

CERTIFIED A TRUE COPY
"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 307-83 BEING A BY-LAW TO DESIGNATE
THE AMBROSE NOBLE HOUSE, 9251 HIGHWAY 48 NORTH

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. 307-83, “The Ambrose Noble 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 9251 HIGHWAY 48 NORTH 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. 307-83 contains an incorrect legal description and a correction is required; and

AND WHEREAS Schedule “B” of By-law No. 307-83 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. 307-83 be amended to correct the legal description of the Heritage Property formerly municipally-known as 9251 Highway 48 North from 9251 Highway 48 North to Plan 65M2761 Lot 38, City of Markham, Regional Municipality of York; and

- 1.1. That the legal description contained in Schedule “A” of By-law No. 307-83 be replaced with the legal description as contained in Schedule “A” of this By-law; and
- 1.2. That By-law No. 307-83 be deleted from the title of the properties described in Schedule “B”; and,
- 1.3. That the Statement of Cultural Heritage Value or Interest contained in Schedule “B” of By-law No. 307-83 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule “C” of this By-law;

2. Schedule(s)

- 2.1. Schedule “A” – Legal Description
- 2.2. Schedule “B” – Legal Description
- 2.3. Schedule “C” – 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 Ambrose Noble House

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

PLAN 65M2761 LOT 38, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

PIN: 70008-2267

SCHEDULE "B" TO BY-LAW 2023-xx

03067-0231 (LT)		FIRSTLY: PART LOT 16 CONCESSION 4 MARKHAM PART 1, 65R22325; SECONDLY PART LOT 16 CONCESSION 4 PART 1,A 65R9530 SAVING AND EXCEPTING PART 8,
03067-0230 (LT)		PART LOT 16 CONCESSION 4 MARKHAM PART 1, EXPROPRIATION PLAN YR3479794; CITY OF MARKHAM
03067-0226 (LT)		PT LT 16 CON 4, PT 1, 65R15883, EXCEPT PT 1, 65R22325; MARKHAM; T/W R397329.
03061-0094 (LT)		PT W PT 70 ACRES LT 16 CON 8 MARKHAM PT 4, 65R9442; S/T R411643 ; MARKHAM
03061-0090 (LT)		PT W PT 70 ACRES LT 16 CON 8 MARKHAM PTS 3 & 8, 65R9442 ; MARKHAM
03061-0054 (LT)	9275 HIGHWAY 48, MARKHAM	PT W PT 70 ACRES LT 16 CON 8 MARKHAM PT 7, 65R9442; T/W R514842 & R411643; S/T R514840 ; MARKHAM
03058-0975 (LT)	48 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468 PT 19, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION BY THE
03058-0974 (LT)		PT BLK 61 PL 65M3468 PTS 15,16,17 & 18, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/12/11 OR THE DATE OF ACCEPTANCE &
03058-0973 (LT)		PT BLK 61 PL 65M3468, PTS 11,12,13 & 14, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/12/11 OR THE DATE OF ACCEPTANCE &
03058-0972 (LT)	54 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468, PTS 8,9,10, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS AFTER 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION
03058-0971 (LT)	56 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468, PTS 6 & 7, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION BY
03058-0970 (LT)	58 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468, PTS 4 & 5, 65R24370; MARKHAM.S/T RT UNTIL THE LATER OF 5 YRS AFTER 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION OF
03058-0969 (LT)	60 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468 PT 3, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION BY THE
03058-0968 (LT)	62 COLTY DRIVE, MARKHAM	PT BLK 61 PL 65M3468 PTS 1 & 2, 65R24370; MARKHAM. S/T RT UNTIL THE LATER OF 5 YRS FROM 01/11/28 OR THE DATE OF ACCEPTANCE & ASSUMPTION
03058-0876 (LT)		COLTY DRIVE, PLAN 65M3468, MARKHAM.
03058-0871 (LT)		BLOCK 69, RESERVE, PLAN 65M3468, MARKHAM; S/T EASE OVER PT BLK LYING WITHIN THE LIMITS OF PTS 3 & 4 65R18563 AS IN MA23840.
03058-0870 (LT)		BLOCK 68, RESERVE, PLAN 65M3468, MARKHAM; S/T EASE OVER PT BLK LYING WITHIN THE LIMITS OF PT 4 65R18563 AS IN MA23840.

03058-0865
(LT)

BLOCK 63, PLAN 65M3468, MARKHAM; S/T EASE OVER PT BLK
LYING WITHIN THE LIMITS OF PTS 3 & 4 65R18563 AS IN MA23840
PARTIALLY RELEASED AS TO

03058-0864
(LT)

BLOCK 62, PLAN 65M3468, MARKHAM.

