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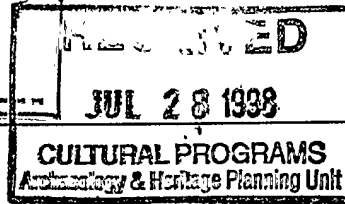
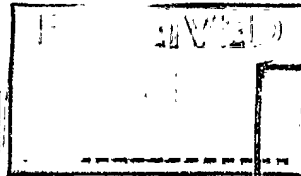


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CORPORATE SERVICES COMMISSION  
Clerk's Department

July 24, 1998

[REDACTED]  
16 Victoria Street  
Victoria Square Community  
Markham, Ontario  
L6C 1A7

RECEIVED  
MAY 4 8 2007  
CONSERVATION REVIEW  
BOARD

Dear [REDACTED]:

Re: By-law 95-98 - To Designate a Certain Property  
as being of Historic and/or Architectural Value  
or Interest (The William Macey House -  
16 Victoria Street) File: 16.11.3

This will advise that Council, at its meeting held June 9, 1998 passed  
By-law 95-98 to designate "The William Macey House", 16 Victoria Street,  
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,

Janice Harrison  
Manager, Secretariat Services

JH/jik

Encl.

c: The Ontario Heritage Foundation  
Mr. Regan Hutcheson, Senior Planner, Heritage and Conservation

# MARKHAM

## BY - LAW

95-98

A by-law to designate a certain property as being of  
Historic and/or Architectural Value or Interest  
The William Macey House, 16 Victoria Street

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:

16 Victoria Street  
Victoria Square Community  
Markham, Ontario  
L6C 1A7

and upon the Ontario Heritage Foundation, notice of intention to designate The William Macey House located at 16 Victoria Street, 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 TOWN 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 historic and/or architectural value or interest:

The William Macey House  
16 Victoria Street  
Victoria Square, Town of Markham  
The Regional Municipality of York

I, B. PANIZZA, TOWN CLERK OF THE  
TOWN OF MARKHAM, CERTIFY THAT  
THE ATTACHED IS A TRUE COPY.

B. PANIZZA

2. THAT the Town 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 THIS  
9TH DAY OF JUNE, 1998.

BOB PANIZZA, TOWN CLERK

DON COUSENS, MAYOR

## **SCHEDULE 'A' TO BY-LAW 95-98**

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

Lots 16, 17

PI 184; MARKHAM

# SCHEDULE 'B' TO BY-LAW 95-98

## HISTORICAL BACKGROUND

### Property is sold by William Berczy in 1803

The property at 16 Victoria Street was originally surveyed as part of Lot 25, Concession 4 Markham Township. The first owner of the property was Jacob Rawn who purchased all 200 acres from Markham's founder William Berczy in 1804. Later, in 1822, Jacob Rawn received the formal Crown Grant for the property. In that same year, Jacob Rawn sold the western 3/4 of the property to Peter Wolfe for 300 pounds.

### William Hingston buys property in 1849

In 1828 Peter Wolfe sold the property to William Cantley, who was the proprietor of an inn at the intersection of the 3rd Line (Woodbine Avenue) and the Elgin Mills Plank Road. It is believed that Cantley later went into banking and retired in Oakville in 1847. In 1849 Cantley sold Lot 25, Concession 4 to William Gillard Hingston, a Blacksmith in the village who would reside in a log home on the property with his wife, Elizabeth (Trudgeon) six sons and one daughter.

### William Hingston - An active citizen in Victoria Square

William G. Hingston, J.P., was born on August 12, 1807 in the village of East Allington, Devon, England. His wife Elizabeth was born on March 14, 1819 in the village of Sennen, Cornwall, England. She was the daughter of Henry Trudgeon and Mary Oats. In 1823, William Hingston came to Canada and settled in Markham Township, where he farmed, worked as a blacksmith and served in the Militia. While in the militia Hingston received a commission signed by Lord Elgin and Sir Frances Bond Head, appointing him to the rank of Captain in the 12th York Regiment.

