



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 12, 2023

SUBJECT: Consent Application
10729 Victoria Square Blvd (formerly 10729 Woodbine Avenue)
“Macey-Perkins-Hagerman House”
Creation of a New Residential Lot
B/005/22

Property/Building Description: Two-storey detached dwelling with detached garage constructed in 1870 and altered in 1970 as per MPAC and municipal records.

Use: Residential.

Heritage Status: 10729 Victoria Square Blvd is *listed* on the City of Markham's Register of Properties of Cultural Heritage Value or Interest

Application/Proposal

- The City has received a consent application to sever the property municipally-known as 10759 Victoria Square Blvd (the “Subject Property”) to create a new residential lot. Specifically, the applicant is requesting provisional consent to:
 - a) Sever and convey a parcel of land with an approximate lot frontage of 23.38 meters (76.70 feet) and an approximate lot area of 1109.0 square meters (11937.18 square feet);
 - b) Retain a parcel of land with an approximate lot frontage of 23.39 meters (76.73 feet) and an approximate lot area of 1094.8 square meters (11784.32 square feet).
- At the time of writing, no additional applications (e.g. Minor Variance and Major Heritage Permit) have been submitted for the Subject Property. Refer to Appendix ‘D’ of this memo for a concept plan.

Context

- The Subject Property is located at the northeast corner of Victoria Square Blvd and Royal Albert Street. The surrounding area is characterized by single-detached dwellings located on lots of variable size.

Heritage Policy

- Section 4.5.2.3 of the OP provides direction to “recognize Markham’s *significant cultural heritage resources* by designating individual properties and groups of properties by by-law under Parts IV and V of the Ontario Heritage Act”.
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”;
- Section 4.5.3.4 of the OP provides direction to “impose conditions of approval on development containing a *cultural heritage resource* itself and *adjacent lands* to ensure the continued protection of the *cultural heritage resources*”.
- Section 4.5.3.9 of the OP provides direction “to provide for the protection and *conservation of cultural heritage resources* or the mitigation of adverse effects on *cultural heritage resources* as a condition of minor variance and severance approval and associated agreements”.
- Section 4.5.3.10 provides direction to evaluate each land severance and variance proposal that directly affects a *cultural heritage resource* itself and adjacent lands on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable *heritage conservation district* plan. This shall include the preservation of the existing lot fabric or historical pattern of lot development on the specific street or in the immediate neighbourhood where it contributes to the uniqueness, and forms part of the historical character of the area”.
- Easement Policy adopted by Council - Heritage Conservation Easement Agreements will be secured in the following situations: 7. Severance of Land Where a heritage structure is to be retained on either the retained or conveyed parcel as a result of a consent application to the Committee of Adjustment, the Town will recommend to the Committee of Adjustment that a Heritage Conservation Easement be secured as a condition of approval.

Staff Comment

Significance of the Property

- Heritage Section staff (“Staff”) has prepared a Research Report on the Subject property which identifies its value from a cultural heritage perspective and its heritage attributes. Refer to Appendix ‘C’.

Consent Application

- Heritage Section staff (“Staff”) have reviewed the consent application and have no objection from a heritage perspective as the existing heritage dwelling is proposed to be retained on a lot of sufficient dimension as to not adversely impact its cultural heritage

value. Further, the retained lot has a frontage and depth consistent with those of nearby heritage properties;

- As a condition of development approval, Staff recommend that the Subject Property be designated under Part IV of the Ontario Heritage Act and that the owner enter into a Heritage Easement Agreement (“HEA”) with the City to ensure the long-term conservation of the heritage resource.

