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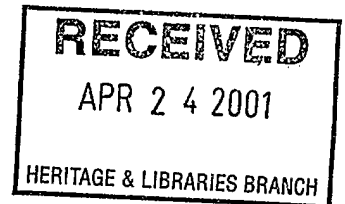
REGISTERED MAIL

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990,  
CHAPTER O.18;

AND IN THE MATTER OF THE LAND AND PREMISES, KNOWN MUNICIPALLY AS 4  
ALEXANDER HUNTER PLACE, TOWN OF MARKHAM, IN THE PROVINCE OF  
ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: The Ontario Heritage Foundation  
Ministry of Tourism, Culture and Recreation  
400 University Avenue, 4<sup>th</sup> Floor  
Toronto, Ontario  
M7A 2R9  
Attention: Ms. Rita Caldarone



TAKE NOTICE THAT the Council of The Corporation of the Town of Markham intends to designate the property, including land and building, known municipally as 4 Alexander Hunter Place, Markham, as a property of architectural and/or historic interest or value under Part 1V of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of The Phillips-Teasdale House House is attached.

NOTICE OF OBJECTION to the designation may be served on the Town Clerk within thirty (30) days, or before 4:30 p.m. on the 25<sup>th</sup> day of May, 2001.

Town Clerk  
The Town of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

April 24, 2001



HERITAGE DESIGNATION PROPOSAL



**THE PHILLIPS-TEASDALE HOUSE**

4 Alexander Hunter Place

Lot 33, Plan 65M-2761

Markham Heritage Estates

Original Location at 9206 Leslie Street, Richmond Hill (1835-1998)

Prepared For: Heritage Markham

Prepared By: Michael Seaman  
Planner: Heritage and  
Conservation based  
on research by George  
Duncan

## **STATEMENT OF REASONS FOR DESIGNATION**

The Phillips-Teasdale House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical and architectural significance.

### **Historical Reasons**

The Phillips-Teasdale House located at 4 Alexander Hunter Place, Markham Heritage Estates was originally located on the east half of Lot 15, Concession 2, Markham Township at 9206 Leslie Street. It was originally constructed in 1835 by Peter Gottfried Phillpsen (Godfrey Phillips) a member of a Berczy Settler family, and was remodelled to its current form by William Teasdale in 1880.

The Phillips-Teasdale House was the last of a cluster of dwellings that once stood at the cross-roads of 16<sup>th</sup> Avenue and Leslie Street, in Markham Township. Located between the communities of Headford to the north and Dollar to the south, the little settlement, known as Leeks' Corners, was not large enough to be classified as a hamlet, but did support a blacksmith shop.

Lot 15, Concession II, Markham Township, was first occupied by John Phillpsen, the son of Berczy settlers Heinrich Christian Phillpsen and his wife Anna. The Phillpsen name was later anglicised to Phillips.

In 1835, Godfrey Phillips received the patent for the 200 acre lot initially occupied by his brother John. The 1851 census indicates that Godfrey Phillips lived in the plank-on-plank house that forms the front section of 4 Alexander Hunter Place.

Beginning in the 1840s, the north-east corner of the farm was divided into several small parcels, mainly for the use of members of the Phillips family. Information in the 1851 census indicates that Godfrey Phillips's sons William (a carpenter), Peter (a blacksmith) and George (a farmer) were all living in separate dwellings on the homestead. George Phillips had taken over the farm operation from his father by this time.

In 1853, blacksmith William Teasdale purchase Peter Phillips' 4½ acre lot on 16<sup>th</sup> Avenue, beginning a process of land acquisition that eventually gave him ownership of much of the original Phillips family homestead. Shortly after purchasing Peter Phillips' home, Teasdale acquired the blacksmith shop as well. Tremaine's map of 1860 illustrates the blacksmith shop on Leslie Street, which remained standing until the 1970s.

One of the parcels purchased by William Teasdale contained Godfrey Phillips' plank-on-plank house. Teasdale must have occupied this house because he built a large bank barn nearby in 1874.

