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"Kimberley Kitteringham" c/s
KIMBERLEY KITTERINGHAM, CITY CLERK
THE CORPORATION OF THE CITY OF MARKHAM



By-law 2023-xxx

A BY-LAW TO AMEND BY-LAW 2001-193 BEING A BY-LAW TO DESIGNATE
THE ALEXANDER BRADBURN HOUSE, 8083 WARDEN AVENUE

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS by By-law No. 2001-193, "The Alexander Bradburn House" was designated as being of historic and/or architectural value or interest;

AND WHEREAS authority was granted by Council to designate the property at 8083 WARDEN AVENUE as being of cultural heritage value or interest;

AND WHEREAS the By-law requires amendment to correct the Statement of Cultural Heritage Value or Interest;

AND WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA) authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to clarify or correct the statement explaining the property's heritage attributes; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations; and

AND WHEREAS Schedule "B" of By-law No. 2001-193 contains a Statement of Cultural Heritage Value or Interest that requires amendment; and

AND WHEREAS the owner of the Property was provided with notice of this by-law in accordance with the requirements of the *Ontario Heritage Act*, Section 30.1(3) and (4) and no notice of objection was filed;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. General

1.1. That the Statement of Cultural Heritage or Interest contained in Schedule “B” of By-law No. 2001-193 be replaced with the Statement of Cultural Heritage or Interest as contained in Schedule “A” of this By-law;

2. Schedule(s)

2.1. Schedule “A” – Statement of Cultural Heritage Value or Interest

Read a first, second and third time and passed this December 13, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE “A” TO BY-LAW 2023-xx

The Alexander Bradburn House

20 Mackenzie’s Stand Avenue

The Alexander Bradburn House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act for of its design, historical, and contextual significance.

DESCRIPTION OF PROPERTY

The Alexander Bradburn House is a two storey brick dwelling located on the east side of Mackenzie’s Stand Avenue backing onto Roseberry Park. The property, located within a residential subdivision, is found to the southwest of the community historically-known as Unionville.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design Value

The property has design value as an early example of an architectural style displaying a high degree of craftsmanship. The Alexander Bradburn farmhouse is an excellent example of the Georgian architectural style which was popular in the mid-nineteenth century. As inferred by the census records, the Alexander Bradburn house was constructed between 1851 and 1861. A well-proportioned, two-storey brick structure with gable roof, the house is distinguished by many fine architectural details.

The house is set on a new stone clad foundation, with a four-course brick plinth above. Patterned in Flemish bond on the primary (north) elevation and common bond on the side and rear elevations, there is also buff brick quoining along the four corners of the house.

The primary elevation of the Alexander Bradburn House is symmetrical, with three bays (openings) on both the first and second storeys. Openings are fitted with six-over-six window units with shutters on the primary volume of the house, and two-over-two units on the rear extension.

The centrally positioned entrance is found on the north elevation of the building and is fitted with a paneled door surround, sidelights, and a transom as is typical of Georgian-style homes. A wood verandah spans the ground floor.

Three decorative brick string courses are visible around the entire house between the first and second storeys. Under the wide eaves of the gable roof, the moulded fascia and soffit are dressed with pairs of small, decorative brackets. Two buff brick chimneys are positioned at the gable ends. The strongest visual elements of the north elevation are the wide and deeply returned eaves in the open end of the gable roof, complemented by the half-moon window in the centre. Restoration

work on the house was undertaken concurrent with relocation of the structure and residential intensification of the area, returning the dwelling to a more historically-accurate condition.

Historical Value

The Alexander Bradburn House was built as the farm house for Alexander and Emily Bradburn circa 1855, but has associative value with other prominent early Markham settlers including the Lunau family and the Champion Family.

Lot 8, Concession 5, was originally allocated as a Clergy Reserve. As with many of the Clergy Reserves in the Township of Markham, the lot was never used by the Church of England, but was instead leased and cleared for agricultural use.