Next Steps

- A hearing date for Committee of Adjustment consideration of the consent application has not yet been scheduled;
- Should the Committee support the heritage approval conditions described above, Staff will prepare a Statement of Cultural Heritage Value or Interest for the Subject Property in accordance with the requirements of Section 29 of the Ontario Heritage Act, as amended, and work with the City’s legal department in the preparation of an HEA.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the consent application for 10729 Victoria Square Blvd;

THAT Heritage Markham supports designation of 10729 Victoria Square Blvd under Part IV of the Ontario Heritage Act and the entering into a Heritage Easement Agreement with the property owner to ensure the long-term conservation of the heritage resource;

AND THAT review of any future development or major heritage permit applications for the retained and severed lots be delegated to Heritage Section staff provided that the proposed alterations do not adversely impact the cultural heritage value of 10729 Victoria Square Blvd.

ATTACHMENTS:

Appendix ‘A’	Location Map
Appendix ‘B’	Images of the Subject Property
Appendix ‘C’	Research Report
Appendix ‘D’	Concept Plan

Appendix 'A'

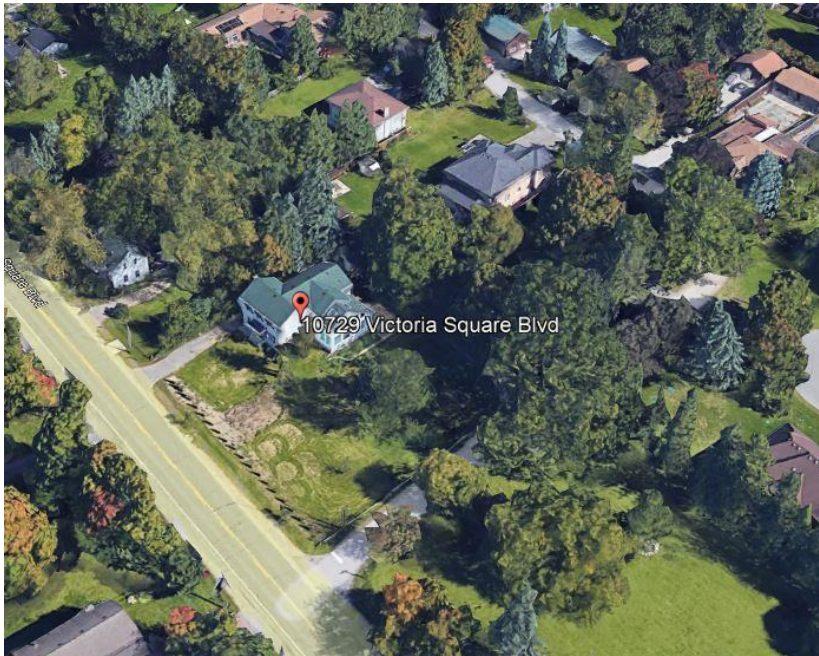
Location Maps



The Subject Property outlined in blue (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



Aerial image of the Subject Property looking northeast (Source: Google)



*The primary (west) elevation of the Subject Property.
The second story was added in 1970 (Source: Google)*

Appendix ‘C’

Research Report

Macey-Perkins-Hagerman House

**10729 Victoria Square Blvd.
(Formerly 10729 Woodbine Avenue)
Lots 25,26 & 27, Plan 184**

c.1860



**Heritage Section
City of Markham Planning & Urban Design, 2023**

History

The Macey-Perkins-Hagerman House is located at 10729 Victoria Square Blvd., on village lots 25, 26 and 27, Plan 184, within the historic hamlet of Victoria Square. The building is sited on Lot 25.

Victoria Square is one of Markham’s oldest communities. Unlike many other villages and hamlets in Markham’s early history, this community did not evolve around a mill site or railway; rather it developed at the crossroads of the 4th Line (Victoria Square Boulevard) and the Markham and Elgin Mills Plank Road. Initially, European settlement took the form of farms

settled by American immigrants, some of which including the Heise, Klinck, Schell, and Stoutengburgh families, as well as English families such as the Reads and Frisbys. For a time, the hamlet was named “Read’s Corners” after the family of the same name that resided there. The core of the community began with the establishment of Primitive Methodist and Wesleyan Methodist churches during the 1830s-1840s, followed by the emergence of typical nineteenth century businesses such as an inn serving travellers on the plank road, general stores, blacksmith shops, boot and shoe makers, and carriage makers. Village lots were subdivided from farm properties at the crossroads to accommodate the businesses and industries, as well as providing building lots for the people employed in these enterprises. A post office was established here in 1854, at which point the community’s name changed from Read’s Corners to Victoria Square.

