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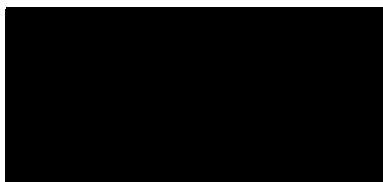
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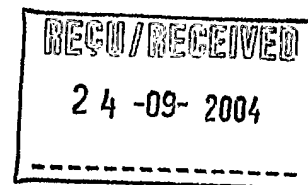
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York

September 23, 2004



RECEIVED
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CONSERVATION REVIEW
BOARD



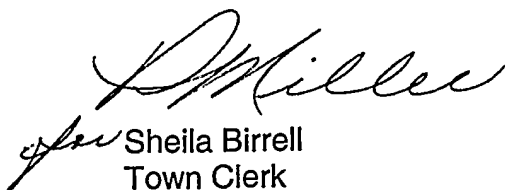
Dear [REDACTED]:

Re: By-law 2004-214- To designate certain properties as being of historic and/or architectural value or interest (James Brander House - 31 Helen Avenue)

This will advise that Council at its meeting held on August 31, 2004, passed By-law 2004-214, which designated "James Brander House", 31 Helen Avenue, 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,


Sheila Birrell
Town Clerk

Encl.

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

✓ 10/14/04
RA



BY-LAW 2004-214

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
James Brander House

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:

██████████
Greenbelt Volkswagen
7997 Kennedy Road
Markham, ON L3R 2E2

and upon the Ontario Heritage Foundation, notice of intention to designate James Brander House, 31 Helen Avenue 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:

James Brander House
31 Helen Avenue
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
31ST DAY OF AUGUST, 2004.

"Patricia Miller"

PATRICIA MILLER, DEPUTY CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2004-214

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

Plan 2196 Pt Lot 12 RP 64R8504 Pt 2

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2004-214

James Brander House

STATEMENT OF REASONS FOR DESIGNATION

The James Brander house is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest containing the following heritage attributes:

Historical Attributes

The house located at 31 Helen Avenue was built on land originally granted by patent in 1816 to Johan Englehardt Helmke (1750 – 1835). Johan (or John) and his five year old son, Francis, were passengers on the ship Catharina that sailed from Germany and later docked at Philadelphia on August 3, 1792. Helmke is credited by William Berczy with discovering the shortage of drinking water on board, which forced the ship to stop at Newport Rhode Island to replenish the water supply before finally landing in Philadelphia. Johan must have married Mary Stoeber (Stiver 1776 –1855) shortly after arriving in the U.S. since she appears on the census of 1803 with three more children. Helmke, one of the original Berczy settlers, played a prominent role during the migration to the Genesee Valley and subsequently to Markham.


Johan and Mary Helmke settled in Markham after having drawn Lot 8, Concession 6 in 1794. This parcel was part of the original grant to the German Land Company. In 1815 Helmke also petitioned for Lot 9, Concession 6, but this was not approved. When Berczy and some of his followers had a falling out over the terms and conditions by which the settlers had been brought to North America, Johan was one of those sued by Berczy.

The Markham Township census of 1803 lists [Johan] Engelhardt (aged 48) with his wife Mary Stiver (aged 26) and four children, Francis, John, Anna, and Mary living on this 200 acre parcel. The east ½ of the lot, consisting of 100 acres, was sold to their son, John, in 1827. In 1833, John sold the west ½ of the east ½ to Henry Helmke.

With respect to the west 100 acres, in 1833 Johan sold 28 acres to his oldest son, Francis. In 1836 the south part of the west ½ of Lot 8 (the site of the existing house), which consisted of 72 acres, went to another of Johan Englehardt's sons, Josiah (b. 1812). Both Walton's Directory of 1837 and Brown's Directory of 1846-1847 show Josiah living on Lot 8, Concession 6. Josiah farmed this section before selling it in 1849 to William Whiteoak for 517 pounds. After the sale of the property it appears that Josiah and his wife Amy (Badgerow) moved to Malahide Township in Elgin County where he purchased 100 acres. In 1860 Francis Helmke still owned about 28 acres in the west ½ of this original lot (north part of the west ½), but resided on Lot 18, Concession 2, near the village of Richmond Hill.

The census of 1851 lists William Whiteoak (b.1809), his wife Sally Dodd (1814-1896) and their 8 children as living on Lot 8, Concession 6, in a 2 storey log house. It is possible that this house was present when Whiteoak purchased the property in 1849 and would therefore have been constructed pre-1849, probably by a member of the Helmke family. The log house was still standing at the time of the 1861 census.

