



By-law 2024-164

A BY-LAW TO AMEND BY-LAW 211-79 BEING A BY-LAW TO DESIGNATE
THE BRIARWOOD FARM-JAMES MCLEAN HOUSE, 4031 16TH 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. 211-79, “The Briarwood Farm-James McLean House” at 4031 16th Avenue was designated by Council as being of historic or architectural 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. 211-79 contains a legal description that requires amendment; and

AND WHEREAS Schedule “E” of By-law No. 211-79 contains a Reason for Designation 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 legal description contained in Schedule “A” of By-law No. 211-79 be replaced with the legal description as contained in Schedule “A” of this By-law.
- 1.2. That By-law No. 211-79 be deleted from the title of the properties described in Schedule “B” of this By-law.
- 1.3. That the Reasons for Designation contained in Schedule “E” of By-law No. 211-79 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” – Amended Legal Description
- 2.2. Schedule “B” – Legal Description of Lands to be Deleted
- 2.3. Schedule “C” – Statement of Cultural Heritage Value or Interest

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25TH DAY OF SEPTEMBER,
2024.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

**SCHEDULE “A” TO
BY-LAW 2024-164**

In the City of Markham in the Regional Municipality of York, the property municipally known as 13 Howie Court, Markham, Ontario, and legally described as follows:

BLOCK 7, PLAN 65M4815; CITY OF MARKHAM

PIN: 02977-0750 (LT)

**SCHEDULE "B" TO
BY-LAW 2024-164**

Legal Description of Lands To Be Deleted

02977-0755 (LT)	BLOCK 12, PLAN 65M4815;
02977-0754 (LT)	RESERVE BLOCK 11, PLAN 65M4815;
02977-0753 (LT)	BLOCK 10, PLAN 65M4815;
02977-0752 (LT)	BLOCK 9, PLAN 65M4815;
02977-0751 (LT)	BLOCK 8, PLAN 65M4815;
02977-0749 (LT)	BLOCK 6, PLAN 65M4815;
02977-0748 (LT)	BLOCK 5, PLAN 65M4815;
02977-0747 (LT)	BLOCK 4, PLAN 65M4815;
02977-0746 (LT)	BLOCK 3, PLAN 65M4815;
02977-0745 (LT)	BLOCK 2, PLAN 65M4815;
02977-0744 (LT)	BLOCK 1, PLAN 65M4815;

SCHEDULE “C” TO BY-LAW 2024-164

STATEMENT OF SIGNIFICANCE

Briarwood Farm – James McLean House

13 Howie Court
c.1855

Briarwood Farm – James McLean 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

Briarwood Farm – James McLean House is a one and a half storey patterned brick farmhouse located adjacent to Sixteenth Avenue, east of Warden Avenue, bounded by a river valley on the west side and late twentieth century houses fronting on Normandale Avenue on the east side. The house faces north.

Design Value and Physical Value

Briarwood Farm – James McLean House has design value and physical value as an excellent representative example of a mid-nineteenth century farmhouse in patterned brick, with a Georgian Tradition form and Classic Revival details. It is a type of substantial farmhouse that reflects a period of agricultural prosperity in the 1850s when wheat was selling for good prices, enabling many Markham Township farmers the means to replace older log and frame dwellings. This house is exceptional for its excellent state of preservation both on the exterior and interior.

Historical Value and Associative Value

Briarwood Farm – James McLean House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British families that came to Markham in the 1820s -1830s, and the theme of improvement of early farmsteads as the agricultural community progressed past the early settlement phase into a period of prosperity. The property is associated with James McLean, a Scottish immigrant that received the Crown patent for Lot 15, Concession 5, a former Clergy Reserve Lot, in 1845. McLean was a tenant on the land prior to becoming the owner. At the time of the 1851 census, James and Flora (McKinnon) McLean resided in a log house. By 1861, the log house had been replaced by a fine brick farmhouse. In 1875, the west half of the farm, including this dwelling, was willed to John Patterson, a labourer who had resided with the family for a considerable time and was married to Flora, the McLeans’ daughter. The property is also of significance for its more recent history. In 1945, the farm was purchased by Aubrey Dean Hughes and Dora Evelyn Hughes. The Hughes family named the farm “Briarwood.” Dean Hughes wrote about life on this farm north of Unionville in two books, *And So They Bought a Farm* and *Along the Sideroad*. He also used the farm as the basis of a radio show on the CBC that ran for 25 years, titled “The Craigs,” and had a column in the Toronto Star.

Contextual Value

Briarwood Farm – James McLean House has contextual value for being physically, functionally, visually and historically linked to its surroundings as a remnant of the former agricultural community that historically existed to the north of Unionville, now transformed to a suburban community in the City of Markham.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Briarwood Farm – James McLean House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property’s design value and physical value as an excellent representative example of a mid-nineteenth century farmhouse in patterned brick, with a Georgian Tradition form and Classic Revival details:

Exterior, character-defining elements that embody the cultural heritage value of Briarwood Farm – James McLean House include:

- One-and-a-half storey main block of the building, and its one storey rear kitchen wing;
- Exterior walls of red brick with buff brick accents in the form of quoining, ground floor door and window arches, and frieze;
- Gable roof with its wood cornice and eave returns;
- Gable-end single-stack brick chimneys with limestone copings;
- Six over six sash-style wood windows with operable louvered wood shutters and projecting window sills;
- Single-leaf front door with a single panel in the Classic Revival style, with multi-paned wood transom and sidelights and wood panels below the sidelights.

Interior, character-defining elements remaining from the 1850s that embody the cultural heritage value of Briarwood Farm – James McLean House include:

- Pine plank floors;
- Staircase with turned newel posts, oval handrail and square pickets;
- Pine, single-panelled front door with rim lock;
- Four panelled pine doors with period hardware;
- Pine baseboards;
- Pine door and window architrave trim, and panelled window aprons;
- Brick fireplace and pine fireplace mantel in the west room;
- Brick cooking fireplace, iron crane and wood mantel in the rear wing.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British families that came to Markham in the 1820s -1830s, and the theme of improvement of early farmsteads as the agricultural community progressed past the early settlement phase into a period of prosperity:

- The dwelling is a tangible reminder of the Scottish-Canadian McLean family that historically resided on this property from the 1830s to the mid-1870s, and how they prospered on this land to enable the construction of a fine brick farmhouse in 1855.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its historic parcel, facing north, where it has stood since 1855.

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

- Modern addition to rear.