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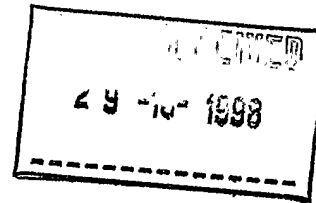
Un organisme du gouvernement de l'Ontario

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October 16, 1998

Shiu Pong Developments Limited
131 Baldwin Street
Toronto, Ontario
M5T 1L7



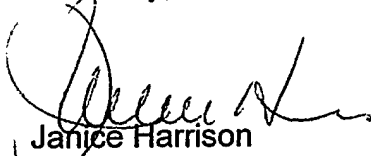
Dear Sirs:

Re: By-law 177-98 - To Designate a Certain Property
as being of Historic and/or Architectural Value
or Interest (The Nicholas Hagerman House -
4438 Fourteenth Avenue) File: 16.11.3

This will advise that Council, at its meeting held September 15, 1998
passed By-law 177-98 to designate "The Nicholas Hagerman House" -
4438 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

177-98

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Nicholas Hagerman House, 4438 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:

Shiu Pong Developments Limited
131 Baldwin Street
Toronto, Ontario
M5T 1L7

and upon the Ontario Heritage Foundation, notice of intention to designate The Nicholas Hagerman House located at 4438 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 Nicholas Hagerman House
4438 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 177-98

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

Part of Lot 6, Concession 5, Mkm as in R528135

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Markham, in the Regional Municipality of York, in the Province of Ontario, and being composed of Part of Lot 6 in Concession 5, of the said Town of Markham, which said parcel may be more particularly described as follows:

PREMISING that the bearing of the southerly limit of said Lot 6 is North 71 degrees, 25 minutes 40 seconds East and relating all bearings herein thereto;

COMMENCING at a point in the southerly limit of said Lot 6, said point being distant 728.09 feet measured on a course of South 71 degrees 25 minutes 40 seconds West from the south-easterly angle of said Lot 6;

THENCE North 20 degrees 10 minutes 30 seconds West a distance of 385.53 feet to a standard iron bar;

THENCE North 71 degrees 52 minutes 15 seconds East being along an existing post and wire fence and its production easterly in all a distance of 284.94 feet to an iron bar planted in an existing post and wire fence;

THENCE South 22 degrees 18 minutes 50 seconds East along said post and wire fence a distance of 211.73 feet to a post and wire fence running in an easterly direction;

THENCE North 72 degrees 17 minutes 40 seconds East along said post and wire fence a distance of 115 feet;

THENCE South 13 degrees 20 minutes 20 seconds East a distance of 170.97 feet to an iron bar in the southerly limit of said Lot 6;

THENCE South 71 degrees 25 minutes 40 seconds West being along the southerly limit of said Lot 6 being the northerly limit of the Road allowance lying between Lots 5 and 6, a distance of 387.28 feet to the point of commencement.

SCHEDULE 'B' TO BY-LAW 177-98

STATEMENT OF REASONS FOR DESIGNATION

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

Historical Reasons

The Nicholas Hagerman House is located on Part Lot 6, Concession 5, north-west of the community known as Hagerman's Corners, which is situated at the intersection of Kennedy Road and Fourteenth Avenue. The house was built c.1858 by Nicholas Hagerman and is one of the last remaining heritage buildings in the vicinity of Hagerman's Corners.

Nicholas Hagerman Senior, originally from Hamburg, Germany, travelled with the Berczy settlers until his death in 1799 at Niagara Falls, Upper Canada. Nicholas Sr. Had 2 children by his wife (name unknown), Nicholas Jr., and a daughter (name unknown).

Nicholas Jr. Was granted Lot 6, Conc. 5 on the 14th of December, 1819. Born in 1780, he was first married in 1809 to Polly Ketchum (1784-1810), who it is believed died from complications of giving birth to their first son, Oliver. His second wife was Polly Press (1793-1882).

Nicholas Jr. had 11 children by his second wife, Polly Press (1793-1882). After the death of Nicholas Jr. in 1838, the land was willed to his four sons, Henry (4th child of Nicholas'), Nicholas (8th child), John (11th child), and Sinclair (9th child). Nicholas Hagerman (1827-1902) inherited the property and had the attractive brick house located at 4438 Fourteenth Avenue built at about the year 1858.

Nicholas was married to Jane Clew (1833-1918) and had ten children. Nicholas Hagerman farmed this lot until he was forced to retire due to a disablement in the later years of his life.

After Nicholas' retirement, the Hagerman farm was worked by the Couperthwaite family. The farm was sold just after the death of Nicholas Hagerman in 1902.

Architectural Reasons

The Nicholas Hagerman House is a well maintained example of an Ontario Farmhouse with picturesque detailing. The 1 ½ storey red brick farmhouse is three bays wide and two bays deep under a medium pitched gable roof.

The front gable is centrally located on the east elevation and contains a wood framed lancet window. The other windows in the original red brick house are double hung sash with 4/4 panes (ground floor windows are 2 windows separated by a centre mullion frame). All windows on the house are wood framed with true divided lights and real wood muntin bars. A number of the windows also have external wood storm windows.

The north and south elevations on the main house each have 2 ground (centrally placed together), double hung, 4/4 pane windows with 2 second floor, double hung 4/4 pane windows. On the north elevation there is an external brick chimney located on the west side of the elevation.

The basement windows contain 3 pane divided wood windows with true divided lights and real muntin bars.

The east and west additions extend out of the front and rear elevations of the main building respectively. The one storey wing, immediately to the rear of the main house, is clad in board and batten and appears to be original. This part of the building was used as the kitchen and has 6/6 pane, wood, double hung windows. The remaining extensions were added in the later 20th century.

Wooden bargeboard with an inverted trefoil pattern trims most of the eaves both on the main house and the additions. The features on the main house may have been manufactured at the Unionville Planing mill which was a major producer of this type of trimwork in the Township.

The front door although currently obscured by a late 20th century addition is a significant original feature of the house. The doorway features six paned sidelights, with lower wood panels, and a picturesque cross patterned transom. The front door is solid wood with a rectangular pattern.

The brick on the house is red and yellow clay of a traditional size. A red, oxblood dye appears to have been added to the red brick to create a more uniform appearance. This was typical of many houses in Markham Township as a result of the varied nature of the local clay. The bricks above the windows are yellow and are angled in a traditional manner as voussoirs.

The eaves, soffits and fascia are made of wood and are original to the house.

It is believed that the house would have originally had chimneys on the gable ends.

The house features a high fieldstone foundation.

Contextual Reasons

As one of the last remaining original Hagerman family houses, the Nicholas Hagerman House is of contextual significance as an important historical feature of the community of Hagerman's Corners.