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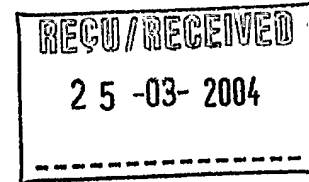
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York

March 23, 2004

Ruland Properties Inc.
7501 Keele Street
Suite 100
Vaughan, Ontario
L4K 1Y2



Dear Sirs:


Re: By-law 2001-193 - Heritage Designation
The Alexander Bradburn House - 8083 Warden Avenue

This will advise that Council at its meeting held on August 28, 2001, passed By-law 2001-193, which designated The Alexander Bradburn House - 8083 Warden Avenue, as being of historic and/or architectural value or interest.

The reason for the delay in the registration of this by-law was the requirement that a plan of subdivision must be approved for the immediate area that would establish the correct property description for the heritage property. This has now been finalized, and a copy of the by-law with the pertinent registration data is attached for your information.

If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,


Sheila Birrell
Town Clerk

Encls.

c: Ontario Heritage Foundation
Mr. R. Hutcheson, Manager, Heritage Planning

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2001-193

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Alexander Bradburn 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:

RULAND PROPERTIES INC.
7501 Keele Street, Ste. 100
Concord, Ontario

and upon the Ontario Heritage Foundation, notice of intention to designate The Alexander Bradburn House, located at 8083 Warden Avenue, Markham, 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 designation 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 property, 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:

The Alexander Bradburn House
8083 Warden 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 property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
28TH DAY OF AUGUST, 2001.

"Sheila Birrell"

SHEILA BIRRELL
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI
DEPUTY MAYOR

SCHEDULE 'A' TO BY-LAW 2001-193

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

Part of East Half and West Half Lot 9, Concession 5
Designated as Part 1, Plan 65R-26718

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK



SCHEDULE 'B' TO BY-LAW 2001-193

STATEMENT OF REASONS FOR DESIGNATION

Historical Reasons

The Alexander Bradburn House was built as the farmhouse for Alexander and Emily Bradburn at 8083 Warden Avenue circa 1855.

Ownership

The Alexander Bradburn house, located in the west half of Lot 8, was not the original dwelling on the property. To properly place the present building within its historical context, it is necessary to understand the broader setting of prior ownership and development. The following discussion thus begins with the lot history before focusing on the Bradburn house and property specifically.

Lot 8, Concession V, was originally allocated as a Clergy Reserve. As with many of the Clergy Reserves in the Township of Markham, the lot was never used by the Church of England, but was instead leased and cleared for agricultural development.

All 200 acres of Lot 8 were leased by the Crown to John Charles Ritter in 1803. Ritter's lease was later cancelled, and it is not known whether or not he ever resided on the property.


The lot was subdivided in 1838, when the Crown patent for the front (east) half of the lot was granted to Archibald Barker. Settlement of the rear of the lot did not occur until 1847, when Alexander Bradburn, an Irish immigrant, received the crown patent for the west half (100 acres).

The Bradburn family remained on the farm for 22 years, selling it in 1869 to neighbour John Jacob Lunau. In 1873, John Jacob sold the 100 acre farm to his son, Henry. Upon his death in 1902, Henry bequeathed the property to his son, John Jacob Lunau, who immediately sold the property to his sister, Abigail Lunau. Abigail granted the 100 acre parcel back to John prior to her death in 1908. John eventually sold the farm to his nephew, W. Archibald Lunau in 1917. Archibald was the last of the Lunau's to own the farm, selling it in 1923 to Joseph and Elizabeth Champion.

The Champions remained on the farm for 23 years. John and Hazel Snowball purchased the 100 acres from the Champions in 1945, selling it within one month to Robert Blong. Robert and his wife, Evalena, sold the property five years later, in 1942, to Bruce Beatty. The Beatty's remained on the property until their deaths in 1957, at which time it was sold by their executors to John and Sophia Hezewyk. The 100 acre parcel was purchased from the Van Hezewyks by the Province of Ontario in 1978. The property was impacted by the construction of Highway 407 in the mid-1990s, although the farm house remained. In recent years, the property was acquired for the headquarters of Motorola Corporation.

