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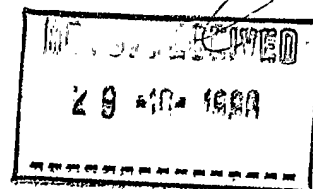
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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

October 16, 1998

[REDACTED]  
[REDACTED]  
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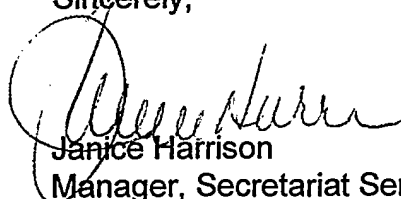
Dear [REDACTED]:

Re: By-law 178-98 - To Designate a Certain Property  
as being of Historic and/or Architectural Value  
or Interest (The Hagerman Public School -  
4121 Fourteenth Avenue) File: 16.11.3

This will advise that Council, at its meeting held September 15, 1998  
passed By-law 178-98 to designate "The Hagerman Public School",  
4121 Fourteenth Avenue, 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

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# MARKHAM

## BY - LAW

178-98

A by-law to designate a certain property as being of  
Historic and/or Architectural Value or Interest  
The Hagerman Public School, 4121 Fourteenth Avenue

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:



and upon the Ontario Heritage Foundation, notice of intention to designate The Hagerman Public School located at 4121 Fourteenth 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 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 Hagerman Public School  
4121 Fourteenth Avenue  
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 property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
15TH DAY OF SEPTEMBER, 1998.

  
BOB PANIZZA, TOWN CLERK

  
DON COUSENS, MAYOR

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

## **SCHEDULE 'A' TO BY-LAW 178-98**

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

Pt. Lt. 5, Con. 5;

Part 1, 65R9217; Markham

## SCHEDULE 'B' TO BY-LAW 178-98

### STATEMENT OF REASONS FOR DESIGNATION

The Hagerman Public School is recommended for designation under Part IV of the Ontario Heritage Act because of its historical, architectural and contextual significance.

#### Historical Reasons

The Hagerman Public School, or S. S. #8 is located at 4121 Fourteenth Avenue on Lot 5, Concession 5, west of the community known as Hagerman's Corners, which is situated at the intersection of Kennedy Road and Fourteenth Avenue. The school was built c.1888 and is believed to have been designed by Architect E. J. Lennox. The school is one of the last reminders of the hamlet of Hagerman's Corners.

E. J. Lennox is one of Canada's most prominent architects. He is renowned for his work on Old Toronto City Hall, Queen's Park, The King Edward Hotel and Casa Loma. He also had commissions in the Markham Area, where his most prominent work is the Congregational Church (now the Veterans Hall) on Main Street Unionville.

The earliest records of a school in the vicinity of Hagerman's Corners date from 1851, when Ellen Elizabeth Paul, a schoolteacher was listed on the census as living with the Ben Milliken family, while another schoolteacher, Leander Taylor, lived on the Hagerman farm. The school was on the Milliken Farm Lot 5, but on the Kennedy Road side. By 1855, S. S. #8 was on the south side of the side road still on the Milliken farm. When the farm school burned in April 1888, it was replaced later that year by the present brick structure.

Eventually more land was acquired from the adjacent Young farm, and school children at Hagerman were able to enjoy the advantage of being able to skate on the Young Pond in winter.

The present building was erected at a total cost of \$2,324.37 and served the community until 1966.

The school was sold by the Board of Education in 1970 to the Boyd Family and then in 1985 it was purchased by George Zarafonitis. Together with his son Nick and cousin John Paraskevagos, Zarafonitis constructed a large addition to the rear of the school in the late 1980's and opened the building as a restaurant.

#### Architectural Reasons

The Hagerman School House is a unique and well maintained example of a late 19<sup>th</sup> Century Ontario Schoolhouse with a detailed picturesque, yet functional design. The structure is believed to have been designed by E. J. Lennox, one of Canada's most prominent architects. Although a large addition was constructed to the rear in the late 1980's, the Hagerman School house retains much of its original character.

The school house is rectangular in form, with a high pitched gable roof which is typical for 19<sup>th</sup> century schools. The elaborate design of the building represents a significant departure from the standard one room school house form established by Dr. Egerton Ryerson in the 1840's. An unusual feature is that the original doorways faced away from the street, and were located in the rear of the one storey brick projections. Originally one door was for boys, the other for girls.

The school is constructed of orange brick which was originally dyed red, with yellow brick quoins, running bond bands and voussoirs.

There are two types of typical wood windows on the building. The main windows were originally 9/9 wood double hung (These were replaced in the renovation by 9/1 windows). Detail windows in the side wings and in top of the central front gable are round headed 1/1.

The use of multiple round headed windows is unusual in Markham. Their use on this building likely reflects the appreciation of the architect for the Romanesque Style (e.g. Old City Hall and Queen's Park, which also featured multiple round headed windows).

The front elevation features a narrow central gable, with late Victorian bargeboard and decorative trellis in the upper part. According to an historic photograph, the trellis and window frames were originally painted a dark colour, while the window sash was painted white. Below the trellis there was originally paired round headed 1/1 windows, 9/1 windows and 3 pane basement windows. The windows have angled yellow brick voussoirs and are highlighted by yellow brick bands running across the face of the building. All 9/9 windows have been replaced with 9/1. On top of the gable sits a triangular bell tower which is supported by paired, partially angled masonry columns. The school features yellow brick quoining and a local coursed spit fieldstone foundation. Above the voussoirs, under the eaves, the building features five rows of yellow brick corbelling.

At either side of the main gable, slightly recessed are two small hipped roofs, which are a return of the main roof in each section there is a 9/1 window. At either side of the main building are the two, one storey entrance wings which feature 1/1 round headed windows. The west side features three 9/1 windows, evenly spaced and accentuated by yellow brick bands. Originally there were four windows, however, the fourth window was obscured when the addition was constructed. The entrance vestibule features yellow brick quoining and plinth and a white trellis in the upper gable. Originally the door extended from the rear of the wing, however, it has now been bricked over.

The east side was originally the mirror image of the west side, however, with the addition of landscape elements on the east side, some of the original foundation and plinth has been obscured.

The school house originally featured a one storey frame addition at the rear, which was presumably added on as the school expanded. This was removed when the large addition was constructed.

An addition has been constructed to the rear of the school which although large, is complementary to the architecture of the original building and retains the school house as the focal point.

The owners of the building were presented with an urban design award for their work on the addition, and the restoration of the old school house.

The roof is currently clad in brown asphalt shingle. This would have originally been wood shingle.

Contextual Reasons

The Hagerman School is of contextual significance as an important historical feature of the greater community of Hagerman's Corners, and one of the few remaining historic buildings in the vicinity.