue  
West Half of Lot 24, Concession 4**

The Louis Nichols 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 Louis Nichols House is a two storey red brick dwelling facing west, set well back from Woodbine Avenue. The house is incorporated into a residential plan of subdivision, in the midst of a park block. Immediately to the south is another heritage building, the Nichols Farmhouse.

**Historical Value**

The Louis Nichols House is of cultural heritage value as a remnant of the agricultural community that formerly surrounded the crossroads hamlet of Victoria Square, and for its association with a prominent local family. The west 150 acres of Lot 24, Concession 4 were purchased by William Franklin Nichols (known as Frank) in 1905, from the estate of Mary (Jennings) Cooke. The Nichols family owned a number of farm properties in this concession block.

Frank Nichols and his wife, Mary Ann Lundy, resided on Lot 21, Concession 4, to the south. Their son, Ross, farmed the property on Lot 24 until 1914, when his older brother Louis moved to the property with Harriet (Hattie) Wellman, who he had married in 1907. About 1915, Louis Nichols either substantially enlarged and remodelled the old brick house on the farm, or built a new brick farmhouse to replace it, using the stone foundation and some of the materials from the old house. Shortly after Louis and Hattie Nichol's son Cecil G. Nichols married Florence Baker in 1934, a smaller new house was constructed immediately to the north of the main farmhouse. This became the home of Louis and Hattie Nichols.

Louis Nichols was the oldest son of Frank and Mary Ann Nichols. He was a graduate of the Normal School at Toronto, and in addition to his career in farming, was a school teacher in four rural public schools in Markham Township. For over 25 years, Louis Nichols taught the adult bible class at the Victoria Square United Church, where he was a very active member and church elder. Additionally, Louis Nichols was a local correspondent for several newspapers.

**Architectural Value**

The Louis Nichols House, c.1936, is noteworthy as an urban type of house constructed in a rural setting. Its design is derived from the older Nichols Farmhouse next door to the

south, with its architectural detailing retaining aspects of the Edwardian Classicism that had been popular from the 1910s through the 1920s, but with grouped windows more typical of the 1930s date of construction. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a gabled front porch and a south-facing sunroom. The red brick cladding, two storey form, hipped roof and sash-style windows, reflect the style and materials of the c.1915 Nichols Farmhouse next door, but are also reminiscent of tract housing constructed in Toronto's suburban communities such as Leaside and North Toronto from the 1920s to the 1950s.

### **Contextual Value:**

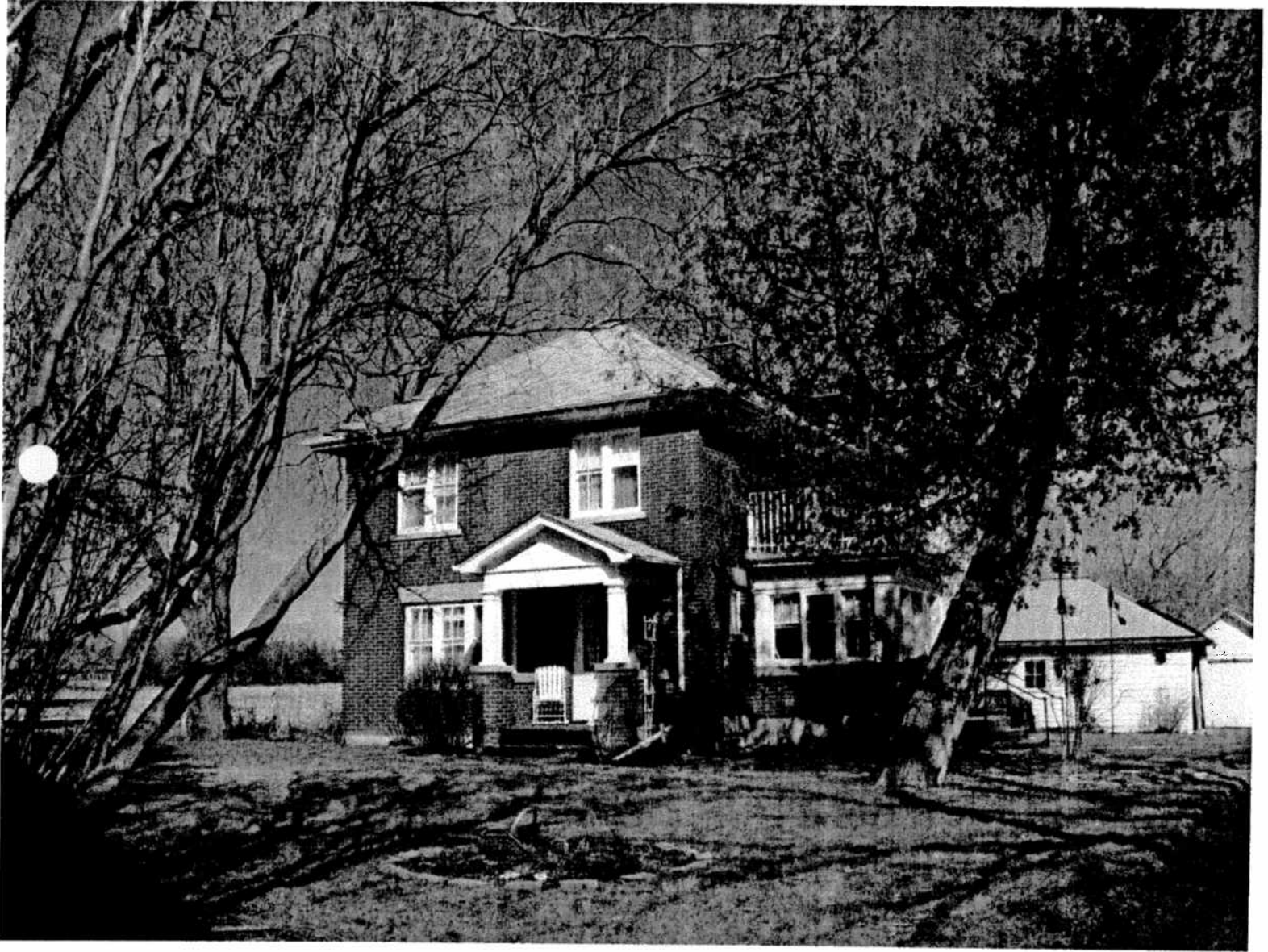
The Louis Nichols House is one of several heritage buildings in the vicinity of Victoria Square that remain in the midst of modern development as tangible reminders of the community's past as a prosperous agricultural area. The relationship between the main farmhouse and the smaller brick house reflects the traditional social hierarchy of father to son as the operation of a family farm passed from generation to generation.

