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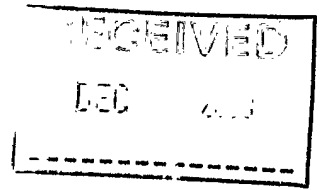


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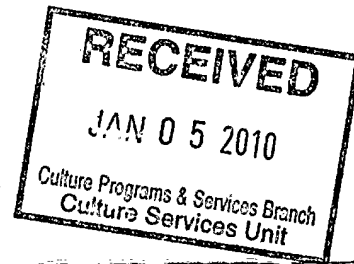
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December 17, 2009

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

### **Louis Nichols House** c.1936

**10521 Woodbine Avenue  
West Half of Lot 24, Concession 4**

The Louis Nichols 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 Louis Nichols House is a two 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 south is another heritage building, the Nichols Farmhouse.

#### **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 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.

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.