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March 24, 2010

Chris Matson  
Matson, McConnell Ltd.  
2906A Bloor Street West  
Toronto, ON M8X 1B6

Dear Chris Matson:

Re: By-law 2010-25 - To designate certain property as being of  
cultural heritage value or interest (Nichols Farmhouse & Louis  
Nichols House – 10519 & 10521 Woodbine Avenue)

This will advise that Council at its meeting held on March 9, 2010, passed By-law  
2010-25, which designated the "Nichols Farmhouse & Louis Nichols House",  
10519 & 10521 Woodbine Avenue, as being of cultural heritage value or interest.

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

Sincerely,

Kimberley Kitteringham  
Town Clerk

Encl.

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



## BY-LAW 2010-25

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
Nichols Farmhouse & Louis Nichols House

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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 cultural heritage 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:

E. M. K. Construction Limited  
Treelawn Construction Limited  
4083 19<sup>th</sup> Avenue  
Markham, ON L6C 1M1

and upon the Ontario Heritage Trust, notice of intention to designate The Nichols Farmhouse & Louis Nichols House, 10519 & 10521 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 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 cultural heritage value or interest:

The Nichols Farmhouse & Louis Nichols House  
10519 and 10521 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  
9<sup>TH</sup> DAY OF MARCH, 2010.

"Andrew Brouwer"

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ANDREW BROUWER  
DEPUTY TOWN CLERK

"Frank Scarpitti"

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FRANK SCARPITTI  
MAYOR

**SCHEDULE 'A' TO  
BY-LAW 2010-25**

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

PT W1/2 LT 24, CON 4 (MKM), PT 1, PL 65R29419, MARKHAM

TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

For the Heritage Easement for 10519 Woodbine Avenue

## REASONS FOR IDENTIFICATION

### Nichols Farmhouse

10519 Woodbine Avenue  
West Half of Lot 24, Concession 4

The Owner and the Town agree that for the purposes of this Agreement the following statement (hereafter called the "Reasons for Identification" sets out the reasons why the Town of Markham has identified the Building as having historical and architectural significance.

#### Statement of Reasons for Identification

##### Historical Value

The Nichols Farmhouse is of cultural heritage value as a remnant of the agricultural community that formerly surrounded the crossroads hamlet of Victoria Square, and for its association with two prominent local families. The west 150 acres of Lot 24, Concession 4 were purchased by William Franklin Nichols (known as Frank) in 1905, from the estate of Mary (Jennings) Cooke. Mary Cooke's parents, Henry and Anna Jennings, owned the property from 1853, living in a one storey brick house built by the previous owner, Ashton Fletcher, in the late 1840s. Henry Jennings, a native of Yorkshire, England, was a noted stock breeder and long-time member of the Markham Agricultural Society.

Frank Nichols and his wife, Mary Ann Lundy, resided on Lot 21, Concession 4, to the south. Their son, Ross, farmed the property on Lot 24 until 1914, when his older brother Louis moved to the property with Harriet (Hattie) Wellman, who he had married in 1907. About 1915, Louis Nichols either substantially enlarged and remodelled the old brick house on the farm, or built a new brick farmhouse to replace it, using the stone foundation and some materials from the old house. Shortly after Louis and Hattie Nichol's son Cecil G. Nichols married Florence Baker in 1934, a smaller new house was constructed immediately to the north of the main farmhouse. This became the home of Louis and Hattie Nichols.

Cecil Nichols was a respected farmer and an involved member of the Victoria Square United Church. He was also an active member of the Junior Farmers, and a director of the Stouffville Co-operative. The family farm was sold to investors for future development in 1965, but Cecil Nichols continued to farm there until he retired in 1974, and moved to Stouffville.

##### Architectural Value

During the early 20<sup>th</sup> century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Nichols Farmhouse is an excellent example of this trend of farm improvement, and of its early 20<sup>th</sup> century period of construction.

The Nichols Farmhouse is typical of the spacious, simply detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a spacious front verandah. The red brick cladding and two and a half storey form of the house, with a broad pyramidal roof and gabled attic dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20<sup>th</sup> century.

