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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 IN LOT 16, 17,  
PLAN R-184, KNOWN MUNICIPALLY AS 16 VICTORIA STREET,  
TOWN OF MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

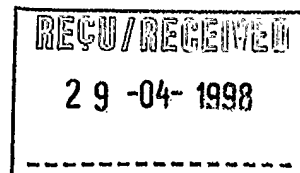
TO: The Ontario Heritage Foundation  
77 Bloor Street West  
Toronto, Ontario  
M7A 2R9

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 16 Victoria  
Street, 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 William Macey House is attached.

NOTICE OF OBJECTION to the designation may be served  
on the Town Clerk within thirty (30) days of April 30th, 1998.

Bob Panizza,  
Town Clerk  
The Corporation of the Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3  
F:\DATA\JUDY\HERITAGE.DOC



## **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 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)

## **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.

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.

## 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.

### Bronte Cottage

Another example of a shiplap board clad house is a designated building located at 25 Bronte, Road, in Oakville and built c. 1850. The building is situated close to the harbour where the shiplap type of siding is compatible with the maritime context.

### 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.

### 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. If the house dates from late in the 19th or early in the 20th century, then it is possible that the front door had a square window in it. It is possible

### **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 4½" weather.

### **Floor**

Investigations on the interior of the house show that 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 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.

### **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 (eg. 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.



## **OTHER SOURCES:**

The following is a summary of other sources of historical information about the house at 16 Victoria Street:

**Assessment data:** construction date 1880

### **Plan of Subdivision:**

Filed and Deposited on 27, November 1856 for Albert Street, Victoria Street and Lots on Union (Woodbine) and Elgin Street (Elgin Mills Road) in Victoria Square. The survey was produced for Mr. William G. Hingston, who had purchased the land in 1849. The plan shows three houses on Elgin Mills Road, but none on Lots 16 and 17 (Or any other of the new lots).

### **Township of Markham Map - George McPhillips: 1853-1854**

Does not conclusively show anything, but shows lots on Victoria and Albert Street (2-3 years before they were registered). Shows other buildings in the vicinity of Victoria Street.

### **Township of Markham Map - George Tremaine: 1860**

Shows the outline of the village of Victoria Square, including the subject property, and Victoria Street, but does not conclusively show any buildings.

### **County of York Atlas, Walker and Miles - Tremaine: 1878**

Shows the outline of the village of Victoria Square, including the subject property, but does not conclusively show any buildings. Shows developed area fronting onto Woodbine, but shows a blank square where this property is.

### **Markham Remembered - A Photographic History of Old Markham Township, 1988**

Pg. 50. Shows a photograph of a similar house to the one at 16 Victoria Street in Victoria Square, near German Mills. The house has shiplap siding.

## IDENTIFICATION

Property:

16 Victoria Street, Victoria Square  
Lot 16 and 17, R.P. 184  
Victoria Square

Owners:

16 Victoria Street  
Victoria Square  
Markham, Ontario  
L6C 1A7

Inventory No.:

D3-5

Assessment Roll No.:

160-320-00

Date of Construction:

c.1860 (possibly as early as c.1840s);

Style of Architecture:

Vernacular - Georgian

Type of Structure:

Residence

Number of Storeys:

1

Exterior Wall Material:

Horizontal Shiplap wood over roughcast stucco.

Special Features:

1½ storey cottage, 3 bay facade, salt box addition,  
simple vernacular home, 8/8 window on north side,  
4 pane window on south side.

## SITE LOCATION

LOT 25

VICTORIA  
SQUARE