Plan 184, laid out by surveyor George McPhillips P.L.S., was subdivided within a 6-acre parcel at the north-west corner of Township Lot 25, Concession 4, in 1856. The subdivision of village lots was created on the property of William Gillard Hingston, who had purchased the 6 acres from local inn-keeper William Cantley, in 1849. William G. Hingston was a blacksmith by trade and a member of the board of the Markham and Elgin Mills Plank Road Company. His “Plan of Town Lots in Victoria Square” was a significant step in the early development of the hamlet of Victoria Square. The subdivision contained 27 lots and created Victoria Street and Albert Street (now known as Royal Albert Street), named in honour of the reigning monarch, Queen Victoria, and the Queen’s Consort, Prince Albert.

In 1857, Hingston sold six lots to Joseph Ellerby, an English-born butcher. The lots included the subject property (Lots 25, 26 & 27, Plan 184), fronting on the street now known as Victoria Square Boulevard, and the lots immediately behind, fronting on Victoria Street (Lots 16, 17 & 18, Plan 184). In later census records, Joseph Ellerby is listed as a farmer.

In 1860, Ellerby sold lots 17 and 25 to William C. Macey, a mason by trade. His brother, Richard, was a carpenter and builder that also resided in Victoria Square. William Macey and his wife, Sarah, were born in England and were members of the Wesleyan Methodist Church, according to the census of 1861. There were three young children in the household, Samuel, Elizabeth and Mary. The family’s residence was a one-storey frame house on Lot 25, Plan 184. It is possible that the William Macey house was constructed *circa* 1860 by William’s brother, Richard Macey, given his trade as a carpenter and builder. According to the census of 1861, Richard Macey lived on Lot 26, Concession 3, which is in the north-west part of Victoria Square.

When William Macey purchased Lot 17 on Victoria Street in 1860, it was likely a vacant parcel based on its purchase price. Although the *circa* 1860 frame house addressed 16 Victoria Street is presently attributed to William Macey, newer research conducted as background work for a heritage conservation district study suggests that this modest frame dwelling may have originally been located on Lot 16, the adjoining lot to the south of Lot 17, and constructed for Joseph Ellerby, not William Macey. Thomas Hunt, a labourer, purchased Lots 16 and 17 in

1868. Since the heritage house at 16 Victoria is on a concrete foundation, it appears that it may have been moved from Lot 16 and placed upon a new foundation at an unknown date.

William Macey sold to William Bucknell (or Bricknell) in 1865. The sale price of \$500 is an indication that Lot 25, Plan 184, where the existing dwelling at 10729 Victoria Square Boulevard is located, was a developed lot. At the same time, Bucknell also purchased an adjoining lot, Lot 26, from Joseph Ellerby. Based on the sale price of \$150, this was a vacant lot.

In 1868, William Bucknell sold Lots 25 and 26, Plan 184, to George Henricks. Four years later, Henricks sold to John Perkins. The southernmost lot, Lot 27, at the corner of present-day Victoria Square Boulevard and Royal Albert Street, was added to the property at a later date. Perkins added a general store at the front of the former Macey residence. According to local records, including a sketch in the archives of the Victoria Square United Church, the store was a one-and-a-half storey frame building. In the census of 1881, John Perkins was listed as a store-keeper, 53 years of age, born in Ontario. He was a widower and a member of the Canadian Methodist Church. His son, Joseph, age 30, resided in the same household, and was a schoolteacher. From 1884 to 1895, John Perkins was the local postmaster. The Victoria Square Post Office was located in his general store.

