

SUBJECT: **Recommendation Report**
Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Thomas H. Bruels House
2 Aileen Lewis Court, Ward 4

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP,
Manager of Heritage Planning, ext.2080

RECOMMENDATION:

- 1) That the staff report entitled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Thomas H. Bruels House, 2 Aileen Lewis Court”, dated April 15, 2019, be received;
- 2) That as a condition of the approved Site Plan Agreement, the Thomas H. Bruels House at 2 Aileen Lewis Court be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to designate the “Thomas H. Bruels House” at 2 Aileen Lewis Court under Part IV of the Ontario Heritage Act, in accordance with the conditions of the Site Plan Agreement for its relocation and restoration at Markham Heritage Estates.

BACKGROUND:

The property is listed on the City of Markham Register

The subject property is located at 2 Aileen Lewis Court within Markham Heritage Estates, a community of relocated heritage buildings. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designations) and Part V properties (district designation).

The Thomas H. Bruels House, c.1895, is a good example of a late 19th century farmhouse designed with the influence of the Queen Anne Revival style

The Thomas H. Bruels House, c.1895, is a good example of a late 19th century farmhouse designed with the influence of the Queen Anne Revival style. This L-plan residence in red brick is well-preserved and represents an uncommon variation of this architectural style in Markham.

The Statement of Significance is attached as Appendix 'A'.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (the Thomas H. Bruels House is a good example of a late 19th century farmhouse designed with the influence of the Queen Anne Revival style),
- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (this house was built by a family of German origin that settled in the Ringwood-Dickson Hill area in the late 1820s);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the Thomas H. Bruels House, relocated to Markham Heritage Estates in 2008, helps illustrate the range of architectural styles, building materials and cultural backgrounds of the City's heritage buildings).

The building was assessed as a Group 2 heritage building by Heritage Markham

The cultural heritage value of the Thomas H. Bruels House was considered by Heritage Markham in 2008 when it was proposed for relocation to Markham Heritage Estates. The house was evaluated as a Group 2 heritage building, worthy of designation and preservation, but because it was located in the Town of Whitchurch-Stouffville, outside of the political boundaries of Markham, it did not meet the eligibility criteria for relocation to Markham Heritage Estates. The applicants requested Markham Council to allow this significant heritage building to be eligible for relocation to Markham Heritage Estates on the basis that it was located within the historic boundary of Markham Township and could not be preserved on site at 12049 Highway 48.

OPTIONS/ DISCUSSION:**The designation of the heritage resource is consistent with City policies**

The City of Markham Official Plan 2014 contains Cultural Heritage policies related to the protection and preservation of heritage resources. With respect to Markham Heritage Estates, all buildings relocated and restored in this community are required to be subject to designation under Part IV of the Ontario Heritage Act, as well as a Heritage Easement Agreement.

The owner is aware of the City's intention to designate this property under the Ontario Heritage Act through the development approval process.

As noted above, heritage designation and a heritage easement agreement are standard conditions for Site Plan Agreements within Markham Heritage Estates. There is an approved Site Plan Agreement for this property, executed by the current owners in 2008.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound

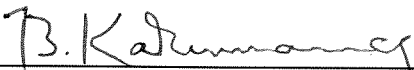
construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 2 Aileen Lewis Court under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director of Planning & Urban Design


Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

FILE PATH:

Q:\Development\Heritage\PROPERTY\Aileen Lewis\2\DS\April 15 2019.doc

FIGURE 1

OWNER:

Steven and Hala Palubiski

LOCATION MAP:

