



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



November 20, 2023

Gainview Development Inc.
PO BOX 1175
Mississauga B Postal Outlet
Mississauga, Ontario
L4Y 3W4

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, WILLIAM AND ANNA MUSTARD HOUSE, 11303 WARDEN AVENUE**

To whom it may concern:

This will confirm that at a meeting held on November 15, 2023, Markham Council adopted the following resolution:

**That Council state its intention to designate 11303 Warden Avenue under Part IV, Section 29 of
the *Ontario Heritage Act* in recognition of its cultural heritage significance**

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (November 21). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

Received

NOV 21 2023

Ontario Heritage Trust

STATEMENT OF SIGNIFICANCE

William and Anna Mustard House

11303 Warden Avenue
c.1862

The William and Anna Mustard House is recommended for designation under Part IV, Section 29 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 William and Anna Mustard House is a one-and-a-half storey fieldstone dwelling located on the east side of Warden Avenue, south of Nineteenth Avenue. The house faces westwards.

Design Value and Physical Value

The William and Anna Mustard House has design value and physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition. It is a late example of its type and as such is somewhat of an outlier for its date of construction. The absence of eave returns provides an indication of c1860s construction. With its window and door openings framed with quoin-like brick surrounds, the house exhibits a distinctive early to mid-nineteenth century Scottish cultural influence which is understandable when it one considers that Scottish stone masons are credited for building many fine fieldstone houses in Scarborough, Markham, and Pickering Townships. The general character of the house is formal and conservative with a simple front entrance, eschewing the more elaborate doorcases typical of the Classic Revival style seen in many mid-nineteenth century farmhouses in Markham.

Historical Value and Associative Value

The William and Anna Mustard House has historical and associative value as it represents the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century. The property is also indicative of the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The house was constructed c. 1862 on the west half of Markham Township Lot 29, Concession 5 by William Mustard to replace an older log house on the property. William Mustard was the son of George Mustard, a Scottish immigrant that came to Markham in approximately 1801 after being pressed into the service of the British Navy during the Napoleonic Wars. The property remained in the ownership of the Mustard family until 1920.

Contextual Value

The William and Anna Mustard House has contextual value as it is physically, functionally, and visually linked to the property where it has stood since c.1862. The property is also historically linked to its surroundings where it helps make legible the agricultural character of the former Markham Township.

Received

NOV 21 2023

Ontario Heritage Trust

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the William and Anna Mustard House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with red brick quoins and quoin-like door and window surrounds;
- Medium-pitched gable roof with projecting, open eaves and single-stack, corbelled, buff brick chimney at the building's south end;
- 3-bay configuration of the primary (west) elevation;
- Single-leaf, centre front door with rectangular transom light above;
- Flat-headed, rectangular window openings with splayed brick arches and brick sills, containing eight-over-twelve and six-over-six paned, single-hung windows.

Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century, and the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Mustard family that historically resided on the property from the c.1801 until 1920.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, historically, and visually linked to its surroundings:

- The location of the building facing west, on its original site where it has stood since c.1862.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Aluminum awning over front door;
- Knee wall windows along the primary elevation;
- Red brick chimney at north end of the roof;
- Rear addition and attached garage;
- Accessory building.