It is probable that the rear portion of The Phillips-Teasdale House was originally a separate dwelling that was relocated from further west on the property to form an addition to the existing house. Based on the illustration found in the Historical Atlas of York County, 1878, the

relocated house must have been one of the houses fronting onto 16<sup>th</sup> Avenue, most likely that of Peter Phillips, the blacksmith. William Teasdale probably carried out the move in the 1880s, then remodelled both sections of the building to create a unified appearance.

Frederick Lee purchased the property containing the Phillips-Teasdale House in 1921. During the ownership of the property by the Lee family, few significant alterations were made to the exterior of the house.

In 1998, after being threatened with demolition at its original location, the Phillips-Teasdale House was relocated to the Markham Heritage Estates Subdivision by Charles Matthews Limited on behalf of Colin MacDonald. In view of its outstanding historical significance as a homestead of one of Markham's earliest settlers, Markham Council gave special dispensation for the house to be relocated and preserved at the Markham Heritage Estates.

### Architectural Reasons

The Phillips Teasdale House is a frame, one-and-a-half storey dwelling with a T-shaped plan.

The ground floor of the front section of the house is of plank-on-plank construction; the balance of the structure is of either timber frame or balloon frame construction, or a combination of the two techniques. At its original location in Richmond Hill, the foundation was of fieldstone with a full basement under the front section of the house only.

The wall cladding on the house consists of vertical tongue and groove siding, with a beaded edge which decorates the joints.

The medium-pitched cross-gabled roof has a wide, projecting overhang and boxed eaves. Additional steeply-pitched gables are found on the front slope of the main roof, and on the north slope of the roof of the rear wing. The original roofing material was wood shingles.

On the gable ends, and in the centre of the rear wing of the house, the building originally had brick chimneys. Originally, the house had a bell-cast roofed veranda on the front and side elevations. This is documented through a paint stain in the elevation. Originally, the windows on the building were also framed by shutters (most likely louvered wood). This is documented through indicator marks in the window frames.

The front facade is three bay, with a centre door and a window on either side on the ground floor, and a Gothic window in the centre gable aligned above the door. The door is a recycled historic replacement for the original which was likely a simple cross and bible door. The windows are 2/2 sash style units, with flat, beaded architraves and heavy wooden lugsills. The flat-headed windows typically have drip caps.

The south side of the front section has a 2/2 window to the left of the exterior chimney on the ground floor, and a pair of tall, narrow 1/1 windows on the second floor. The south side of the rear wing has two 2/2 windows positioned to the right of the porch. In the off-centre gable is a 2/2 gothic window.

The north side of the front section has a single 2/2 window on the ground floor, positioned to the left of centre, and two tall, narrow 1/1 windows on the second floor.

The rear of the house has no openings on the ground floor. There is a small, 2/2 window centred on the wall of the rear wing on the second floor.

The Phillips-Teasdale House is noteworthy for its excellent state of preservation including period windows and the retention of its vertical tongue and groove siding. This type of siding, indigenous to Markham Township and vicinity, is becoming increasingly uncommon.

The current appearance of the building has developed over time to present a fairly consistent 1880s character, distinguishing the fact that the front and rear sections of the structure actually began as two separate houses brought together in the latter decades of the 19<sup>th</sup> Century. Although the front section is believed to date from c.1835, and the rear section perhaps from a similar or slightly later period, the 2/2 sash, tall narrow gable end windows and medium pitched roof slope reflect the most recent stage of the structure's major development.

## IDENTIFICATION

<u>Property:</u>	The Phillips-Teasdale House 4 Alexander Hunter Lot 33, Plan 65M-2761 Markham Heritage Estates
<u>Original Property:</u>	Lot 15, Concession 2
<u>Owners:</u>	<div style="background-color: black; width: 200px; height: 1.2em; margin-bottom: 0.2em;"></div> 4 Alexander Hunter Place Markham, On
<u>Date of Construction:</u>	c.1835, Remodelled 1880.
<u>Style of Architecture:</u>	Gothic Revival
<u>Type of Structure:</u>	Residence
<u>Number of Storeys:</u>	1 ½
<u>Exterior Wall Material:</u>	Vertical tongue and groove wood with beading
<u>Special Features:</u>	Plank-on-plank construction 3 bay facade beaded tongue and groove wood 2/2 windows Berczy Settler House