### William Hingston - An active citizen in retirement in Huron County

Hingston eventually retired in 1858, selling his business to John McKenzie. He subsequently moved away from Victoria Square to settle in the Township of Morris, Huron County, where he continued to be an active citizen. He served for six years on Morris Township Council, several of which he held the office of Deputy Reeve. Hingston was also commissioned a Justice of the Peace for the County of Huron, served as President of the East Huron Agricultural Society and was a Trustee of the Brussels School. Hingston's son was at one time the editor of the *York Herald*; and during the American Civil War he served in General Stewart's Confederate cavalry, and possibly as a prisoner of war, he was engaged by the U.S. Government in the construction of fortifications in New York Harbour. William Hingston died in Huron County at age 78 on March 25, 1884, while his wife Elizabeth passed away on November 27, 1891.

### Hingston subdivides the property - Creates Victoria and Albert Streets

With the growing activity in Victoria Square, Hingston decided to subdivide his property on November 27, 1856, creating Victoria Street (see attached map), the lots on either side of the street, Albert Street and the lots abutting the 4th Line (Woodbine) north of Albert Street. The new streets were named for the reigning monarch, Queen Victoria and her consort Prince Albert. The plan of subdivision registered as RP. 184 shows existing buildings on the lots fronting onto the Elgin Mills plank road, but none on the property known as 16 Victoria Street (Lots 16 and 17).

### Joseph Ellarby buys 16 Victoria Street in 1857

Hingston sold the property at #16 Victoria Street to Joseph Ellarby in 1857. Ellarby was born on February 18, 1825 in the village of Roos, in Yorkshire, England. He appeared in the 1851 census as a storekeeper, in the vicinity of Victoria Square and later moved to the Village of Carville, where he died at age 80 in 1903. Ellarby was married to Mary Anne Wright, who died January 23, 1915 in her 87th year.

### **William Macey owns the property (1860-1868)**

In 1860, Ellarby sold the property to William Macey. According to the census of 1861, William Macey was a mason by trade and was residing with his wife Sarah and three infant children in a one-storey frame house, on Lot 25 Concession 4 (which includes the property at 16 Victoria Street). The Victoria Square directory of 1866 lists a Richard Macey as a carpenter and builder. It is probable that Richard is a brother of William Macey and used his carpentry skills in the construction of the house at 16 Victoria Street. The expert stonework on the upper foundation appears to be the work of skilled mason, William Macey.

### **Macey family lived in a one storey home on property**

In view of the fact that Macey was a tradesman of likely modest means with a relatively small family (for the times) it seems probable that the Maceys could have been living in a small one storey frame house of about the same size as the existing building at 16 Victoria Street. Macey (born 1829) and Susan (born 1821) were originally from England. Their three children were Samuel (born 1857), Elizabeth (born 1858) and Mary (Born 1860). All were born in Canada West.

### **16 Victoria Street is sold to Thomas Hunt (1868)**

In 1868 the property was sold to Thomas Hunt, a labourer who had been residing elsewhere in the village of Victoria Square on Lot 26, Concession 3. The census of 1871 shows Thomas Hunt, then aged 41, residing on the property with his wife Susan (age 45), their daughter, Elizabeth (age 3), and a lodger named Edward Fenton (age 22) who was also a Labourer. By 1881 Thomas and Susan Hunt were in their late 50s and early 60s and had reached the retirement age. They were living at the time with Elizabeth, then aged 13.

### **Elizabeth Hunt (Dennis) acquires the property (c.1900)**

On March 3, 1900, the property at 16 Victoria Street was sold to Elizabeth Hunt, for \$250.00. Elizabeth, by that time had married and become Mrs. Dennis. A photograph of Elizabeth Dennis (identified as "Lizzie" Hunt Dennis) can be seen in *Markham Remembered* pg. 270, where "Lizzie" is sitting as a member of Mrs. John Hickson's Sunday School class at Victoria Square Methodist (United) Church. Elizabeth Hunt had apparently passed away or become incapacitated in 1921 when the property was sold by William G. Dennis, Administrator of Elizabeth M. Dennis (Official Guardian) to Alice M. Dennis for \$600.

