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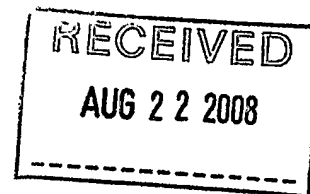


Un organisme du gouvernement de l'Ontario

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August 21, 2008

Michael McLean  
Fieldgate Developments  
5400 Yonge Street, Ste. 501  
Toronto, ON  
M2N 5R5

Dear Michael McLean:

Re: By-law 2008-22- To designate certain properties as being of historic and/or architectural value or interest (Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery - 10225-10227 Kennedy Road)

This will advise that Council at its meeting held on February 12, 2008, passed By-law 2008-22, which designated "Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery", 10225-10227 Kennedy Road, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Kitteringham'.

Kimberley Kitteringham  
Town Clerk

Encl.

cc: The Ontario Heritage Trust  
R. Hutcheson, Manager, Heritage Planning



## BY-LAW 2008-22

A by-law to designate a property as being of  
Historic and/or Architectural Value or Interest  
Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery

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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:

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and upon the Ontario Heritage Foundation, notice of intention to designate Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery, 10225-10227 Kennedy Road 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 designations 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 properties, 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:  
  
Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery  
10225-10227 Kennedy Road  
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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
12<sup>TH</sup> DAY OF FEBRUARY, 2008.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI, MAYOR

**SCHEDULE 'A' TO  
BY-LAW 2008-22**

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

Pt Lt 22, Con. 6, RP 65R19262 Pt 1

TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

**SCHEDULE 'B' TO  
BY-LAW 2008-22**

**REASON FOR DESIGNATION – STATEMENT OF SIGNIFICANCE**

**Homer Wilson Farmhouse, J.P. Carr Cottage  
& Pingel Farm Cemetery**  
10225-10227 Kennedy Road

The Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery are recommended for designation under Part IV of the Ontario Heritage Act as a property having cultural heritage value and interest, as described in the following Statement of Significance:

**Historical Value:**

Joachim and Anna Maria Pingel, who came from Holstein on the German-Danish border, were part of the original Berczy settler group of families. They arrived in Philadelphia with William Berczy aboard the Catherina in 1792, and journeyed to Markham Township in 1794. The family homestead was on this property, Lot 22, Concession 6. Although none of the buildings associated with the Pingels remain standing on the property, a small farm cemetery containing the remains of Joachim, Anna Maria, and their daughter Elizabeth is located close to the Kennedy Road frontage. In 1881, the former Pingel farm was purchased by Samuel and Mary Wilson of Thornhill, who rented the land to tenants. Their son Homer Wilson took over the farm in 1890, becoming the owner in 1894. About 1900, he built a new brick farmhouse on the property. In 1926, John Preston (J.P.) Carr, a former employee of Eaton's department store, purchased the Wilson farm. When J.P. Carr retired from farming, he and his wife Florence moved into a frame cottage located in the front yard of the farmhouse. The cottage was built by Percy Stiver of Unionville in 1950. The main farmhouse was then occupied by their son Albert and his wife Ruth (Harper).

**Architectural Value:**

**Homer Wilson Farmhouse**

The Homer Wilson Farmhouse is a good example of a Classic Ontario Farmhouse, a common vernacular type of dwelling that was built throughout the province from the 1860s into the early 1900s. This distinctive Ontario form is characterized by a T-shaped plan, symmetrical 3 bay front, and steep centre gable. Decorative wood bargeboards and full-width verandahs as seen on this example, are typical features associated with this style, whereas the full two storey height is uncommon. Although the front and north side verandahs were later enclosed, their unusual tapered wood support posts and decorative fretwork trim remain intact. The decorative woodwork is attributed to the Harrington Planing Mill in nearby Unionville. The large front and north side windows, with their coloured glass transoms, are an interesting indication of the transition of late Victorian house forms into the simpler Edwardian styles of the early 20<sup>th</sup> century.

**J. P. Carr Cottage**

The J. P. Carr Cottage is a late example of an Arts and Crafts Bungalow Cottage, a house form generally associated with the first quarter of the 20<sup>th</sup> century. Technically, the house is not a true bungalow as there is a half storey within the broad gable roof. The cutaway porch is an architectural feature associated with the style, but rare in Markham. The arrangement of door and window openings and dormer windows follows a pleasing Arts and Crafts sense of asymmetry. The J.P. Carr Cottage, built in 1950, indicates the conservative tastes of both its owner and builder, and is illustrative of the persistence of early architectural styles well past their main period of popularity.

### **Pingel Farm Cemetery**

The Pingel Farm Cemetery is marked by a white marble obelisk-style monument on the Kennedy Road frontage, just north of the existing farm lane. This style of monument, a Victorian type, probably replaced earlier, possibly individual grave markers, some time prior to 1866, the last year the property was owned by the Pingel family.

### **Contextual Value:**

The Homer Wilson Farmhouse, J. P. Carr Cottage and Pingel Farm Cemetery illustrate three periods of occupancy by different families in a farm setting. The Pingel Cemetery is a highly visible local landmark and a reminder of Markham's founding Berczy settlers. The relationship between the brick farmhouse and frame cottage reflects the traditional social hierarchy of father to son and their obligations to each other. Unlike today when elderly parents are sequestered to retirement homes, farm families often took responsibility for the housing needs of older generations on the same farm property.

### **Significant Architectural Attributes:**

#### **Homer Wilson Farmhouse**

- T-shaped plan;
- 2 storey form;
- fieldstone foundation;
- red brick exterior finish;
- cross gable roof with projecting eaves and wood soffits and fascias;
- slate roof with pressed metal acroteria;
- decorative wood bargeboards in the gables;
- wood 1/1 sash style windows, with their associated projecting sills and radiating voussoirs;
- wood picture windows with coloured glass transom lights, and their associated projecting sills and radiating voussoirs;
- glazed and panelled exterior doors;
- west (front) and north verandahs with tapered wood posts on panelled wood pedestals, decorative brackets and turned spandrel details.

#### **J. P. Carr Cottage**

- rectangular plan and open cutaway porch with wood railing;
- 1 ½ storey form;
- gable roof with projecting eaves, wood soffits and fascias, shed dormer and bay window pediment;
- window openings, including canted bay window, and their associated wood sills and trim;
- wide wood clapboard siding;
- wood front door.

#### **Pingel Cemetery**

- white marble obelisk-style monument, with its stone base, stone pedestal and stone shaft;
- Pingel family graves