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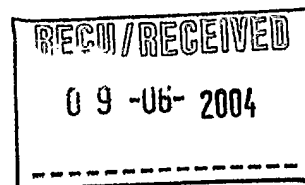
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Clerk's Department
Corporate Services Commission

JUN 22 2004

CONSERVATION REVIEW
BOARD

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 WEST HALF LOT 10,
CONCESSION 5, KNOWN MUNICIPALLY AS 8303 WARDEN AVENUE, TOWN
OF MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3
Attn: Catherine Axford, Chairman's Executive Assistant

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 8303 Warden Avenue, 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.

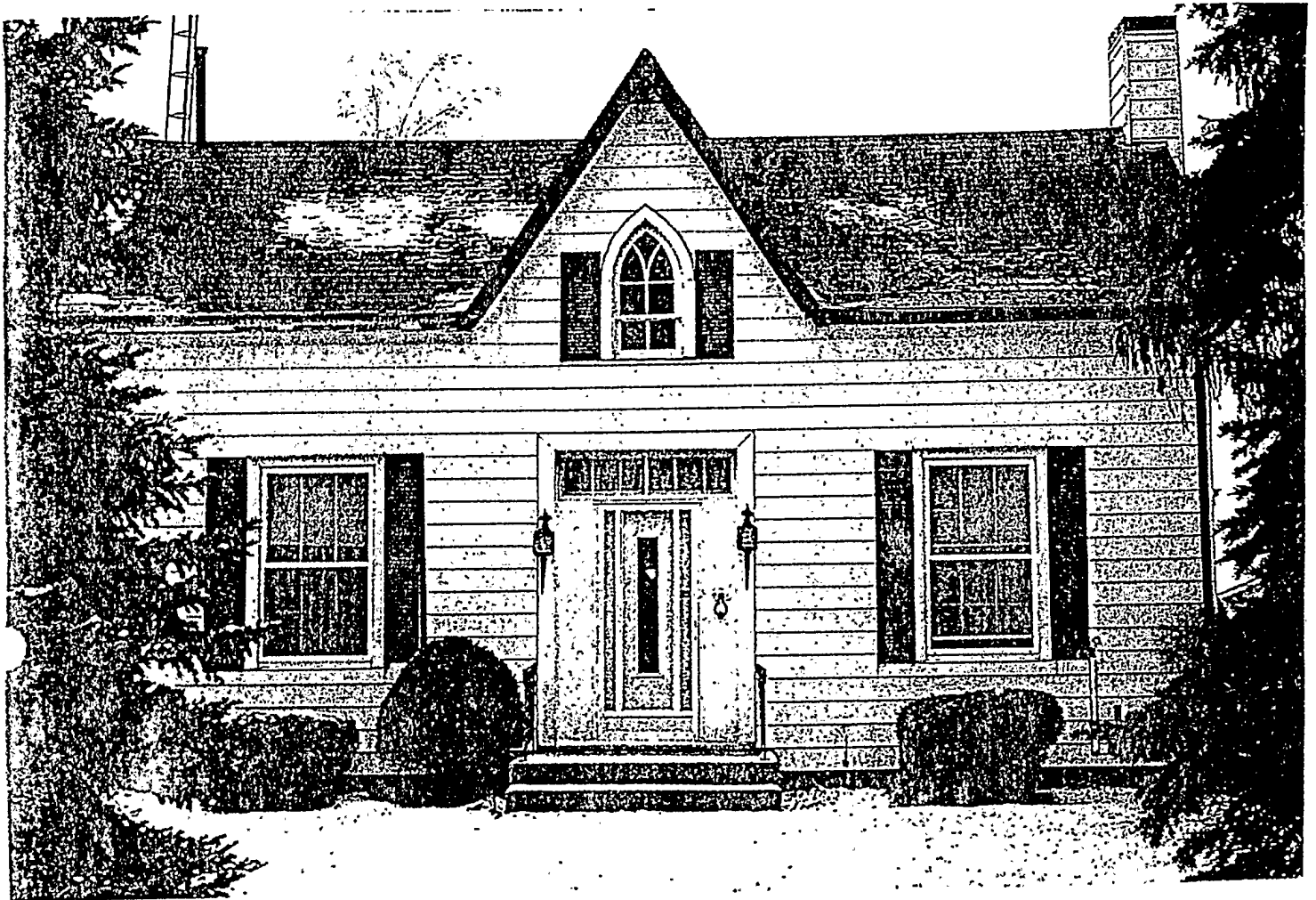
A Statement of the Reasons for the Proposed Designation of The
Sheridan-Paterson House, is attached.

NOTICE OF OBJECTION to the designation may be served on the
Town Clerk within thirty (30) days, or before 4:30 p.m. on the 8th
day of July 2004.

