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"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 2001-120 BEING A BY-LAW TO DESIGNATE
THE WILLIAM WONCH HOUSE, 10077 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. 2001-120, “The William Wonch 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 10077 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. 2001-120 contains an incorrect legal description and a correction is required; and

AND WHEREAS Schedule “B” of By-law No. 2002-120 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. 2001-120 be amended to correct the legal description of the Heritage Property formerly municipally-known as 10077 Woodbine Avenue from Part Lots 21 & 22, Concession 4 Part 12 & 13, 66R-3426 Town of Markham Regional Municipality of York to Plan 65M3644 Lot 36, City of Markham, Regional Municipality of York; and

1.1. That the legal description contained in Schedule “A” of By-law No. 2001-120 be replaced with the legal description as contained in Schedule “A” of this By-law; and

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1.2. That the Statement of Cultural Heritage Value or Interest contained in Schedule “B” of By-law No. 2001-120 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 William Wonch House

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

PLAN 65M3644 LOT 36, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

PIN: 03053-0292

SCHEDULE “B” TO BY-LAW 2023-xx

The William Wonch House 43 Castleview Crescent

The William Wonch 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 William Wonch House is a one and a half storey brick dwelling located on the west side Castleview Crescent backing onto a municipally-owned open space know as Artisan Trail. The property, located in a residential subdivision, is nearby to the contemporary community known as Cathedraltown.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design Value

The property is a representative example of an architectural style often found in Markham. The William Wonch House is a one and a half storey brick residence built in the Gothic Revival Style c.1860-1880. The house is T-shaped in plan with prominent gables and wood roof shingles. The house at one time likely had chimneys on the gable ends. The windows on the first and second storeys are two-over-two and are flanked by wood shutters. The basement windows are fixed and consist of three divided lites. Restoration work on the house was undertaken concurrent with the residential intensification of the area, returning the structure to a more historically-accurate condition.

Historical Value

The property at Lot 21, Concession 4 was originally settled by John George Wunsch (Wonch) and his wife Mary, who came with Berczy to Markham in 1794. John drew Lot 21, Concession 4 which he patented in 1816.

The 1851 Census shows the property occupied by 64 year-old farmer John Wonch, the son of William, residing on the property in a log house with his wife Ann, aged 58, and a child (or grandchild) Wesley, aged 15. Also residing on the property was William Wonch, a farmer, aged 35. He is listed as residing in a frame house with his wife Christine (Quantz), his son George E, aged 11, and a number of others (possibly farm workers), Elizabeth Clark, aged 6, Dorothy Burk (Shaw) aged 55, David Burk, a farmer, aged 59, John Shoults, a farmer, aged 51 and Richard Shaw, aged 18. All of the Wonch family and residents on the property were listed as members of the Methodist faith, with the exception of David Burk who was identified as a disciple. Richard Shaw and his mother, Dorothy Burk, are identified under the house category as (Darlington)

whereas John Shoults is identified under the house category as (McGilvary). It is possible that the primary residence for these individuals was elsewhere.

The 1856 and 1860 Maps of Markham Township show a William Wouch as the owner of the property. The 1861 Census indicates that William Wonch, a farmer, aged 45, was living on the property in a brick, one-storey house with his wife Christina (Quantz), aged 42, and son, George E., a student, aged 19. Also living in the household is Philip Quantz, aged 13. The Quantz family were descended from the original Berczy settlers. Also residing on the property in a log house were John Wonch, with his wife Ann, then aged 73 and 67 respectively, along with Christina Hiltz (possibly a servant)

The 1871 Census shows that the property was owned by William Lawson, aged 53. He was living there with his wife Sarah (Hill), and children, William, aged 21, listed as a student, Thomas, aged 19, listed as a blacksmith, Charles, age 16, and Margaret, aged 13. Also residing on the property was William Henry Lever, aged 7. The Lawson family were all members of the Wesleyan Methodist faith. William's father is believed to have been William Lawson who came to Upper Canada in 1829 from England.

The 1878 Map of the Township of Markham shows a house on the property in the location of the present dwelling, with a William Lawson identified as the Owner. The 1881 Census shows that by that time the property was occupied by Ann Nichols (Grundy), a widow of George Nichols, aged 55. She was living there with her daughter Mary, aged 28, son William F., aged 19 and daughter Elizabeth, aged 12. Evidently William took over the operation of the farm at an early age, as he is listed as "Farmer" in the census. The Nichols are all listed as being of English origin.

The 1919 map of Markham shows the owner as being a W.F. Nichols, while the map from the early 1920s shows a Mr. Glover residing on the southern half of the property at Lot 21, Concession 4, whereas W.F. Nichols was residing on the northern half.

Contextual Reasons

The William Wonch House is of contextual significance as a representative example of a nineteenth century farmstead, with historical connections to the community of Victoria Square thus maintaining the former character of the area.

DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The William Wonch House include:

- Irregular massing and T-shaped plan with prominent front and side gables;
- Roof profile with wood roof shingles;
- Fieldstone clad foundation and brick masonry;
- Window configuration and placement consisting of two-over-two wood windows and storms on the ground and second floor, and fixed, three pane wood windows providing daylighting to the basement;
- Lancet window and circular louvered decorative element in the front gable;

- King post in the front gable;
- Brick lintels, projecting lug sills and wood shutters;
- Porch treatment on the traditional front (west) elevation including paneled door, transom and sidelights;
- Porch and paneled front door along the north (current primary) elevation.