

2022-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest

Bewell Bungalow

WHEREAS Pursuant to Part IV, Section 29, 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 City of Markham has caused to be served on the owners of the lands and premises at:

152 Ramona Boulevard, Markham
c/o 5040 Dundas Street West
Toronto, Ontario M9A 1B8

and upon the Ontario Heritage Trust, notice of intention to designate the Bewell Bungalow, 4592 Highway 7 East, 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 CITY 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:

Bewell Bungalow
4592 Highway 7 East
City of Markham
The Regional Municipality of York

2. THAT the City 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
XXX DAY OF XXX, 2022.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

SCHEDULE ‘A’ TO BY-LAW 2022-xx

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

PT LT 11 CON 6 MARKHAM AS IN R337906; DESIGNATED AS PART 2, PLAN
65R-39620; T/W R632915 (PARTIALLY RELEASED BY YR1868008) & R632949; CITY
OF MARKHAM

SCHEDULE 'B' TO BY-LAW 2022-xx

STATEMENT OF SIGNIFICANCE

Bewell Bungalow 4592 Highway 7 East

The Bewell Bungalow 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 following Statement of Significance.

Description of Property

The Bewell Bungalow is a one-and-a-half storey brick dwelling converted to commercial use located on the north side of Highway 7 East. The property, municipally-known as 4592 Highway 7 East, is situated within a series of commercial plazas located between Main Street Unionville to the west, and Kennedy Road to the east.

Design or Physical Value

The Bewell Bungalow is of design or physical value as a good example of an Arts and Crafts style dwelling. The building is compact and rectangular in form with a minimum of ornamentation, reflecting the stylistic influence of Arts and Crafts architecture on residential design in the late-nineteenth and early twentieth centuries. The guiding principles of the movement were a belief in craftsmanship, simplicity, utility, and a restrained, subdued beauty. The building's clarity in form, structural authenticity, and use of natural materials, such as brick masonry, are all indicative of these principles.

Historical or Associative Value

The Bewell Bungalow has historical or associative value as a property within a former cluster of suburban lots sold by W. F. Elliott in the early 1920s. This house was built for Edward and Margaret Bewell on a one acre lot purchased in 1922. A very similar house at 106 Main Street Unionville was constructed in 1920, which suggests that the same builder was responsible for its construction. The vintage of the house is significant as it is representative of a phase of growth in Unionville in which there are relatively few extant examples.

Contextual Value

The Bewell Bungalow has contextual value as a remnant of early twentieth century suburban development along Highway 7, at the south end of the village of Unionville. The property is of significance as it is one of only two former residential properties remaining on Highway 7 between Main Street Unionville and Kennedy Road. As such, it is revealing of both the urban

footprint of Unionville prior to the arrival of post-war suburban growth, and the former residential character of Highway 7.

Significant Architectural Attributes

Character-defining attributes that embody the cultural heritage value of the Bewell Bungalow are organized by their respective Ontario Regulation 9/06 criteria below:

Heritage attributes that convey the property's design value as a representative example of an Arts and Crafts dwelling:

- Overall form of the one-and-a half storey, rectangular-plan building;
- Truncated hipped roof with hipped-roofed dormers on the front and rear slopes;
- Full-width front veranda, supported by four brick columns resting on brick piers with concrete caps;
- Brick balustrade with a checkerboard pattern, capped with concrete copings. Brick skirting in the same checkerboard pattern
- Brick masonry;
- Variable-sized, flat-headed window openings with wooden sash-style windows and storms with upper sash containing divided panes in varying numbers depending on window size;
- Wooden storm windows;
- Masonry lintels and lugsills; and
- Small square windows with no pane divisions on the west and east elevations.

Note that the exterior paint colour, wall mounted signage boxes, existing front and rear doors, skylights, and electrical light fixtures flanking the front entrance are not original to the property, and are not considered to have significant cultural heritage value. As such, they have not been identified as heritage attributes.

Heritage attributes that convey the property's historical and contextual value as a fragment of Unionville's early twentieth century growth include:

- The dwelling's setback from Highway 7 which, despite past road widening, helps communicate the former residential use of the property, and the historic character of Highway 7 more broadly; and
- The unobstructed visibility of the dwelling's south (primary), east and west elevations from Highway 7 reflecting its original condition when constructed.