In 1870 William and Sally separated due to marital differences and Sally, along with William Whiteoak's son-in-law, Thomas Duffield, was awarded the use of the land and premises on the north part of the 72 acres (indicated as the second part of the Whiteoak's property). It is interesting that the census of 1871 indicates that William and Sally are again living together on the property with five of their children, suggesting that their marital situation had improved.



In 1871 the Whiteoaks sold the larger south portion of the property to James Brander, farmer, of Pickering Township (Parts 1 and 3). In 1872 Brander acquired the balance of the 72 acres (the north 1/3 or Part 2) for a further \$1500. The Illustrated Historical Atlas of 1878 notes Jas Brander as the owner of the former Whiteoak farm. A building is shown near the front of the lot.

Based on architectural style, building materials and assessment information, the brick section of the existing house was likely built by James Brander *circa* 1875. It is possible that the old log house was initially retained to serve as a kitchen wing for the new brick house, since a house of this size was not designed to accommodate a kitchen and must have always had a kitchen wing attached to it. At some point, the present kitchen wing was built using recycled materials, possibly salvaged from the log house. Certainly some of the lumber used in the construction of the rear wing is older than the brick part of the house, so it must have come from an earlier building or buildings.

Brander sold the farm to Thomas Cann in 1879, who retained ownership through the rest of the 19th century. A half acre at the north west corner of the property, sold to Thomas Duffield through an agreement with William Whiteoak in 1870, was not included. In 1900, the farm was leased by the executors of Thomas Cann to Richard Trick. Harry Cann (possibly a son) was the owner into the early part of the 20th century.


In 1920, Plan No. 2196 was created, subdividing the property along with a strip of land in Lot 9, Concession 6, immediately to the north. The plan shows Helen Avenue and a north-south street at its eastern end. The farmhouse, barn and another outbuilding are illustrated on the plan, sited on a 25 acre parcel. On the north side of Helen Avenue, but located on Lot 9, are a barn and silo.

Architectural Attributes

The dwelling located at 31 Helen Avenue, is a modified L-plan formed by a two storey, brick rectangular block (the front or west part of the house) and a stone-clad, slightly lower rear (east) wing. A shed-roofed lean-to is located on the east wall of the rear wing.

The west part of the house appears to belong in form and style to the third quarter of the 19th century. It is similar in materials and design to the Harrington House in Unionville (1873), but is a simplified version of the vernacular Italianate style. The exterior walls are of red brick, stretcher bond with radiating voussoirs in buff brick. The building rests on a fieldstone foundation that provides a full basement. The house is 2 storeys in height, 3 bays across by 1 bay deep, with segmentally headed, 2/2 sash style windows and a transomed central front door within an early 20th century sunroom. The existing shutters are relatively recent in style and materials. The roof is a medium pitch hip, with projecting eaves and a plain boxed cornice. There is a heavy, single stack, internal brick chimney near the north west corner, but the remnants of an earlier chimney once located on the roof ridge can be seen in the attic.

The rear or east wing of the house appears in form to be of an earlier date of construction, but a close investigation of the underlying structure reveals that it was an addition to the brick house. The frame wing is almost entirely clad in a thin stone veneer with the east side upper gable wall clad in board and batten. The building is made up of recycled materials which may have been salvaged from the earlier house on the property. The rear wing began as a 1 ½ storey kitchen attached to the brick house. At some point, the knee walls were raised to create of full 2 storey height.



The gable roof of the rear section is of a medium pitch with plain wood trim and an internal, single-stack brick chimney at the east gable end. The windows are flat-headed and rectangular with 2/2 pane division having plain wood trim and sills. There are no windows on the east elevation. There is a shed-roofed lean-to addition at the extreme rear of the building, which runs the depth of the structure. On the south side is a small enclosed porch with shed roof.

Contextual Attributes

The James Brander House is of contextual significance as a reminder of the agricultural community that once surrounded the village of Unionville prior to the urbanization of the area that began during the latter half of the 20th century.

Significant Heritage Attributes to be conserved:

- 1) All segmentally-headed 2/2 wood windows of the brick section of the house, with their associated wood trim and sills;
- 2) Front door opening with its segmentally-headed opening for a transom light;
- 3) Red and buff brickwork, including the radiating voussoirs over door and window openings;
- 4) Hip roof with wood soffits, fascia and associated trim;
- 5) The single stack brick chimney at the north west corner of the roof;
- 6) The fieldstone foundation;
- 7) The rectangular shaped footprint of the building;