### **Significant Architectural Attributes**

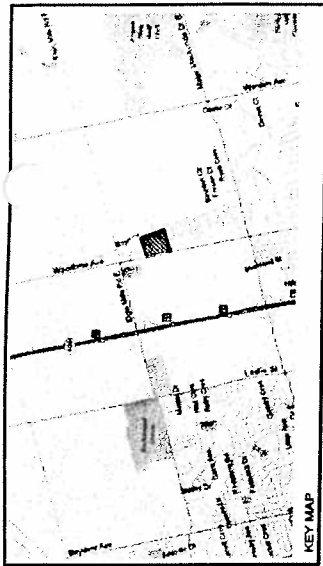
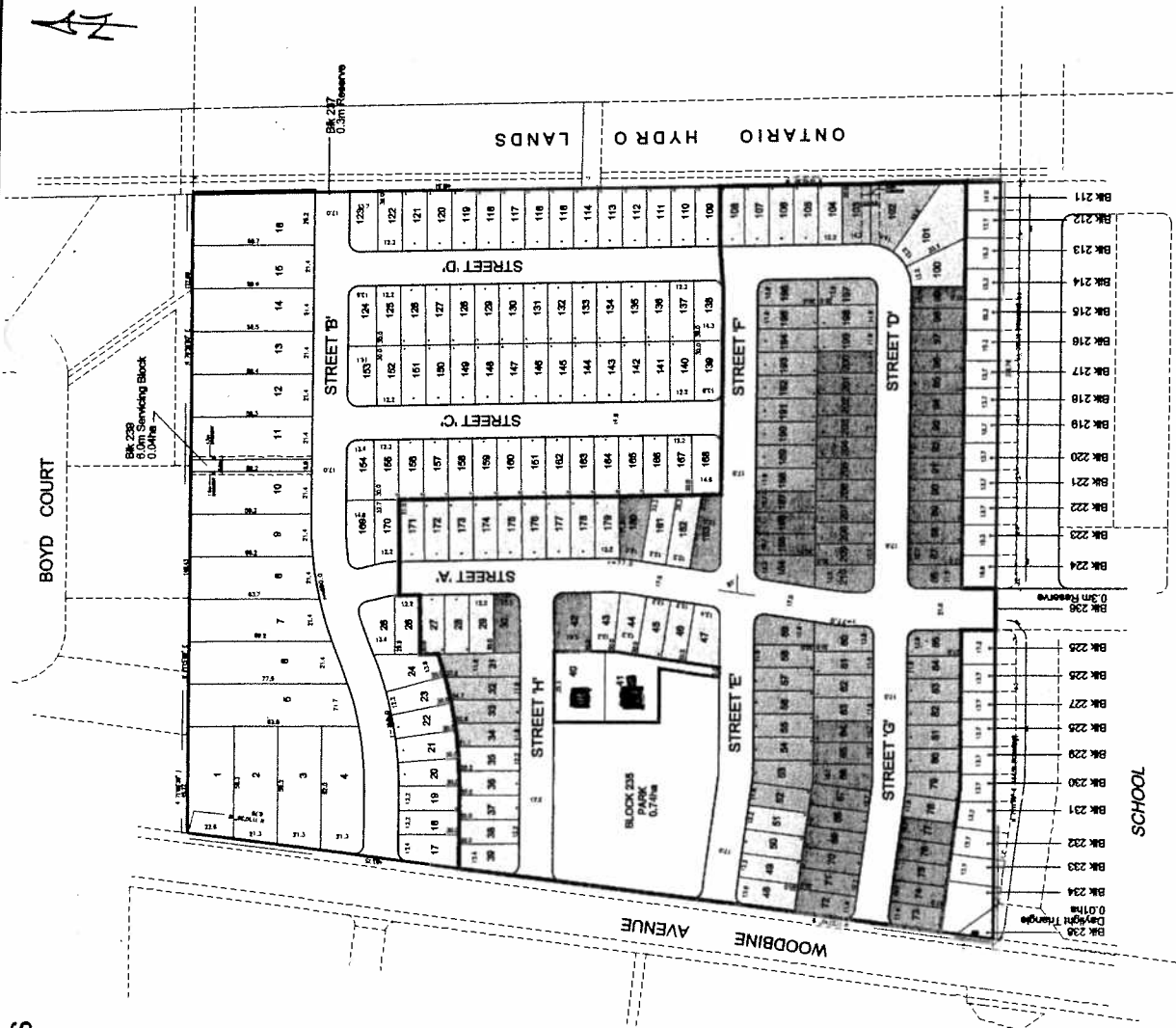
Exterior character-defining attributes that embody the heritage value of the Louis Nichols House include:

- Overall form of the building;
- Concrete foundation;
- Red brick walls with limestone or concrete lintels over openings;
- Medium pitched hipped roof with wide, boxed eaves and wood soffits;
- Gable roofed front porch with tapered square wood columns resting on brick pedestals;
- Flat-arched three over one wood sash windows with projecting limestone or concrete sills;
- Accent windows with diamond patterned leaded glass;
- Flat-roofed sunroom with three over one wood sash windows and a wood railing on the upper level;
- Wood doors and storm doors.





**Figure 4: Louis Nichols House, c.1936  
10521 Woodbine Avenue**



EMK Construction Ltd. & Treelawn Construction Ltd

LAND USE SCHEDULE PHASE 1

Land Use	No. of Lots
15.2m - Single Detached	1
12.2m - Single Detached	35
12.0m - Single Detached	2
11.6m - Single Detached	38
10.7m - Single Detached	44
Total	120

April 27, 2009



**MATSON, McCONNELL LTD.**  
LAND MANAGEMENT GROUP  
1000A BLOOR STREET WEST  
SUITE 100  
TORONTO, ONTARIO  
M6H 1B6  
TEL: 416-593-9999

Figure 5: Location of Heritage Houses on Draft Plan of Subdivision



HERITAGE MARKHAM  
EXTRACT

APPENDIX B

DATE: October 15, 2009

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

EXTRACT CONTAINING ITEM # 6 OF THE TENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON OCTOBER 14, 2009

6. DESIGNATION AND HERITAGE EASEMENT  
NICHOLS FARMHOUSE AND LOUIS NICHOLS HOUSE  
10519 AND 10521 WOODBINE AVE.  
FILE NO. 19TM-06007(16.11)

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

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommend to Council that the Nichols Farmhouse (10519 Woodbine Avenue) and the Louis Nichols House (10521 Woodbine Avenue), be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;

AND THAT Heritage Markham recommend to Council that the Mayor and Clerk be authorized to enter into Heritage Easement Agreements for each of the houses, to fulfil the Conditions of Draft Approval for Subdivision 19TM-06007.

CARRIED



## BY-LAW 2009-XXX

Being a By-law to authorize the execution  
of Heritage Easement Agreements

---

WHEREAS section 37 (1) of the *Ontario Heritage Act*, R.S.O. 1990 c.O.18 authorizes the Council of a municipality to pass by-laws providing for the entering into heritage easements with owners of real property or interests in real property for the conservation of property of cultural heritage value or interest;

AND WHEREAS it has been determined that the properties identified on Schedule "A" attached to this by-law are properties of cultural heritage value or interest;

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

1. THAT the Mayor and Clerk be authorized to execute Heritage Easement Agreements between the Town of Markham and the property owners as set out on Schedule "A" attached to this by-law, for the lands described in Schedule "A", and any other documents required to give effect thereto in a form satisfactory to the Town Solicitor.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
24<sup>th</sup> DAY OF NOVEMBER, 2009.

---

KIMBERLEY KITTINGHAM  
TOWN CLERK

---

FRANK SCARPITTI  
MAYOR

**Schedule "A" to By-law 2009-XXX**  
Being a By-law to authorize the execution  
of Heritage Easement Agreements

<b>PROPERTY OWNER</b>	<b>MUNICIPAL ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
EMK Construction/Treelawn Construction	10519 Woodbine Avenue	
EMK Construction/Treelawn Construction	10521 Woodbine Avenue	

Q:\Development\Heritage\PROPERTY\WOODBINE\10519\BY-Law for Easements.doc