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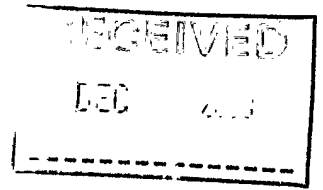


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December 17, 2009

Ontario Heritage Trust  
Attn: Catherine Axford, Chairman's Executive Assistant  
10 Adelaide Street East  
Toronto, ON M5C 1J3



Dear Ms. Axford,

**Re: Notice of Intention to Designate a Property, Ontario Heritage Act**

The Council of the Town of Markham intends to designate the following property for reasons of architectural and historical value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV*:

Nichols Farmhouse & Louis Nichols House  
10519 and 10521 Woodbine Avenue  
Markham, ON

Notice of objections will be received **on or before 4:30 p.m. on Monday, January 18, 2010** at the following address:

Clerk's Department, Town of Markham  
Attention: Judy Carroll  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Fax, 905-905-479-7771

A statement of reasons for the proposed designation is outlined in the attached staff report prepared November 17, 2009.

Yours truly,

Kimberley Kitteringham  
Town Clerk

ONTARIO HERITAGE TRUST

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## STATEMENT OF SIGNIFICANCE

### **Nichols Farmhouse** c.1915

**10519 Woodbine Avenue**  
**West Half of Lot 24, Concession 4**

The Nichols Farmhouse 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 Nichols Farmhouse is a two and a half storey red brick dwelling facing west, set well back from Woodbine Avenue. The house is incorporated into a residential plan of subdivision, in the midst of a park block. Immediately to the north is another heritage building, the Louis Nichols House, c.1936.

#### **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.

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 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.

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, are 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, with oval-glazed and panelled treatment, and wood balcony door, with its wood storm door.