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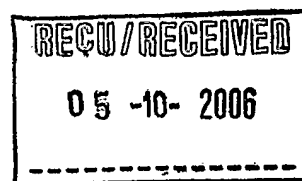
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✓ York

Clerk's Department
Corporate Services Commission

October 3, 2006

M K Li Holdings
c/o Mr. M. Li
6 Cimmaron Court
North York, ON
M2H 3L9



Dear M K Li Holdings:

Re: By-law 2006-258- To designate certain properties as being of historic and/or architectural value or interest (James Bliss House - 9231 Woodbine Avenue)

This will advise that Council at its meeting held on September 12, 2006, passed By-law 2006-258, which designated "James Bliss House", 9231 Woodbine 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 Trust
R. Hutcheson, Manager, Heritage Planning
Royal Bank of Canada, tenants of 9231 Woodbine Avenue



BY-LAW 2006-258

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

M K Li Holdings
c/o Mr. M. Li
6 Cimmaron Court
North York, ON
M2H 3L9

and upon the Ontario Heritage Foundation, notice of intention to designate James Bliss House, 9231 Woodbine 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 Bliss House
9231 Woodbine 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
12TH DAY OF SEPTEMBER, 2006.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

**SCHEDULE 'A' TO
BY-LAW 2006-258**

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

Part Lot 15, Concession 4, as in R650150

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2006-258

REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE

James Bliss House

9231 Woodbine Avenue

c.1868

The James Bliss 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 James Bliss House is a frame heritage house that has been incorporated into a modern, complementary commercial development at the south east corner of Woodbine Avenue and 16th Avenue. It is a local landmark that helps define the historical crossroads community of Bliss Corners, north of the hamlet of Buttonville.

Statement of Cultural Heritage Value or Interest

Historical Value

James Bliss was a carpenter and wagon maker, whose shop stood until 1994 at the south east corner of Woodbine Avenue and 16th Avenue. The crossroads became known as Bliss Corners. He married Sarah, a daughter of Francis Button, and built a home on a one acre parcel of the Button family farm that was given to the couple in 1868. The frame house likely pre-dates the gift of land because Bliss was working as a wagon maker at this location at least as early as 1866, recorded in Mitchell's Directory of that year. The rear wing of the house, which is built of vertical plank construction, appears to be a small dwelling of the 1850s that either pre-dates the front part of the existing house on this site, or was moved here from some location within the Buttonville mill village to form a kitchen tail for the Bliss House. In 1914, the property was sold to James French, a retired farmer from the Unionville area. French family descendants occupied the property until the 1980s. The minimal changes in ownership likely account for the long-term preservation of the house in near to original condition. In 1995, the old house was restored and renovated to become part of a new Royal Bank branch.

Architectural Value

The James Bliss House is a well-preserved example of a modestly-scaled 19th century tradesman's house. As a house built in two distinct periods using different construction methods, it is a noteworthy example of an evolved building. The underlying vertical plank wall structure of the rear wing is locally rare. Although the basic Georgian Tradition cottage form of the Bliss House is representative of the Buttonville area, the gabled entrance vestibule, with its delicate bargeboards, makes this a unique example of its type.

Contextual Value

The James Bliss House is one of four 19th century buildings that define the former crossroads hamlet of Bliss Corners. As part of the 1995 commercial development on the same property, the former house is an excellent example of adaptive re-use of a modestly-scaled heritage building and its successful integration into a larger new building.

Significant Attributes

The physical attributes of the James Bliss House that are its character-defining elements include:

- Form of the frame building;
- Masonry foundation;
- Underlying vertical plank wall structure of the rear wing;
- Vertical wood tongue and groove siding;
- Wood window frames and projecting wood window sills;
- Existing placement, proportions and 2 over 2 style of the window openings;
- Gable roof with projecting, overhanging eaves;
- Gable-roofed entrance vestibule with a panelled door and wood bargeboard trim;
- Side umbrage style porch with wood post.