

CERTIFIED A TRUE COPY
"Kimberley Kitteringham" c/s
KIMBERLEY KITTINGHAM, CITY CLERK
THE CORPORATION OF THE CITY OF MARKHAM



By-law 2023-xxx

A BY-LAW TO AMEND BY-LAW 2002-8 BEING A BY-LAW TO DESIGNATE
THE WILMOT BRUMWELL HOUSE, 10381 WOODBINE 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. 2002-8, “The Wilmot Brumwell 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 10381 WOODBINE AVENUE as being of cultural heritage value or interest;

AND WHEREAS the By-law requires amendment to correct the legal description of the property and 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; correct the legal description of the property; 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 “A” of By-law No. 2002-8 contains an incorrect legal description and a correction is required; and

AND WHEREAS Schedule “B” of By-law No. 2002-8 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

That By-law No. 2002-8 be amended to correct the legal description of the Heritage Property formerly municipally-known as 10381 Woodbine Avenue from PT. LT 22 AND PT. LOT 23, CON. 4, Markham, Town of Markham Regional Municipality of York to Plan 65M2761 Lot 11, City of Markham, Regional Municipality of York; and

1.1. That the legal description contained in Schedule “A” of By-law No. 2002-8 be replaced with the legal description as contained in Schedule “A” of this By-law; and

1.2. That the Statement of Cultural Heritage Value or Interest contained in Schedule “B” of By-law No. 2002-8 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule “B” of this By-law;

2. Schedule(s)

2.1. Schedule “A” – Legal Description

2.2. Schedule “B” – 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**

REVISED LEGAL DESCRIPTION OF LAND

The Wilmot Brumwell House

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

PLAN 65M2761

LOT 11, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

PIN: 70008-2251

SCHEDULE “B” TO BY-LAW 2023-xx

The Wilmot Brumwell House

8 Wismer Place

The Wilmot Brumwell 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 Wilmot Brumwell House is a two and a half storey brick dwelling located on the north side of Wismer Place with the community municipally-known as Markham Heritage Estates.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design Value

The Wilmot Brumwell House is an excellent representative example of a substantial brick house built at the beginning of the 20th century incorporating elements of the Queen Anne and Edwardian Classicism styles.

Unlike the simple, symmetrical, rural vernacular houses which were built in the area through much of the nineteenth century, the Wilmot Brumwell House with its irregular form, sweeping verandah and prominent shingled gables, has a significantly more urban appearance. It is clear that the house was designed either by an architect or sourced from a pattern book that were becoming more widely available at the time.

The house was originally set on a random coursed cut fieldstone foundation that has been replicated in veneer form at its new location at 8 Wismer Place. The exterior walls are constructed out of a dark red brick veneer with rusticated limestone window sills. The principal (east) elevation is dominated by an oversized third storey closed gable with a pent roof, finished with decorative shingles and a trio of three-over-one windows. The oversized roof provides ample shelter to the structure below with 2 ½ foot deep eaves and wooden tongue and groove soffits.

The east elevation is also composed of a two storey canted bay window that is located on the left half of the façade. A generous curved verandah wraps around the corner of the house supported on short Tuscan columns placed upon square brick piers with limestone caps. The verandah is detailed with rectangular pickets and a restrained dentil moulding below the eaves.

The north elevation is composed of a projecting wing topped with a smaller closed gable, detailed like the front gable, but with a pair of three-over-one windows. Below this gable, on the first floor, is a projecting wooden box bay with three-over-one windows.

Most of the major windows are one-over-one-windows with effort is taken to line up the windows vertically from floor to floor. However, there are a few small odd shaped windows that are located for interior convenience and disrupt the symmetry of the exterior. The asymmetrical placement of windows was a character defining element of many of the homes built in the early twentieth century.

Historical Value

The property has direct association with significant family which helped develop Victoria Square. The Wilmot Brumwell House was originally located at 10391 Woodbine Avenue on Lot 23 Concession 4 near the community of Victoria Square. It is believed to have been built in 1910 for Wilmot Brumwell (1874-1942), his wife Jenny (1876-1956), and their children. The parcel of land originally occupied by the house was purchased by Wilmot's uncle, Isaac Brumwell in 1891. Isaac Brumwell was a leading figure in the community of Victoria Square where he owned a substantial mid-nineteenth century estate house and farmstead on Lot 27 Concession 4. Like his uncle before him, Wilmot Brumwell was also a prosperous farmer and the Brumwell family were leading members in the Brethren of Christ, Tunker Church on Woodbine Avenue north of 19th Avenue. After the death of Wilmot Brumwell in 1942, the house was passed on to his son Franklin J. Brumwell and his wife Margaret who occupied the house until 1975 when it was sold to a development company. After being tenanted out for several years, the house was left vacant, and eventually moved to Markham's Heritage Estates by Mr. Chris Keeley and Ms. Kim Morgan. The house, now municipally-known as 8 Wismer Place, was restored following relocation to Markham Heritage Estates.

Contextual Value

The property is important in supporting the character of Markham Heritage Estates. Despite being relocated from its original location on Woodbine Avenue, the Wilmot Brumwell House still conveys the prosperity and architectural sophistication attained by one of Victoria Corners leading citizens and farming families. Its location in Markham's Heritage Estates subdivision, alongside several other homes dating from the nineteenth century, clearly illustrates the changes that took place in domestic architecture at the beginning of the twentieth century, as well as the City of Markham's commitment to preserving its architectural heritage.

DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The Wilmot Brumwell House include:

- Asymmetrical massing typical of Queen Anne Revival architecture;
- Prominent gables with fish scale shingles;
- Red brick masonry and fieldstone veneer on the foundation;
- Verandah supported by classical columns and masonry piers wrapping around portions of the east and north elevations;
- Wood windows and storms in varying configurations including, but not limited to, three-over-one and one-over-one;
- Paneled front door with glazed upper half;
- Red brick chimney with corbelling.