All 200 acres of Lot 8 were leased by the Crown to John Charles Ritter in 1803. Ritter's lease was later cancelled, and it is not known whether or not he ever resided on the property. The lot was subdivided in 1838, when the Crown patent for the front (east) half of the lot was granted to Archibald Barker. Settlement of the rear of the lot did not occur until 1847, when Alexander Bradburn, an Irish immigrant, received the crown patent for the west half (100 acres).

The Bradburn family remained on the farm for 22 years, selling it in 1869 to neighbour John Jacob Lunau. In 1873, John Jacob sold the 100 acre farm to his son, Henry. Upon his death in 1902, Henry bequeathed the property to his son, John Jacob Lunau, who immediately sold the property to his sister, Abigail Lunau. Abigail granted the 100 acre parcel back to John prior to her death in 1908. John eventually sold the farm to his nephew, W. Archibald Lunau in 1917. Archibald was the last of the Lunau's to own the farm, selling it in 1923 to Joseph and Elizabeth Champion.

The Champion family remained on the farm for 23 years. John and Hazel Snowball purchased the 100 acres from the Champions in 1945, selling it within one month to Robert Blong. Robert and his wife, Evalena, sold the property five years later, in 1942, to Bruce Beatty. The Beatty family remained on the property until 1957, at which time it was sold by their executors to John and Sophia Hezewyk. The 100 acre parcel was purchased from the Van Hezewyks by the Province of Ontario in 1978. The property was impacted by the construction of Highway 407 in the mid-1990s, although the farmhouse remained in place.

Occupation

The earliest documentary evidence of dwellings on the west half of Lot 8, Concession 5, is found in the township census records for 1851. These records list three buildings, including a one-and-half story log house and two, one-storey log houses. The half lot was owned at the time by Irish immigrants Alexander Bradburn, a farmer, and his wife Emily. The Bradburns and their five Canadian-born children resided in the largest of the log houses. Two tradesmen and their families occupied the other log houses. Alex Cotter, an Irish weaver, his wife, Mary, and their two daughters lived in one, while John Molson, a blacksmith from England, lived in the other with his wife, Sarah, and their three children.

George McPhillip's map of Markham, published subsequent to his re-survey of the township in 1853-54, shows six buildings fronting onto 5th Line (Warden Avenue) in the western half of the

lot, and lists Alexander Bradburn as owner. Four of these buildings, likely associated with the Bradburn farmstead, are grouped together in the middle of the lot and are set back from the road. The two other buildings are located closer to 5th Line in the northwest and southwest corners of the lot, and are likely those occupied by the tradesmen identified in the 1851 census. *Tremaine's* 1860 map of Markham Township indicates a single dwelling at the west end of Lot 8.

Township assessment rolls, which apart from a few gaps, provide annual property records from 1854 to the present, indicate that Alexander Brandburn occupied the west half of Lot 8 with his eldest son, James, until selling it in 1869. In 1856, Alexander purchased 125 acres at the west end of Lot 9, immediately to the north, sharing the farming of it with his younger son, Alexander. By 1861, James and his brother Alexander had taken over the farming of both properties and their father had retired. Alexander Sr. is subsequently listed as a 'gentleman' on both assessment rolls.

The first reference to the Bradburn house is found in the census records for 1861, which reveals that the Bradburn's log house has been replaced with a two-storey brick dwelling. Built sometime between 1851 and 1861, this new residence corresponds to the existing Alexander Bradburn house. In 1861, James is listed as head of the household, sharing the house with his wife and two children, his parents, as well as a young woman named Ellen Brown and her daughter. Alexander Bradburn Jr. and his family lived next door on Lot 9 in a one-storey log house.

Four other houses are also listed on Lot 8 in 1861, of which three may have been located on the west half. The latter were frame houses of one to one-and-a-half storeys. These buildings were occupied by a weaver, Alexander Cotter, and his family; Charles Bean, a farmer, and his family; and William Pringle and his family.