Alice Dennis was apparently the wife of William G. Dennis, known as George. Mr. Dennis was the local blacksmith and in the 1920's he ran his shop out of the barn (which was originally built as a carriage house for a hotel located on the northwest corner of Woodbine and 18<sup>th</sup> Avenue) and was relocated in 1923. The balloon framed barn was built in the 1880's.

George Dennis was also a stone mason and concrete artist. He made many of the tombstones now in the Victoria Square United Church Cemetery, including his own, that is why there is no death date on it.

George Dennis also did a number of renovations to the house in the 1920's, the most visible of which is the saltbox addition.

Alice M. Dennis continued to own the property until her passing in 1946, when Marian Frisby, Executor of her will sold the property to Fred McRoberts.

Fred McRoberts would own the property until 1954 when it was sold for \$6,500 to Percy and Isabel Buttle. The Buttles owned the property for four years (1954-1958), followed by David and Gracie Hill (1963), and Wichemnte Ocolisamu (1963-1967). From the late 1960's to the 1990's the owner was Elizabeth Hagerman (m Anderson).

## **ARCHITECTURAL HISTORY**

Historical evidence suggests that there has been a one storey frame house on the property at 16 Victoria Street, since at least c.1860. Although the house has undergone some alteration over the years, the architectural evidence corroborates the historical findings, and clearly dates from the 1860 period and possibly earlier (Casella, 1998).

## Overall Form

The overall form of the house is a typical vernacular 1 storey Georgian cottage, that would be typical of the 1850s or earlier. The building has a 3 bay facade with a low pitch roof and a salt box addition, built c.1920.

Examination of the physical evidence on the building suggests that the upper storey is a mid-twentieth century conversion and that for most of its history the house was one storey. The relatively modern windows, and modern interior finishes in the upper storey confirm this. It is possible, however that this was used for attic space in the early part of the building's history, and that a window was installed in this area to provide light. Markings in the shiplap siding indicate the possible closure of an earlier window opening.

The salt box addition but may be sufficiently old (at least 70 years) to be considered an historical component of the house.

The shiplap siding appears to date from early this century, and replaced the original rough cast stucco. During renovations in the 1970's, it was discovered that the house originally had straw insulation.

On the north side of the building, the cornice appears to return in a manner similar to traditional Georgian/Neo-Classical structures. On the south side of the building there is no evidence of this.

### Expert Opinion - Susan Casella

Susan Casella, an expert on historic Markham architecture, conducted an external survey of the house and indicated that her belief is that the house appears to be an early to mid 19th century form (1840-1856). The low pitch of the roof could be because the building was originally constructed as a 1 storey building with no second or half storey. In addition to the relatively modest means of the occupants, this may have also been a reflection of the tax laws of the day which place a higher tax on 1½ to 2 storey buildings than 1 storey buildings. These laws had changed in the early 1850s to include 1½ storey buildings in the same class as 1 storey buildings, but the impact on rural communities took longer to take hold. Susan Casella is of the opinion that the saltbox addition is a later addition. This is corroborated by the historical account that it was built by George Dennis in the 1920's

## Windows

The windows on the house appear to be more widely spaced than is typical for windows on a house of this type. This may be a result of re-alignment of windows when the new siding was added or simply a vernacular preference at the time of construction. If the windows were moved, it is possible that this was done to accommodate an internal wall. Evidence of any relocation of the windows should be found on the outside of the house beneath the shiplap siding and inside of the house, behind the finished walls.

The lower windows on the south and east sides of the original building are 1/1, while the lower window on the north side of the main structure is 8/8. The 8/8 is an early feature and may date from the c.1850s. It is possible, however, that it came from another structure (Casella, 1998). The wood trim on the windows and door on the front of the building is most probably a later addition.

The saltbox has a four pane window on the south side, a six-pane window on the west side. On the north side of the saltbox can be seen a small sliding window. It is believed that the original front windows on the house were 6/6 and that the rear, six pane kitchen window may be a remnant of the original front windows.

The determination of the original form of the windows is largely conjectural. If the 8/8 window is original to the house, it may indicate that the house had similar multi pane windows in all openings. Based on historical precedents for buildings of this type in Victoria Square and the surrounding township it is believed that the original front windows on the house were 6/6 pane division. Future examination should be undertaken of the existing 8/8 window and the six pane window to determine the original window pane division. If the 8/8 window is original to the house, it is possible that the front windows had a 12/12 or 12/8 pane division.