Perkins died in 1895. He willed his property, with the house and store, to his unmarried step-daughter Mary J. Trudgeon, who resided in the Perkins household according to the 1891 census, along with her brother, William Trudgeon, a carpenter, and Alice McKinnon. Mary Trudgeon sold to Sinclair Hagerman in 1896. Sinclair Hagerman owned the property but it was occupied by his son, Nathan. The Hagerman family took over the operation of the general store, which they ran until 1903, when they bought out their competition, another general store built by Christopher Heise in 1892 at the north-west corner of the crossroads.

In 1919, the property passed to Nathan O. Hagerman, and in 1922 to Mary J. Hagerman. After the closure of the general store, the store building was removed and the Hagerman dwelling was moved back on the property and placed upon a new foundation. According to the history on file at the Victoria Square United Church archives, Mabel (Hagerman) Anderson added a second storey to the house about 1970. She and her sister, Bessie, had been willed the property from their mother Mary J. Hagerman in 1936. Mabel Anderson's daughter, Mary (Anderson) Rice further added to the house with a modern rear addition in the mid-1990s.

Architecture

The Macey-Perkins-Hagerman House is a two-storey frame dwelling with an irregular plan. The oldest portions of the building are partially enclosed within later additions, and according to an old survey, the foundation material is concrete block. The house has a cross-gabled roofline. Wall cladding is wood board and batten with a narrow, horizontal strip that divides the siding into upper and lower sections. The front portion of the building has a symmetrical, 3-bay arrangement of openings on the west or front wall, with a central doorcase containing a modern door with a 2-paned transom light above. There is a simple, modern, flat-roofed porch

with slender columns sheltering the entrance. Window openings are symmetrically placed, containing recent 1/1 sash-style windows on the ground floor, and 6/6 sash-style windows framed by louvered shutters on the second floor. An exterior, red brick fireplace chimney is centred on the north gable end wall.

The rear addition, with its current appearance dating from the mid-1990s, has a variety of window shapes, sizes and designs. The most prominent feature is a saltbox-roofed, two-storey solarium with large, plate glass windows. The solarium extends from the south side of the main part of the addition.

The extent of the oldest portions of the dwelling can be seen on the 1967 property survey in the City of Markham's files. The western, main block of the house, facing Victoria Square Blvd. (named Don Mills Road at the time) shows the same rectangular plan shape as it presently exists. A rear wing, slightly offset to the south on the east side of the main block, occupies the traditional location of a kitchen wing in a nineteenth century rural or village dwelling. Added to this same survey is the outline of the proposed addition of 1996, wrapping around the south and east walls of the building as it was at the time of the survey. The survey plan was used as the basis of the site plan for the 1990s addition. An examination of the building elevations as submitted to the municipality for the addition reveals that the existing, or as-built appearance of the house varies from what was proposed. This is most evident in the roofline of the solarium and the simplified window style. A wrap-around veranda on the west and south walls of the main block of the house was not constructed according to plan.

When the Macey-Perkins-Hagerman House was first built *circa* 1860, it was a one-storey, hip-roofed Ontario Regency Cottage. The sketch in the Victoria Square United Church archives illustrates a portion of the original dwelling in this form, positioned behind the front-projecting general store. The existing symmetrical placement of the front door and window openings on the ground floor of the main block of the building, and the proportions and style of the window openings, are consistent with the style and period of the first phase of construction. The second storey addition of *circa* 1970 was designed with a great deal of sensitivity to the original building, which assumed a formal, balanced architectural character in the Georgian architectural tradition. In this case, the style can be more precisely described as a later example of the Colonial Revival style due to the 1970s period of the second phase of construction. It is unfortunate that the 6/6 windows of the ground floor have recently been replaced with 1/1 windows, and that the shutters have been removed. The recent replacement front door, with its stretched elliptical light, is not consistent with the Colonial Revival style of the 1970s phase of the building's development. Both of these recent alterations are reversible