Occupation

The earliest documentary evidence of dwellings on the west half of Lot 8, Concession V, is found in the township census records for 1851. These records list three buildings, including a one-and-a-half story log house and two one-storey log houses. The half lot was owned at the time by Irish immigrants Alexander Bradburn, a farmer, and his wife Emily. The Bradburns and their five Canadian-born children resided in the largest of the two houses. Two tradesmen and their families occupied the other log houses. Alex Cotter, an Irish weaver, his wife, Mary, and their two daughters lived in one, while John Molson, a blacksmith from England, lived in the other with his wife, Sarah, and their three children.



George McPhillip's map of Markham, published subsequent to his re-survey of the township in 1853-54, shows six buildings fronting onto 5th Line (Warden Avenue) in the west half of the lot, and lists Alexander Bradburn as owner. Four of these buildings, likely associated with the Bradburn farmstead, are grouped together in the middle of the lot and set back from the road. The two other buildings are located closer to 5th Line in the northwest and southwest corners of the lot, and are likely those occupied by the tradesmen identified in the 1851 census. Tremaine's 1860 map of Markham Township indicates a single dwelling at the west end of Lot 8.

Township assessment rolls, which apart from a few gaps, provide annual property records from 1854 to the present, indicate that Alexander Bradburn occupied the west half of Lot 8 with his eldest son, James, until selling it in 1869. In 1856, Alexander purchased 125 acres at the west end of Lot 9, immediately to the north, sharing the farming of it with his younger son, Alexander. By 1861, James and his brother Alexander had taken over the farming of both properties, and their father had retired. Alexander Sr. is subsequently listed as a 'gentleman' on both assessment rolls.

The first reference to the Bradburn house is found in the census records for 1861, which reveals that the Bradburn's log house has been replaced with a two-storey one of brick. Built sometime between 1851 and 1861, this new residence corresponds to the present Alexander Bradburn house. In 1861, James is listed as head of the household, sharing the house with his wife and two children, his parents, and a young woman named Ellen Brown and her daughter. Alexander Bradburn Jr. and his family lived next door on Lot 9 in a one-storey log house.

Four other houses are also listed on Lot 8 in 1861, of which three may have been located on the west half. The latter were frame houses of one to one-and-a-half storeys. These buildings were occupied by the weaver, Alexander Cotter, and his family; Charles Bean, a farmer, and his family; and William Pringle and his family.

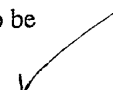
In 1869, the Bradburn's farm was purchased by their neighbour, John Jacob Lunau, youngest son of Berczy settlers Joachim and Helena Lunau. John Jacob continued to reside on his own farm across the road, and leased the Bradburn farm to his son, Henry, who later purchased it. By 1877, Henry's twenty-four year old son, John Jacob, is also listed as a farmer on the lot, joined the following year by his brother, Robert. One of the original Berczy settler families, later generations of the Lunaus owned property up and down 5th Line (Warden Avenue) throughout the nineteenth century.

In the *Illustrated Historical Atlas of York County*, the Henry Lunau farmstead is indicated by a single building at the west end of Lot 8, set back from the road and accessed by a laneway in the front. A square feature, shown to the northwest of the Lunau house, is of an unknown function.

From 1881 to 1884, Henry and John Jacob Lunau are listed as occupants of only 99 ¾ acres of their 1000 acre half lot. Land records shed no light on ownership or use of the one-quarter acre parcel during this period. By 1885, John Jacob Lunau had taken over management of the farm and his father, Henry, had retired to Unionville. The census records for 1891 list John Jacob, his wife, Abigail, their two daughters and a young servant, as living in a two-storey brick residence with ten rooms, which was by then the only house on the west half of the lot.

By 1893, John Jacob Lunau had left the farm to take up a career as an auctioneer and insurance salesman, and the property was rented out to others. James Cousing, a labourer with a household of six, was the first to occupy the farm in 1893. Cousing was followed by tenant farmer David Coulson, who resided on the property from 1894 to 1899.

Upon the death of Henry Lunau in 1898, ownership of the west half of Lot 8 passed to his son John Jacob Lunau. Neither John Jacob Lunau nor Abigail Lunau, who assumed ownership of the property for a short period in the early 1900s ever returned to live on the farm. John Jacob took up residence in Toronto in 1910, and until he sold the farm to his cousin, Archibald, in 1917, the 100 acre parcel continued to be leased out.



From 1900 to 1915, the farm was leased by Richard Ham, an English immigrant. In 1901, the census lists three buildings on the farm, one being a nine room brick residence occupied by Richard, his wife, Sarah, their four children and a servant. By 1907, Richard's son, Garfield, was helping to manage the farm. The Ham's had moved elsewhere by 1916, and the farm remained vacant for a year before Archibald Lunau and his family took up residence in 1917.

