



By-law 2023-135

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Macey-Perkins-Hagerman House”

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 Macey-Perkins-Hagerman House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on June 13, 2023, has caused to be served on the owners of the lands and premises at:

Zhao Qing
99 South Town Centre Blvd – Unit 325
Markham, Ontario
L6G 0E9

and upon the Ontario Heritage Trust, notice of intention to designate the Macey-Perkins-Hagerman House, 10729 Victoria Square Blvd, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act, and has not been served notice of objection within the prescribed time period;

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:

“Macey-Perkins-Hagerman House”
10729 Victoria Square Blvd
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 27, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2023-xx

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

Macey-Perkins-Hagerman House
10729 Victoria Square Blvd
LT 25 PL 184 MARKHAM; LT 26 PL 184, LT 27 PL 184, PT 1 65R24319,
MARKHAM

PIN: 030530133 and 030530245

SCHEDULE 'B' TO BY-LAW 2023-xx

STATEMENT OF SIGNIFICANCE

Macey-Perkins-Hagerman House

10729 Victoria Square Blvd

The Macey-Perkins-Hagerman 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 Macey-Perkins-Hagerman House is a two-storey, frame dwelling located at the north-east corner of Victoria Square Boulevard and Royal Albert Street, in the historic community of Victoria Square. The house faces west onto Victoria Square Boulevard.

Design and Physical Value

The Macey-Perkins-Hagerman House has design and physical value as a representative example of a dwelling in the late Colonial Revival style. It is an evolved building that began as a one-storey Ontario Regency Cottage c.1860. A general store was added to the front of the dwelling in the early 1880s that was subsequently removed in the early twentieth century. The building was moved back from the street onto a new foundation, and with the addition of a second storey c.1970, assumed a Colonial Revival character. Subsequent additions were made to the rear of the dwelling in the mid-1990s.

Historical and Associative Value

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, representing the theme of the early development of the hamlet of Victoria Square. The property has additional historical and associative value as representative of the theme of economic development through the development of local businesses and services. The property was the former residence 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 as it reflects the theme of prominent early settler families and their continuing contribution to the development of their community due to 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 for over a century.

Contextual Value

The Macey-Perkins-Hagerman House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Victoria Square. The Macey-Perkins-Hagerman House has stood on this property since c.1860, pre-dating Canadian Confederation. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.

Significant Architectural Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an evolved dwelling in the late Colonial Revival style:

- Two-storey primary volume with rectangular plan;
- Board and batten siding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof;
- Brick external fireplace chimney on the north gable end;
- Existing flat-headed, rectangular window openings on the west, north and south walls, with 6/6 single-hung windows on the second floor;
- Non-functional, louvered shutters on the second floor;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall, with its two-paned transom light.

Heritage attributes that convey the property's historical and associative value as the former residence of William Macey, mason, John Perkins., store-keeper and post-master, and the Hagerman family, representing the theme of early development of the hamlet of Victoria Square, the theme of economic development through the development of businesses and services, and the theme of prominent early settler families and their continuing contribution to the development of their community through their long-term ownership and residency.

- Ground floor volume with rectangular plan;
- Existing flat-headed, rectangular window openings on the west, north and south walls;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall, with its two-paned transom light.

Heritage attributes that convey the property's contextual value as a building that helps define the historical extent of the hamlet of Victoria Square.

- The prominent location of the building facing Victoria Square Boulevard at the north-east corner of Victoria Square Boulevard and Royal Albert Street.

Attributes of the property that are not considered to be of significant cultural heritage value:

- Modern replacement windows on the ground floor of the primary volume of the dwelling;
- Solarium addition;
- Rear addition.