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RECEIVED

CORPORATE SERVICES COMMISSION
Clerk's Department

DEC 17 2001

CONSERVATION REVIEW
BOARD

REGISTERED MAIL

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18;

AND IN THE MATTER OF THE LAND AND PREMISES IN PART OF LOT 22,
CONCESSION 4, KNOWN MUNICIPALLY AS 10271 WOODBINE AVENUE, TOWN
OF MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: The Ontario Heritage Foundation
Ministry of Tourism, Culture and Recreation
400 University Avenue, 4th Floor
Toronto, Ontario
M7A 2R9
Attention: Ms. Rita Caldarone

TAKE NOTICE THAT the Council of The Corporation of the Town of Markham intends to designate the property, including land and building, known municipally as 10271 Woodbine Avenue, Markham, as a property of architectural and/or historic interest or value under Part 1V of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of The Peter Rumohr House is attached.

NOTICE OF OBJECTION to the designation may be served on the Town Clerk within thirty (30) days, or before 4:30 p.m. on the 10th day of January 2002.

Sheila Birrell
Town Clerk
The Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

December 11, 2001



HERITAGE RESEARCH REPORT



ONTARIO HERITAGE TRUST

FEB 09 2018

RECEIVED

THE PETER RUMOHR JR. HOUSE

10271 Woodbine Avenue
Lot 22, Concession 4, Markham

Prepared For: Heritage Markham

Prepared By: Michael Seaman, B.E.S., M.E.D.S., M.C.I.P., R.P.P.
Senior Planner: Heritage and Conservation

Historical Background

Construction of the Peter Rumohr Jr. House is believed to have been begun c.1855 by Peter Rumohr Jr., a Great Grandson of Marcus Rumohr (1742-1817) who along with his wife Maria were among the settlers who accompanied William Berczy to Markham in 1794

The property at Lot 22, Concession 4 was first farmed by John William Neuschultz, who was himself a Berczy settler, first arriving in Markham at the age of 18 in 1794. He was allocated land on Lot 22, Concession 4 where he cleared the land and established a farmstead. In 1808 he received the patent to the land from the Crown. His name appears on a militia list of 1800 and on a subscription list for St. Philip's Lutheran Church dated 1820.

Neuschultz did not stay long on the land after receiving the patent as by 1811 he had sold the entire 200 acres. In 1808 the west half of the property was sold to John Nigh. John Nigh is believed to have been a Presbyterian of Scottish origin. In 1812 John Nigh is listed in the roll call of Captain Arnold's company of the first York Regiment, which did a tour of duty at Fort York in October 1812, during the War of 1812.

John Nigh evidently farmed his 100-acre parcel for approximately 20 years before selling off 75 acres to Peter Rumohr in 1830. In 1841 a further 12 ½ acres were sold in the northwest corner of the property to Thomas Read. This parcel was located just north of the subject dwelling. Remnants of a stone foundation in this area are believed to be the house built on the Thomas Read property.

Peter Rumohr was the grandson of Marcus Rumohr (1742-1817) who along with his wife Maria was among the settlers who accompanied William Berczy to Markham in 1794. According to historical records Peter Rumohr (born 1798) was residing on the property as a farmer in a frame house from the 1830s onwards. He lived there with his wife Pleasant, aged 44 who was of English origin, and their children, David, John, Peter, Mary, Rachel and Hannah.

By the time of the 1861 Census, Peter Rumohr Jr., then aged 27, was living in a house of his own on the property with his wife Matilda and children Mary, Malcolm and Charles. It is believed that this house is the house, which stands on the property at 10271 Woodbine Avenue today. This mid-19th Century date of construction is verified by the presence of early rough-hewn beams and wide boards in the basement.

By 1860 the Thomas Read parcel to the north of the subject dwelling was acquired by a Joseph Ellarby. In the 1851 Census, Ellarby is listed as a storekeeper residing on the property with his family, possibly as a tenant on the Thomas Read property (Read is known to have lived elsewhere in the Victoria Square area). By the time of the 1861 census, Ellarby was not residing on Lot 22, Concession 4; however, by 1871 he had returned and was listed under profession as a farmer. In 1866 Ellarby acquired a further 38 acres of the Rumohr holdings on the west half of Lot 22, Concession 4.