Six years later, in 1923, the Champion family bought the farm and remained on it for twenty-two years. Two of the Champion's children, Marion and Isobel, became active figures in the local community and have been instrumental in the work of the Markham Historical Society.

The Bradburn house was extensively renovated in the 1950s, by then owners Bruce and Arnie Beatty (a. Jessop, pers. Comm., 1995). A one storey addition with a full basement was added across the rear of the house; rooms on the first and second floor were refinished in plywood panelling; the railing of the central staircase was modernized; and the lower front windows were replaced. Subsequent owners John and Sophia Van Hezewyk resided on the farm for twenty-one years before selling it to the Province of Ontario in 1878. Since that time, the residence and outbuildings have been leased out.

In 2000, the house was vacated during preparations for the construction of a new office building for the Motorola Corporation on the property. The house is to be retained within the development area and restored to its original appearance.

Architectural Reasons


The Alexander Bradburn farmhouse is an excellent example of Ontario vernacular architecture built in the Georgian style of the mid-nineteenth century. As inferred by the census records, the Bradburn house was constructed between 1851 and 1861, and has altered little from its original form. A well-proportioned, rectangular two-storey double brick structure with gable roof, the house is distinguished by many fine architectural details.

Alterations to the exterior generally date to the 1950s, and have been limited to a one-storey rear addition with full basement (since removed), replacement of the lower windows on the front façade, alterations to the configuration of several windows on the north façade, and the addition of aluminum awnings. The house is set on a fieldstone foundation, with a four-course brick plinth above. Patterned in Flemish bond on the front façade and common bond on the side and rear facades, the brickwork is presently painted white. The original red brick and buff brick quoins are still visible on the rear façade.

Facing west onto Warden Avenue, the front façade of the Alexander Bradburn house is symmetrical, with three bays (openings) on both the lower and upper storeys. The upper bays comprise 2/2 double-hung windows (two panes placed over two panes) with plain wood sills radiating brick voussoirs, and shutters. The centre window is notably smaller than the outer ones. Originally, the windows were likely of a 6/6 pane division with true divided lights and real muntin bars, with louvered wood shutters, each 1/2 the width of the window and attached to the window frame with hinges.

The three bays on the lower storey comprise two picture window and a centre entrance. The latter typically Georgian with panelled door surround, sidelights and a transom. The front door is modern, as is the glazing in the sidelights. Originally, the door would likely have been a solid wood, 6 panel door with sidelights divided by muntin bars.

The original lower front window openings were situated immediately below those of the upper windows, as shown by the radiating brick voussoirs still visible above the new openings. Recently these window openings have been temporarily bricked in to facilitate a future relocation.



Three decorative brick string courses are visible around the entire house between the upper and lower storeys. In patches, where the white paint has worn away, these string courses appear to have been of buff brick. A wooden nailing board extends between the two outer windows on the upper floor, immediately above the three lower windows, which is indicative of the former existence of a front veranda. Under the wide eaves of the gable roof, the moulded fascia and soffit are dressed with pairs of small, decorative brackets. The two buff brick end chimneys are original, the northern one having been partially dismantled.

The strongest visual elements of the façade are the wide and deeply returned eaves in the open end of the gable roof, complemented by the half moon window in the centre. The end façade of the original house is comprised of two bays on the upper and lower storeys. Those of the upper storey are both 2/2 double hung windows with wood sills and brick voussoirs. The original inside shutters are still in place. Alterations to the openings of the two lower windows, situated immediately below the upper ones, appear to date to the 1950s. The eastern opening now comprises a small bathroom window and the western opening has become a side entrance with a screen door. Two four-pane windows are set in the fieldstone foundation with brick surround.

The south end of the main house is identical to that of the north end, with two bays on each storey, returned eaves, a half moon window in the end gable and a large end chimney. As at the north end, the upper bays of the main house are 2/2 double hung with aluminum storm windows, plain wood sills and brick voussoirs. Only one inner shutter remains, although the outline of the others is still evident on the painted brick.

Contextual Reasons

The Alexander Bradburn farm house is an important historical landmark in the vicinity of Warden Avenue and Highway #7, and is one of the few remaining reminders of the historic agricultural tradition, which was once such a major component of life in the area.