SCHEDULE “C” TO BY-LAW 2023-xx

The Ambrose Noble House

11 Heritage Corners Lane

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

DESCRIPTION OF PROPERTY

The Ambrose Noble House is a two storey brick dwelling located on the southeast corner of Heritage Corners Lane and Aileen Lewis Court. The property is located within the community municipally-known as Markham Heritage Estates.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design Value

The Ambrose Noble House is an outstanding example of an early Markham residence built in the Georgian style with vernacular influences. The two-storey brick house is rectangular in plan with a three bay facade. The exterior walls are of masonry construction laid in common bond on the north and east walls, and in stretcher bond on the south and west walls. The foundation is fieldstone cladding.

The low pitched gable roof with single stack chimneys is covered with wooden shingles. The two end chimneys sit at the peak of the roof. The roof trim is wood and consists of a plain boxed cornice with a plain, sloped frieze; the cornice returns on the gable ends.

The windows are generally rectangular in shape with a flat arch of radiating voussoirs at the top and a wood lug sill to the bottom. The sash are double hung; a twelve pane upper sash sits over an eight pane lower sash. The second floor windows are smaller than those of the ground floor but are similar in their width to height ratio.

There are six windows symmetrically placed across the primary (west) elevation, three on the ground floor, and three above. The second floor windows do not centre directly on those below which alleviates the strict formal balance of this elevation. The symmetry is also broken by the two recessed entry doors along the ground floor which are off-centre. The doors are seven panelled with a moulded rail and plain panels. Flush with the outside of the wall is a storm door that has solid panels on the lower half and a fixed sash on the upper half.

Both the south and north elevations are similar in design with four symmetrically placed windows, two on the ground floor, and two on the second floor. These windows are comparable in detail to those along the west elevation. The south elevation has a single door centrally located at the ground floor level.

Although there is no direct evidence that the Ambrose Noble House was ever used as a hotel, given its former position at the junction of two major roads, its large size, the number of doors from the ground level, and the fact that the Campbell's were identified as hotel keepers, it does seem possible that at one time the house was used as a hotel. In order to accommodate road widening, the Ambrose Noble House was relocated to Markham Estates in the early 2000s with restoration work completed to return the building to a more historically-accurate condition.

Heritage Value

The property has direct association with a family who is significant to the local community. The Ambrose Noble House was originally located at the northeast corner of Highway 48 and 16th Avenue, and was the farmhouse of the Noble family which occupied the western third of Lot 16, Concession 8. It is believed that the house was built in the 1840s.

Ambrose Noble was born in West Springfield, Massachusetts in 1795 and moved to the Township of Markham in 1816. Noble settled on Lot 16 in the 8th Concession on seventy acres of land. The land was leased from the Crown as it had been set aside as a Clergy Reserve when the Township was laid out in 1793-94. It was not until 1846 that the land was released, and Ambrose Noble was able to purchase the land that he had leased for thirty years.

Some accounts of the history of this house speculate that the present structure was built after Noble had received clear title to the land but before the 1851 Census of Canada West which identified a brick house of two storeys, serving one family on the property. Architecturally, however, the house appears to be of an earlier construction, and share similarities with other dwellings in Markham which were believed to have been built in the 1830s and 1840s.

In this same census both Ambrose and his son, Charles, are listed by occupation as tanners. It is thought that a tannery was located on the property at this time but no trace remains of such a building. By the 1859 Assessment Rolls, and also in the 1861 Census, Ambrose Noble's primary occupation was no longer listed as a 'tanner' but rather 'farmer'.

In 1870, one and three-quarters acres of the Noble farm were sold to the Toronto and Nippissing Railway. Two years later, the remaining sixty-eight and one-quarter acres were sold to Noble's youngest daughter, Martha. Martha was 25 at this time, living in the Township of Brock and was married to Alexander Campbell, a hotel keeper. As Ambrose was 77 and his wife was close to 67 by this time, it seems likely that Martha and her husband took over the farm and looked after the couple in their old age. Hannah passed away in 1879 while Ambrose lived until his 95th year. He died in October 1889.

Apparently Alexander Campbell did not live long beyond his father-in-law as Martha married Philip Stotts in 1892. In the same year, Martha leased the property for a term of ten years to Charles Gregory for two hundred and seventy-five dollars per year. In 1916, for a token dollar, Martha Stotts sold the land to Ambrose Alexander (A.A.) Campbell, a son from her first marriage. A.A. Campbell retained ownership of the land until 1951 when it passed out of the Noble family for the first time in 135 years.

DESCRIPTION OF HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of The Ambrose Noble House include:

- Rectilinear massing and symmetrical composition of the dwelling consisting of three bays on the primary (west) elevation, and two bays each on the side elevations;
- Roof profile with returned eaves and a wood shingle roof;
- Brick chimneys located at the gable ends;
- Exterior materials including a fieldstone foundation cladding and red brick masonry;
- Window placement and configuration consisting of twelve-over-eight wood windows in varying sizes along the ground and second floors, and fixed divided lite windows on the basement level;
- Radiating voussoirs above the window and door openings;
- Wood lug sills;
- Louvered wood shutters;
- Multiple entrances with two located along the west elevation and one along the south elevation;
- Panelled wood doors and storm doors.