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July 27, 2005

[REDACTED]
14 Alexander Hunter Place
Markham, ON
L6E 1A8

Rec'd
7/29/05
RL

Dear [REDACTED]:

Re: By-law 2005-256- To designate certain properties as being of historic and/or architectural value or interest (The Peter G. Mustard House - 14 Alexander Hunt Place)

This will advise that Council at its meeting held on June 28 & 29, 2005, passed By-law 2005-256, which designated "The Peter G. Mustard House", 14 Alexander Hunt Place, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,



Sheila Birrell
Town Clerk

Encl.

cc: The Ontario Heritage Foundation
R. Hutcheson, Manager, Heritage Planning



BY-LAW 2005-256

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The Peter G. Mustard 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 historic and/or architectural value or interest;

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

[REDACTED]
14 Alexander Hunter Place
Markham, ON
L6E 1A8

and upon the Ontario Heritage Foundation, notice of intention to designate The Peter G. Mustard House, 14 Alexander Hunt Place 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 designations are set out in Schedule "B" attached hereto and forming part of this by-law;

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

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

The Peter G. Mustard House
14 Alexander Hunter Place
Town of Markham
The Regional Municipality of York

2. THAT the Town 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 THIS
28TH AND 29TH DAY OF JUNE, 2005.

"Sheila Birrell"

SHEILA BIRRELL
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI
DEPUTY MAYOR

SCHEDULE 'A' TO BY-LAW 2005-256

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

Lot 28 Plan 65M2761

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2005-256

The Peter G. Mustard House

Statement of Heritage Attributes

The Peter G. Mustard House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes

The Peter G. Mustard house was built c.1840, on the west half of Lot 18, Concession 9, Markham Township. It was relocated to Markham Heritage Estates in the fall of 2003, to make way for the realignment of 9th Line.

James Mustard, a native of Cromarty, Banffshire Scotland, left his home in 1795, and arrived in Upper Canada in 1800, after having resided in Pennsylvania for a period of time. He settled on Lot 29, Concession 6, Markham Township in 1801, and shortly thereafter married Elizabeth Gordon. He was one of several brothers to emigrate to Upper Canada in the early 19th century.

James Mustard served in the local militia and was appointed Captain in 1809. He commanded the 2nd Whitchurch Company of the York Regiment and later the No. 5 Company of the 1st Regiment of the York Militia. He served in the War of 1812 and along with his brother George was captured by the invading American army at York during the dramatic events of 1813. Also in the capacity of Captain of the militia, James Mustard reported on the state of development of mills on the Rouge River in concessions 8 to 11 in 1817.

James and Elizabeth's eldest son, Peter Gordon Mustard, was born in 1807. He farmed the west half of Lot 18, Concession 9, Markham, purchased from the Canada Company in 1832, while his brother, Alexander, settled on the east half of the same farm lot. Peter married Ann Clark of Scott Township in 1835. There is a local historical account that Peter Mustard's brick house was built in 1835, a date which coincides with the date of his marriage. In the absence of firm documentation, an estimated construction date of 1840 is proposed, based on the architectural details of the house. The first documentation of a brick house on this site is recorded in the 1851 census returns.

James, the eldest son of Peter and Ann Mustard, married Elizabeth Johnson in 1864, and resided in the family home. The farm passed to James, in 1879, after the death of his father. James and Elizabeth Mustard raised a family of four children here. James passed away in 1906, and the farm was sold out of the family by his heirs in 1922. After passing through a number of owners, the land was acquired by the Province of Ontario in the mid 1970s. The house was leased by tenants until the early 2000s.

Architectural Attributes

The simple, symmetrical design of the Peter G. Mustard house reflects the vernacular Georgian architectural tradition, with a Classic Revival influence seen in the robust treatment of the mouldings that make up the cornice. The main block of the house is rectangular and one and a half storeys in height, with a single-storey rear kitchen wing creating an overall L-shaped plan.

The house was built of local yellow-orange variegated brick, without the contrasting brick accents so often seen in later examples of the style. The front wall was laid in Flemish bond; the other walls in the less costly common bond. The rear wall of the main block has been stuccoed, perhaps due to "east wall syndrome" weathering, and the other walls have been cleaned to remove the original red oxide stain treatment that would have given the brickwork the appearance of a more even-coloured red brick.

The low-pitched roof has projecting boxed eaves and a wood cornice ornamented with a bold bedmould and returns. At either gable end is a single stack brick chimney. Another chimney is located on the gable end of the kitchen wing.

The main block is 3 by 2 bays. The front has a central 6 panelled "cross and bible" door with a multipaned transom light above. Some of the original 6 over 6 double hung windows survive, particularly on the second floor. The windows of the ground floor are larger in proportion to those on the second floor. On the sidewalls, the upper and lower windows are aligned directly over one another. All original openings have radiating brick voussoirs and wood lugsills. The presence of some shutter holdbacks indicates that the house once had shutters.

Contextual Attributes

The Peter G. Mustard House is typical of the solid, conservatively detailed Georgian tradition houses built by many successful Ontario farmers in the mid 19th century. It is one of at least three early Mustard family homes remaining in the Town. The Mustard family were early Scottish immigrants that played roles in the political, religious, educational and agricultural development of old Markham Township. In its new location in Markham Heritage Estates, the Peter G. Mustard House is representative of the vernacular Georgian style, the use of locally-produced brick, and the Mustard family as early Markham settlers.

Significant Architectural Features to be Conserved

- overall form of the building;
- dyed local brick walls with projecting plinth and radiating voussoirs over flat-headed door and window openings;
- front doorcase with wood, six paneled door and multi-paned transom light;
- original wood, 6 over 6 windows;
- low-pitched gable roof with returned eaves and wood bedmould, soffits and fascias;
- gable end chimneys;
- reproduction of a bellcast-roofed front verandah.