The 1996 addition, in particular the solarium, contrasts with the formal, traditional architecture of the main block of the dwelling. This contrast makes a bold design statement that effectively differentiates the old from the new. In Markham, examples of Colonial Revival are uncommon. A comparable building, a farmhouse constructed *circa* 1890 and remodeled in the Colonial Revival style in 1961, is the Jarvis-Fairty House at 6350 Steeles Avenue. In that case the original

dwelling is not discernable from the exterior due to the extent of additions and renovations that were done to achieve its current appearance.

Context

Victoria Square is a former Heritage Conservation District Study Area that contains 44 properties, 22 of which are listed on the *Register of Property of Cultural Heritage Value or Interest*. Of these 22 properties, two are individually designated under Part IV of the *Ontario Heritage Act*.

The Macey-Perkins-Hagerman House is located on a large village property with mature vegetation forming a green backdrop to the dwelling. The house is generously set back from the street corner, positioned on Lot 25, Plan 184, the northernmost part of the property. Another property listed on the *Register of Property of Cultural Heritage Value or Interest* is next door to the north at 10737 Victoria Square Boulevard. A property designated under Part IV of the *Ontario Heritage Act*, known as the William Macey House, *circa* 1860, is located at 16 Victoria Street, behind the subject property. It is historically related to the Macey-Perkins-Hagerman House.

Sources

Abstract Index of Deeds Markham Township Lot 25, Concession 4

Abstract Index of Deeds, Plan 184 Markham

Markham Township Assessment Rolls, Markham Museum Archival Collection

Canada Census Records 1851, 1861, 1871, 1881, 1891

Plan 184, 1856

Local History Records, Victoria Square United Church Archives

Victoria Square Heritage Conservation District – Historical Background and Inventory, by Su Murdoch, Heritage Consultant

Heritage Designation Report, The William Macey House, 16 Victoria Street, City of Markham, 1998

Property File, 10729 Victoria Square Blvd., City of Markham, Plans for Proposed Addition, 1996

Compliance with Ontario Regulation 569/22 – Criteria for Determining Cultural Heritage Value or Interest

The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction.

The Macey-Perkins-Hagerman House is a representative example of a vernacular dwelling in the Colonial Revival style that encapsulates at least three distinctive periods of development in a readable manner.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The Macey-Perkins-Hagerman House has historical and associative value as the former residence of William Macey, a mason that first developed village Lot 25, Plan 184, in William Hingston's subdivision of 1856 in Victoria Square. The property has additional historical and associative value as the former home and place of business of John Perkins, general store owner, from 1872 to 1895. Perkins served as post master for Victoria Square from 1884 to 1895, during which time the local post office was located in the store at this location. The property has further historical and associative value for its long association with the Hagerman family, who operated a general store from this location from 1896 to 1903. The house was owned and occupied by members and descendants of the Hagerman family and for over a century.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

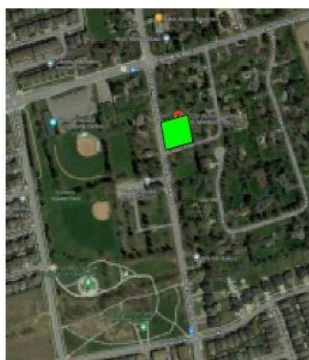
The Macey-Perkins-Hagerman House is one of a number of older buildings that help to define the extent of the historic hamlet of Victoria Square.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Macey-Perkins-Hagerman House has stood on this property since *circa* 1861, pre-dating Canadian Confederation.


Appendix ‘D’

Concept Plan

 SUBJECT LAND

SUBJECT PROPERTY LINE

PROPOSED DRAFT LINE

 PROPOSED DRIVEWAY PROPOSED NEW HOUSE