



By-law 2025-12

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“JOHN AND SARAH HAGERMAN HOUSE”
4272 FOURTEENTH AVENUE

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 John and Sarah Hagerman House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 25, 2024, has caused to be served on the owners of the lands and premises at:

Phyllis Siu-Butt
4272 Fourteenth Avenue
Markham, Ontario
L3R 0J3

and upon the Ontario Heritage Trust, notice of intention to designate the John and Sarah Hagerman House, 4272 Fourteenth 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:

“John and Sarah Hagerman House”
4272 Fourteenth 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 January 28, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2025-12

In the City of Markham in the Regional Municipality of York, the property municipally known as 4272 Fourteenth Avenue, Markham, Ontario, and legally described as follows:

PART LOT 6, CONCESSION 5 (MKM) AS IN R426324, S/E PART 13,
65R22571; MARKHAM

PIN: 02988-0375

SCHEDULE 'B' TO BY-LAW 2025-12

STATEMENT OF SIGNIFICANCE

John and Sarah Hagerman House

4272 Fourteenth Avenue
c.1860

The John and Sarah 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 John and Sarah Hagerman House is a one-and-a-half storey frame dwelling located on the north side of Fourteenth Avenue in the vicinity of the historic crossroads hamlet of Hagerman's Corners. The primary elevation of the house originally faced west but today faces south.

Design Value and Physical Value

The John and Sarah Hagerman House has design and physical value as an early representative example of an Ontario Classic farmhouse designed to serve the needs of a household of modest means. It has a restrained design without ornament. The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. This is an early example, with a medium-pitched centre gable rather than the steeply pitched centre gable used in later examples of the Ontario Classic, a design detail associated with the picturesque Gothic Revival style. Exterior materials have been renewed over time, but the original form remains readily discernable. The scale and design of this house is similar to dwellings constructed by some Markham Township landowners for the use of tenant farmers, but in this case the house was owner-occupied when first constructed.

Historical Value and Associative Value

The John and Sarah Hagerman House has historical value for its association with the early cultural and religious diversity of Markham Township, namely the Markham's Berczy Settler community, and more specifically for its association with John Hagerman. He was a member of a locally important Berczy Settler family after whom the historic crossroads community of Hagerman's Corners takes its name. Markham Township Lot 6, Concession 5 was settled by Nicholas Hagerman Sr., the German-born son of Johan Hinrich Hagerman, in the mid-1790s. His father died near Queenston while *en route* to Markham in 1794. By the mid-nineteenth century, the 200-acre lot was divided among the four sons of Nicholas Hagerman and his second wife Mary "Polly" (Press) Hagerman: Henry, Nicholas Jr., Sinclair, and John. The family donated land for a Wesleyan Methodist Church and cemetery in 1848. When a post office was established in the general store at the crossroads in 1873, it was named Hagerman's Corners after the Hagerman family. John Hagerman and his wife Sarah (Rivis) Hagerman later moved to Southwestern Ontario.

Contextual Value

The John and Sarah Hagerman House has contextual value as one of several nineteenth century buildings that are now embedded within suburban-style development in the vicinity of the historic crossroads community of Hagerman's Corners. It is one of three surviving farmhouses of the four Hagerman brothers, Henry, Nicholas Jr., Sinclair, and John that were constructed along the north side of Fourteenth Avenue in the mid-nineteenth century. The John and Sarah Hagerman House is physically, functionally, visually and historically linked to the site where it has stood since c.1860.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Sarah Hagerman 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 an early representative example of an Ontario Classic farmhouse, designed to serve the needs of a household of modest means:

- Rectangular plan of main (west) block;
- One-and-a-half storey height;
- Fieldstone foundation;
- Frame exterior walls;
- Medium pitched gable roof with projecting open eaves and a medium-pitched centre gable on the west elevation;
- Three-bay composition of the primary (west) elevation with a centrally-placed door;
- Flat-headed rectangular window openings.

Heritage attributes that convey the property's historical value for its association with the early cultural and religious diversity of Markham Township, namely Markham's Berczy Settler community, and more specifically for its association with John Hagerman:

- The dwelling is a tangible reminder of the Hagerman Berczy Settler family and specifically, John Hagerman, the son of Nicholas Hagerman Sr. and grandson of Johan Hinrich Hagerman.

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 to the west of the historic crossroads hamlet of Hagerman's Corners.

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;
- Aluminum siding;
- Enclosed porch on west wall;
- Rear (east) wing and additions;
- Accessory building.