



By-law 2024-182

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“HAROLD AND RUBY BOYINGTON HOUSE”
8205 MCCOWAN ROAD

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 Harold and Ruby Boyington House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 29, 2024, has caused to be served on the owners of the lands and premises at:

Trustees of the Markham Congregation of Jehovah’s Witnesses
8205 McCowan Road RR 1 STN Main
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the Harold and Ruby Boyington House, 8205 McCowan Road, 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:

“Harold and Ruby Boyington House”
8205 McCowan Road
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 September 25, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-182

In the City of Markham in the Regional Municipality of York, the property municipally known as 8205 McCowan Road, Markham, Ontario, and legally described as follows:

PT LT 9 CON 7 MARKHAM; PTS 2-4 65R6655; MARKHAM

PIN: 02916-0607

SCHEDULE 'B' TO BY-LAW 2024-182

STATEMENT OF SIGNIFICANCE

Harold and Ruby Boyington House

8205 McCowan Road
c.1935

The Harold and Ruby Boyington 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 Harold and Ruby Boyington House is a one-and-a-half storey brick dwelling located on the east side of McCowan Road, south of Highway 7. The house faces west.

Design Value and Physical Value

The Harold and Ruby Boyington House has design and physical value as a locally unique vernacular dwelling that blends the form of an Ontario Classic farmhouse with details and materials characteristic of the American Arts and Crafts Movement. The dwelling's one-and-a-half storey symmetrical centre gable design would have been very old fashioned when constructed in 1935, a throwback to a historic style that had its heyday from the mid-to-the late nineteenth century. Perhaps the builder was taking a cue from the brick house on the former Snowball brickworks property next door which followed the same general design but had dichromatic patterned brick as its exterior treatment. The paired front windows, style of brickwork, and enclosed porch, features stylistically associated with the American Arts and Crafts Movement of the early twentieth century, are all present in the dwelling's design.

Historical Value and Associative Value

The Harold and Ruby Boyington House has historical value as it is associated with the trend whereby building lots were severed from large farm properties for the use of family members, and for its association with Harold Boyington, who created the Boyington Heights subdivision in 1945. This was the first post-World War II subdivision in the vicinity, thus contributing to the modern-era growth of Markham Village. Harold Boyington's father, William A. Boyington, purchased the 75 acres of the western part of Markham Township Lot 9, Concession 7, in 1923. This property was the former site of the Snowball Brickworks which operated from c.1860 to c.1923. William Boyington also owned a portion of the adjoining Lot 10, Concession 7. This house was constructed on a portion of the Boyington farm in 1935 to serve as the home of his son Harold and his wife Ruby. Harold Boyington inherited the family farm in 1945. He sold his modest brick house and created Plan 3252 on a portion of the eastern half of Lot 10, Concession 7. This Plan consisted of 30 lots and created Ovida Boulevard, Erlane Avenue, and Riverview Road. In addition to his role in land development, Harold Boyington was a member of the Markham Millionaires hockey team in the mid-1940s.

Contextual Value

The Harold and Ruby Boyington House has contextual value as it is physically, functionally, visually and historically linked to the property where it has stood since 1935. The property is a remnant of the agricultural community that once existed in this part of Markham, making legible the once dominant land use in the area.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a locally unique vernacular dwelling that blends the form of an Ontario Classic farmhouse with details and materials characteristic of the American Arts and Crafts Movement:

- T-shaped plan;
- One-and-a-half storey height;
- Concrete foundation;
- Reddish-brown brick walls;
- Steeply-pitched gable roof with open overhanging eaves and steep centre gable on the front slope containing a single-leaf door opening onto a balcony with a wood railing;
- Three-bay configuration of the west (primary) elevation with principal entrance on north side of an enclosed, flat-roofed porch with a brick base and a series of windows separated by plain mullions.
- Paired and single window openings with radiating brick arches with a slight camber and projecting cast concrete lugsills.

Heritage attributes that convey the property's historical value for its association with the trend whereby building lots were severed off large farm properties for the use of family members, and for its association with Harold Boyington, who created the Boyington Heights subdivision in 1945, the first post-World War II subdivision in the vicinity, thus contributing to the modern-era growth of Markham Village:

- The dwelling is a tangible reminder of the Boyington farm and the creation of a separate residence for Harold and Ruby Boyington, and of Harold Boyington who contributed to the modern-era growth of Markham Village.

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 original site, facing McCowan Road, where it has stood since 1935.

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 windows within old window openings;
- Place of Worship.