By the time of the 1871 Census it is believed that Ellarby was residing in the Peter Rumohr Jr. house, while his earlier, smaller house to the north was rented out to tenants. It is believed that at this point in the history of the house the Ellarby's carried out modifications to the structure, possibly adding a second storey. This is believed to have resulted in the house achieving its current form. (The house would have been a wood or stucco clad house at this point. The present concrete bricks were believed to have been added in the mid-20th Century.)

In 1885, Joseph Ellarby sold part of his acreage on the West ½ to Joseph Perkins. Perkins was a schoolteacher by profession who taught in Schoolhouse #6, located on Woodbine Avenue, immediately south of the house. It is believed that Perkins lived on the property to the north of the house however, as the Ellarby family were residing on the property at the time of the 1892 Directory.

In 1903 Joseph Ellarby sold the remainder of his holdings on the property to William F. Nichols for \$5600. It is believed that Nichols, who was residing in the former Wonch House to the south, had purchased the property as a farm for his second son R.W. Nichols. By the time of the 1918 Map of Markham Township, R.W. Nichols is listed as residing on the property.

Architectural Background

The Peter Rumohr Jr. House is an example of a simple vernacular farmhouse, which has evolved over the years. Construction of the house is believed to have begun in the 1850s and by the 1870s modifications are believed to have been carried out on the house, which resulted in it achieving its current form. The house is a frame house that was originally clad in either wood or stucco. At some point in the mid-20th Century, concrete bricks were applied to the exterior of the house.

The Peter Rumohr Jr. House is 1-½ storeys in height, with a symmetrical 3-bay façade. The house is built in the shape of a T with a perpendicular wing to the rear.

The windows on the house are square headed, double hung with a 2/2 pane division. New brick sills have been inserted below the windows. The original windowsills would have been wood. Based on historic architectural precedents in the area there is a strong probability that the original siding on the house was roughcast stucco. This was most likely modified to wood siding, possibly vertical v-groove during the renovation in the 1870s.

The house likely originally had chimneys on all 3 gables; the rear, internal chimney is the last remnant of this.

Presently the house has a small, c.1920s front porch. It is believed that the house may have originally had a full width veranda. The south side of the house has a veranda with chamfered posts. It is believed that this was reconstructed after the concrete bricks were applied.

Although the house has been significantly modified with the addition of concrete bricks, this is a cosmetic alteration only and it is believed that much of the fabric of the house, at least to the 1870s period remains on site and could be revealed through removal of the bricks.

Contextual Background

The Peter Rumohr Jr. house is visible from Woodbine Avenue, overlooking the valley of the Carlton Creek and is an important reminder of the historic agricultural tradition in the area. The house forms part of the greater community of Victoria Square and is one of the last remnants of a cluster of rural farmhouses that once existed in this area.

To the rear of the property there exists a large gambrel barn from the late 19th or early 20th Century.

To the north of the house are remnants of the foundation of a former dwelling, which are believed to have been the house identified on the 1853-54 Map of Markham, on the Thomas Read property.

IDENTIFICATION

<u>Property:</u>	The Peter Rumohr Jr. House 10271 Woodbine Avenue Lot 22, Concession 4
<u>Owners:</u>	1212763 Ontario Inc. (Azuria)
<u>Inventory No.:</u>	D3-11
<u>Assessment Roll No.:</u>	160-060-00
<u>Date of Construction:</u>	c.1850, modified 1870 Clad with brick c.1950
<u>Style of Architecture:</u>	Vernacular with Georgian influences
<u>Type of Structure:</u>	Farm Residence
<u>Number of Storeys:</u>	1½
<u>Exterior Wall Material:</u>	Concrete brick (believed to be over wood and/or Stucco cladding)
<u>Special Features:</u>	Rural Vernacular T-shaped form 2/2 double hung windows Side porch