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October 12, 2017

ONTARIO HERITAGE TRUST

OCT 13 2017

RECEIVED

Jim Leonard
Registrar, Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: By-law 2017-86 - To designate certain property as being of
Cultural Heritage Value or Interest (Alexander McPherson House – 31
Victory Avenue)

This will advise that Council at its meeting held on September 26, 2017, passed By-law 2017-86, which designated the "Alexander McPherson House", 31 Victory Avenue, as being of cultural heritage value or interest.

A copy of the by-law is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kimberley Kitteringham', written over a horizontal line.

Kimberley Kitteringham
City Clerk

Encl.

c: R. Hutcheson, Manager, Heritage Planning



By-law 2017-86

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Alexander McPherson House

WHEREAS Pursuant to Part IV of the Ontario Heritage 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;

AND WHEREAS the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

31 Victory Development Inc.
7100 Woodbine Avenue, Suite 206
Markham, ON L3R 5J2

and upon the Ontario Heritage Trust, notice of intention to designate the Alexander McPherson House, 31 Victory Avenue, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

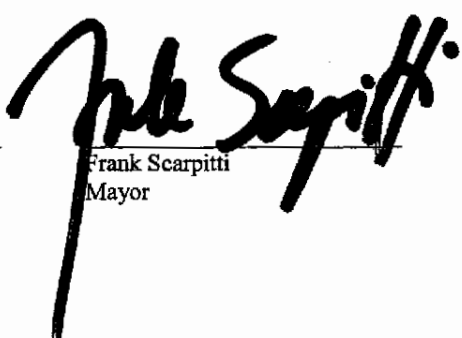
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

Alexander McPherson House
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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed on September 26, 2017.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2017-86

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

PART E ¼ LOT 2, CONCESSION 5, MARKHAM AS IN R410839 EXCEPT
R438796 (THIRDLY); MARKHAM

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B TO BY-LAW 2017-86

STATEMENT OF SIGNIFICANCE

Alexander McPherson House
31 Victory Avenue
c.1840

The Alexander McPherson House is recommended for designation under Part IV 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 Alexander McPherson House is a one and a half storey frame residence located on the south side of Victory Avenue in the community of Milliken. Its architectural front faces Old Kennedy Road.

Historical or Associative Value

The Alexander McPherson House is of historical or associative value as the former home of Alexander McPherson, a farmer of Scottish birth that settled in the area in 1830. The township directory of 1837 places him in this location prior to the formal granting of the Lot 2, Concession 5 to him by the Crown in 1846. Alexander McPherson Jr. was bequeathed the property in 1878. He served as a lieutenant in the York Militia. The farm remained in the ownership of McPherson descendants into the 20th century.

Design or Physical Value

The Alexander McPherson House is a representative example of a one and a half storey frame farmhouse with the influence of the Georgian architectural tradition. Although the original exterior cladding is concealed under modern materials and the windows and doors have been replaced within their original openings, the essential form of the c.1840 building remains clearly discernable.

Contextual Value

The Alexander McPherson House is one of a grouping of 19th and early 20th century buildings within the historic community of Milliken. As the oldest remaining building in the area, the McPherson House represents the early phase of Milliken's history, when it was an agricultural community prior to suburban development that began to occur following the First World War.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Alexander McPherson House include:

- Overall form of the building, including the rectangular plan shape of the main block, one and a half storey height, and the one and a half story rear wing;
- Original door and window openings;
- Medium-pitched gable roof with projecting eaves, suggesting eave returns were once present;
- Wood cladding, trim, and eave details that may remain concealed by modern materials.