**Contextual Value:**

The Nichols Farmhouse is one of several heritage buildings in the vicinity of Victoria Square that remain in the midst of modern development as tangible reminders of the community's past as a prosperous agricultural area. The relationship between the main farmhouse and the smaller brick house to the north reflects the traditional social hierarchy of father to son as the operation of a family farm passed from generation to generation.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the heritage value of the Nichols Farmhouse include:

- Overall form of the building, including the rear one storey wing;
- Fieldstone foundation;
- Red brick walls with brick arches over openings;
- Medium pitched hipped roof with three gabled dormers with battered sidewalls and wide, boxed eaves with wood soffits and bedmould;
- Single stack red brick chimney;
- Shed-roofed front verandah with its closed gable ends, second storey balcony, Classical wood columns resting on brick pedestals, wood railing, and brick base;
- Shed-roofed south side verandah with its closed gable end and Classical wood column resting on a brick pedestal;
- Flat-arched one over one wood sash windows with projecting stone sills;
- Front windows with green patterned glass upper sash;
- Two storey canted bay window on the south wall;
- Wood front door and wood balcony door, with its wood storm door.

For the Heritage Easement 10521 Woodbine Avenue

## REASONS FOR IDENTIFICATION

### Louis Nichols House c.1936

10521 Woodbine Avenue  
West Half of Lot 24, Concession 4

The Owner and the Town agree that for the purposes of this Agreement the following statement (hereafter called the "Reasons for Identification" sets out the reasons why the Town of Markham has identified the Building as having historical and architectural significance.

#### Statement of Reasons for Identification

##### Historical Value

The Louis Nichols House is of cultural heritage value as a remnant of the agricultural community that formerly surrounded the crossroads hamlet of Victoria Square, and for its association with a prominent local family. The west 150 acres of Lot 24, Concession 4 were purchased by William Franklin Nichols (known as Frank) in 1905, from the estate of Mary (Jennings) Cooke. The Nichols family owned a number of farm properties in this concession block.

Frank Nichols and his wife, Mary Ann Lundy, resided on Lot 21, Concession 4, to the south. Their son, Ross, farmed the property on Lot 24 until 1914, when his older brother Louis moved to the property with Harriet (Hattie) Wellman, who he had married in 1907. About 1915, Louis Nichols either substantially enlarged and remodelled the old brick house on the farm, or built a new brick farmhouse to replace it, using the stone foundation and some of the materials from the old house. Shortly after Louis and Hattie Nichols's son Cecil G. Nichols married Florence Baker in 1934, a smaller new house was constructed immediately to the north of the main farmhouse. This became the home of Louis and Hattie Nichols.

Louis Nichols was the oldest son of Frank and Mary Ann Nichols. He was a graduate of the Normal School at Toronto, and in addition to his career in farming, was a school teacher in four rural public schools in Markham Township. For over 25 years, Louis Nichols taught the adult bible class at the Victoria Square United Church, where he was a very active member and church elder. Additionally, Louis Nichols was a local correspondent for several newspapers.

##### Architectural Value

The Louis Nichols House, c.1936, is noteworthy as an urban type of house constructed in a rural setting. Its design is derived from the older Nichols Farmhouse next door to the south, with its architectural detailing retaining aspects of the Edwardian Classicism that had been popular from the 1910s through the 1920s, but with grouped windows more typical of the 1930s date of construction. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a gabled front porch and a south-facing sunroom. The red brick cladding, two storey form, hipped roof and sash-style windows, reflect the style and materials of the c.1915 Nichols Farmhouse next door, but are also reminiscent of tract housing constructed in Toronto's suburban communities such as Leaside and North Toronto from the 1920s to the 1950s.

##### Contextual Value:

The Louis Nichols House is one of several heritage buildings in the vicinity of Victoria Square that remain in the midst of modern development as tangible reminders of the community's past as a prosperous agricultural area. The relationship between the main farmhouse and the smaller brick house reflects the traditional social hierarchy of father to son as the operation of a family farm passed from generation to generation.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the heritage value of the Louis Nichols House include:

- Overall form of the building;
- Concrete foundation;
- Red brick walls with limestone or concrete lintels over openings;
- Medium pitched hipped roof with wide, boxed eaves and wood soffits;
- Gable roofed front porch with tapered square wood columns resting on brick pedestals;
- Flat-arched three over one wood sash windows with projecting limestone or concrete sills;
- Accent windows with diamond patterned leaded glass;
- Flat-roofed sunroom with three over one wood sash windows and a wood railing on the upper level;
- Wood doors and storm doors.