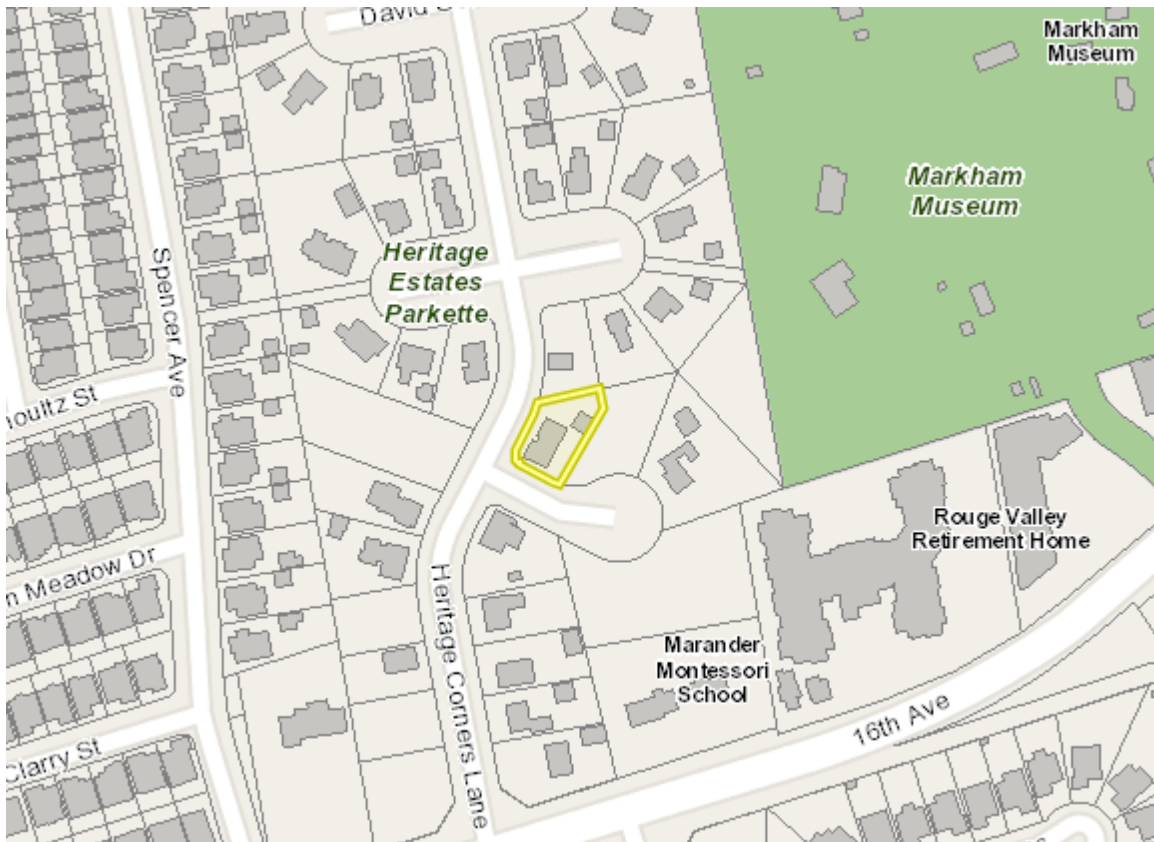


Figure 2: Building Photograph



**Thomas H. Bruels House, c.1895,
Relocated to Markham Heritage Estates in 2008.**

Appendix 'A'**Statement of Significance****Thomas H. Bruels House****2 Aileen Lewis Court****c.1895**

The Thomas H. Bruels 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 Thomas H. Bruels House is a relocated heritage building at the north-east corner of Aileen Lewis Court and Heritage Corners Lane in Markham Heritage Estates, a community of relocated heritage buildings. The Thomas H. Bruels House is a one-and-a-half storey red brick veneered frame building.

Historical and Associative Value

This house was constructed on Lot 34, Concession 8 (12049 Highway 48), near the crossroads community of Ringwood, in the mid-1890s. It has historical and associative value as the former home of Thomas H. Bruels, the grandson of German immigrants Johan and Hannah Bruels, who came to Markham Township in 1828. This house replaced the earlier Bruels family home on the property. The property was owned by the Bruels family until 1950.

Design and Physical Value

The Thomas H. Bruels House, c.1895, is a good example of a late 19th century farmhouse designed with the influence of the Queen Anne Revival style. The front windows, with semi-elliptical shaped transom lights, is a trademark feature of houses built by prominent Stouffville builder Nathan Forsythe, a Bruels family relative by marriage. This suggests that Forsythe may have been the builder of this farmhouse. The front veranda is a replica of the 1890s veranda, with its design based on an archival photograph.

Contextual Value

The Thomas H. Bruels House has contextual value as a restored building from an area of the Town of Whitchurch-Stouffville which was formerly part of Markham Township, relocated to Markham Heritage Estates in 2008 to save it from demolition. In its present context, the house helps illustrate the range of architectural styles, building materials, and cultural backgrounds of the City's heritage buildings.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Thomas H. Bruels House include:

- L-plan, 1 ½ storey form;
- Stone facing on the modern foundation;
- Red brick veneer with brick arches over door and window openings;
- Steeply-pitched gable roof with open, overhanging eaves, wood fascia, soffits and bedmould;
- Steeply-pitched centre gable in the ell;
- Typical window openings with 1/1 flat-headed sash-style windows, with projecting sills;
- Large front windows with semi-elliptical arched heads and transom lights, and their projecting sills;
- Glazed and panelled wood front door;
- Replica 1890s veranda with hip roof, turned wood posts, and decorative brackets.