



## By-law 2024-39

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
“William and Anna Mustard House”  
11303 Warden Avenue

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WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “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;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the William and Anna Mustard House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:

Gainview Development Inc.  
PO BOX 1175  
Mississauga B Postal Outlet  
Mississauga, Ontario  
L4Y 3W4

and upon the Ontario Heritage Trust, notice of intention to designate the William and Anna Mustard House, 11303 Warden Avenue, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms 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:  
  
“William and Anna Mustard House”  
11303 Warden Avenue  
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 property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed February 28, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2024-39**

In the City of Markham in the Regional Municipality of York, the property municipally known as 11303 Warden Avenue, Markham, Ontario, and legally described as follows:

PT LT 29 CON 5 MARKHAM PTS 1 TO 4 64R6775; S/T R734921; S/T MA41533 MARKHAM

PIN: 030560027

# SCHEDULE 'B' TO BY-LAW 2024-39

## STATEMENT OF SIGNIFICANCE

### William and Anna Mustard House

11303 Warden Avenue  
c.1862

The William and Anna Mustard House 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 the following Statement of Significance.

#### **Description of Property**

The William and Anna Mustard House is a one-and-a-half storey fieldstone dwelling located on the east side of Warden Avenue, south of Nineteenth Avenue. The house faces westwards.

#### **Design Value and Physical Value**

The William and Anna Mustard House has design value and physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition. It is a late example of its type and as such is somewhat of an outlier for its date of construction. The absence of eave returns provides an indication of c.1860s construction. With its window and door openings framed with quoin-like brick surrounds, the house exhibits a distinctive early to mid-nineteenth century Scottish cultural influence which is understandable when one considers that Scottish stone masons are credited for building many fine fieldstone houses in Scarborough, Markham, and Pickering Townships. The general character of the house is formal and conservative with a simple front entrance, eschewing the more elaborate doorcases typical of the Classic Revival style seen in many mid-nineteenth century farmhouses in Markham.

#### **Historical Value and Associative Value**

The William and Anna Mustard House has historical and associative value as it represents the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century. The property is also indicative of the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The house was constructed c. 1862 on the west half of Markham Township Lot 29, Concession 5 by William Mustard to replace an older log house on the property. William Mustard was the son of George Mustard, a Scottish immigrant that came to Markham in approximately 1801 after being pressed into the service of the British Navy during the Napoleonic Wars. The property remained in the ownership of the Mustard family until 1920.

#### **Contextual Value**

The William and Anna Mustard House has contextual value as it is physically, functionally, and visually linked to the property where it has stood since c.1862. The property is also historically linked to its surroundings where it helps make legible the agricultural character of the former Markham Township.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the William and Anna Mustard House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

*Heritage attributes that convey the property's design value or physical value as a fine representative example of a mid-nineteenth century fieldstone farmhouse in the Georgian architectural tradition:*

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with red brick quoins and quoin-like door and window surrounds;
- Medium-pitched gable roof with projecting, open eaves and single-stack, corbelled, buff brick chimney at the building's south end;
- 3-bay configuration of the primary (west) elevation;
- Single-leaf, centre front door with rectangular transom light above;
- Flat-headed, rectangular window openings with splayed brick arches and brick sills, containing eight-over-twelve and six-over-six paned, single-hung windows.

*Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the British families that arrived in Markham Township in the first half of the nineteenth century, and the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:*

- The dwelling is a tangible reminder of the Mustard family that historically resided on the property from c.1801 until 1920.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, historically, and visually linked to its surroundings:*

- The location of the building facing west, on its original site where it has stood since c.1862.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Aluminum awning over front door;
- Knee wall windows along the primary elevation;
- Red brick chimney at north end of the roof;
- Rear addition and attached garage;
- Accessory building.