Evidence above the north front window on the building shows a slight wood projection. This was an early vernacular feature which was used to deflect rain water.

## Siding

### Original Siding - Stucco

Examination in the attic above the salt box addition and in gaps in the shiplap on the side of the building have confirmed that the original siding material was white rough cast stucco, plastered directly onto timbers. The vernacular method of applying the stucco, and general shifting of the building, likely resulted in the cracking of the stucco over the years. As a result of the deterioration and the probable need for increased warmth, it is believed that early in this century, the original stucco cladding was covered in shiplap wood siding.

### Siding is replaced with Shiplap

The shiplap wood siding on the house is unusual and rarely found in Markham Township. Although the use of shiplap in North America dates back to the 1700s, in Markham Township this type of siding likely required special cutting equipment, and likely appeared later in the 19th or early 20th century.

Early wood buildings in Markham Township were either clad in horizontal clapboard or board and batten which were relatively easy to produce. By the 1880s and 90s, however vertical tongue and groove wood became popular, which required a more complex cutting process. In order to make the complex shapes of shiplap, a similar process is required. The earliest probable date of the shiplap wood would appear to be the late 1880s, while the latest date would appear to be the 1920s.

### Thornhill Cottage

There are only two other known examples of shiplap cladding in Markham Township. The best example is the "Early American" frame home on Lot 4, Concession 3 (German Mills), which has a remarkably similar form and design to the house at 16 Victoria Street. This house was believed to date from the 1840s-50s, and was known to be occupied by the Hoad family from 1918 to 1937. It was demolished in 1971. A photograph of the house can be seen in *Markham Remembered* page 50.

### Victoria Square Cottage

Another example of a shiplap board clad house in Markham Township is the house at 10766 Woodbine Avenue, in Victoria Square. Although the windows have been altered, this house has similar proportions to the house at 16 Victoria Street. The Town's assessment data base indicates that the house was built c.1885.

### Expert Opinion - Susan Casella

Susan Casella, an expert on historic Markham architecture has indicated that from a brief survey she has undertaken of the property, she is of the opinion that around 1910 (50 or more years after the house was built) the house was re-clad with shiplap siding. It is also possible that it was applied by George Dennis during his renovations in the 1920's.

## Door

The front door on the house is a late 20th century replacement. If the house does date from the mid-nineteenth century, then it is probable that the house had a 6 panelled "Cross and Bible" door. The house may have also had a 4 panelled door.

## Roof

If the house is proven to date from the mid-nineteenth century, then it is probable that the house originally had 3/8 tapersawn wood (cedar) shingles with a 4 1/2" weather.



### **Floor**

Investigations on the interior of the house show that the first floor of the house currently has a tongue and groove floor. The structural floor members supporting the floor are believed to have been installed c. 1955 to 60. It is possible that the new floor was installed at the same time that the basement was dug out to full size. Evidence exists in the sill beams supporting the house of the original floor supports. Evidence exists at the basement staircase of remnants of the original floorboards and of historic floorboards in the attic.

### **Future Investigations**

The detailed historical and architectural analysis of the structure at 16 Victoria Street answers some questions about the origins of the structure, but others remain, likely only to be revealed at the time of restoration. At that time the following investigations should be undertaken to confirm the historical and architectural origins of the house:

- Examination of the area behind the front wall for evidence of window relocation;
- Examination in the attic for evidence of closed off chimney holes;
- Examination of nailing patterns in external walls for evidence of exterior features (e.g. trim at the top of the door);

### **Contextual Significance**

The Macey House is an important contributor to the historic village landscape of Victoria Square. Located on a side street, rather than a concession road, the location of this, the first house on Victoria Avenue, marks the evolution of Victoria Square from a crossroads settlement to an established community.

The house is surrounded by numerous features of the historic village landscape and includes an historic urban barn at the west end of the property and a c.1870s Gothic Revival house on the east side of the street and another historic urban barn to the north.

According to local historic accounts, the house located immediately to the north was originally almost identical to the structure at 16 Victoria Street, and was possibly constructed at the same time.