In 1869, the Bradburn's farm was purchased by their neighbour, John Jacob Lunau, youngest son of Berczy settlers Joachim and Helena Lunau. John Jacob continued to reside on his own farm across the road, and leased the Bradburn farm to his son, Henry, who later purchased it. By 1877, Henry's twenty-four year old son, John Jacob, is also listed as a farmer on the lot, joined the following year by his brother, Robert. One of the original Berczy settler families, later generations of the Lunaus owned property up and down 5th Line (Warden Avenue) throughout the nineteenth century.

In the *Illustrated Historical Atlas of York County*, the Henry Luanu farmstead is indicated by a single building at the west end of Lot 8, set back from the road and accessed by a laneway in the front.

From 1881 to 1884, Henry and John Jacob Lunau are listed as occupants of only 99 ³/₄ acres of their 1000 acre half lot. Land records shed no light on ownership or use of the one-quarter acre parcel during this period. By 1885, John Jacob Lunau had taken over management of the farm and his father, Henry, had retired to Unionville. The census records for 1891 list John Jacob, his wife, Abigail, their two daughters, and a young servant as living in a two-storey brick residence with ten rooms which was by then the only house on the west half of the lot.

By 1893, John Jacob Lunau had left the farm to take up a career as an auctioneer and insurance salesman, and the property was rented out. James Cousing, a labourer with a household of six, was the first to occupy the farm in 1893. Cousing was followed by tenant farmer David Coulson, who resided on the property from 1894 to 1899.

Upon the death of Henry Lunau in 1898, ownership of the west half of Lot 8 passed to his son John Jacob Lunau. Neither John Jacob Lunau nor Abigail Lunau, who assumed ownership of the property for a short period in the early 1900s ever returned to live on the farm. John Jacob took up residence in Toronto in 1910, and until he sold the farm to his cousin, Archibald, in 1917, the 100 acre parcel continued to be leased out.

From 1900 to 1915, the farm was leased by Richard Ham, an English immigrant. In 1901, the census lists three buildings on the farm, one being a nine room brick residence occupied by Richard, his wife, Sarah, their four children, and a servant. By 1907, Richard's son Garfield was helping to manage the farm. The Ham's had moved elsewhere by 1916, and the farm remained vacant for a year before Archibald Lunau and his family took up residence in 1917.

Six years later, in 1923, the Champion family bought the farm and remained on it for 22 years. Two of the Champion's children, Marion and Isobel, became active figures in the local community and have been instrumental in the work of the Markham Historical Society and books published on the history of Markham.

The Bradburn House was extensively renovated in the 1950s by then owners Bruce and Amie Beatty. Subsequent owners John and Sophia Van Hezewyk resided on the farm for 21 years before selling it to the Province of Ontario in 1978. In 2000, the house was vacated during preparations for redevelopment of the immediate area. It was subsequently relocated and restoration work was undertaken concurrent with residential intensification of the area.

Contextual Value

The Alexander Bradburn House is an important historical landmark in the vicinity of Warden Avenue and Highway 7, helping make legible the agricultural tradition of the former Markham Township.

DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The Alexander Bradburn House include:

- Rectilinear massing and symmetrical composition with the primary (north) elevation composed of three bays, and the side elevations consisting of two bays each;
- One-storey rear extension;
- Roof profile with returned eaves;
- Fieldstone clad foundation with brick water table above;
- Red brick masonry patterned in Flemish bond on the north elevation and common bond on the side and rear elevations;
- Buff brick detailing including quoining, string courses, lintels and radiating brick voussoir surrounding the main entrance;

- Divided lite windows including six-over-six windows flanked by wood shutters on the main volume of the house, and two-over-two windows on the rear extension;
- Wood verandah with decorative posts spanning the primary elevation;
- Paneled door with partial sidelites;
- Half moon vents at the gable ends;
- Brick chimneys positioned at the gable ends.