Sheila Birrell, Town Clerk
The Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

June 8, 2004

cc/05/04
✓
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DESIGNATION REPORT**APPENDIX A**

Sheridan-Paterson House
circa 1855

8303 Warden Avenue
West Half Lot 10, Concession 5

Prepared for: Heritage Markham

Prepared by: George Duncan
January, 2004

Sheridan-Paterson House

STATEMENT OF HERITAGE ATTRIBUTES

The Sheridan-Paterson 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 Sheridan-Paterson House is located on part of the west half of Lot 10, Concession 5, on land that was once part of the Berczy settlement. Lot 10 was granted by the Crown to Anna Margaretha Pingle in 1804. In 1811, the 200 acre lot passed to John Henry Pingle, who sold the west 100 acres out of the family in 1824. The east half remained in the Pingle family's ownership for most of the 19th century.

The west 100 acres were held briefly by Robert Payne, who sold to Francis Sheridan in 1826. Sheridan, a Reformer in his political leanings, was among the names of the supporters of William Lyon Mackenzie in a document of 1834. In Walton's Directory of 1837, he is listed in error on Lot 10, Concession 4; however in Brown's Directory of 1846-47 this is corrected and Francis Sheridan is found on the subject property. After his death in 1847, the farm passed through his widow, Elizabeth, to their son, Jeremiah, who finally received title in 1853 when he turned 21 years of age. Francis Sheridan's will provided for the erection of an additional house on the property for the use of his widow, and the house at 8303 Warden Avenue may have been built as a result.

Jeremiah Sheridan's name as owner appears on both McPhillips map of 1853-54 and the Tremaine map of 1860. Interestingly, in the 1850-51 directory, William McKnight's name appears on Lot 10, Concession 5. Research has suggested that the widowed Elizabeth Sheridan remarried soon after the death of her husband, and that William McKnight (also spelled "Mannett") was her next husband. However, there is a considerable age difference between the two (McKnight was aged 28 in the 1851 census, while Elizabeth's age was given as 54), suggesting that there might have been some other type of family connection. According to the same census records, there were several log houses on Lot 10 at that time, and Mannetts resided in one of them. At this time, Jeremiah Sheridan was employed as a farm labourer and living with the Gohn family on Lot 9, Concession 2.

According to Markham Township assessment records, from 1857 to 1860, Jeremiah Sheridan occupied a portion of the property while he rented out the remainder to Samuel Stephenson. The apparent dual occupancy of the lot suggests that there may have been two dwellings on the property during the period of Jeremiah Sheridan's ownership, the log house noted in the 1851 census and a later frame house (8303 Warden Avenue?). From 1861 to 1864, the entire property was tenant occupied.

Jeremiah Sheridan died in 1865, and in the same year his executors sold the farm to William Paterson, a Scottish immigrant and a member one of the founding families of the Scarborough Township community of Agincourt. William Paterson and his wife, Sarah Lockie, came to Canada from Kelso, Scotland, in 1818. They lived on Brookside Farm on Kennedy Road, north of the village. The Paterson's son, Thomas occupied the Markham Township property and may have built the existing house at 8303 Warden Avenue, in the event that Jeremiah Sheridan did not actually build an additional house for his mother's use on the property. Thomas Paterson received title to the farm through his father's will in 1870. His name appears at this location in Nason's directory of 1871.

In 1876, Thomas W. Paterson sold the farm to Hulet Kennedy, a member of another Scottish-Canadian family from the Agincourt area of Scarborough Township. The Kennedy family were listed on the property in local directories into the 1890s. A later owner was A. J. H. Eckardt, who rented the farm to Robert Stiver, according to information from early 20th century maps and the Unionville Historical Society.

Architectural Attributes

The Sheridan-Paterson House is an aluminum siding-clad frame building with a T-shaped plan that has been modified by relatively recent additions. The main block is one and a half storeys, and the rear kitchen wing, centred on the rear wall, is a single storey only. There are single-storey additions in the north and south ells and on the rear wall of the kitchen wing. These one storey additions have low-pitched, nearly flat roofs. The house stands on its original site, but the foundation material is not visible.

The roof is a medium pitched gable, with boxed, projecting eaves and simply detailed cornice returns. On the front slope there is a steep centre gable which was formerly ornamented with curvilinear bargeboards, kingpost and finial. The roof of the rear wing is also gabled, but its ridge is lower than that of the main roof since the rear wing is a single storey in height. There are no historic chimneys remaining, but based on the style and age of the house, there probably once were gable end chimneys on both the main roof and the kitchen wing. A modern exterior chimney is centred on the south gable end wall and is clad in aluminum siding to match the rest of the house.

The main, one and a half storey part of the house is 3 by 2 bays, with a centre door on the front or west façade flanked by a large, 6 over 6 sash-style window on either side. Above the door is a small, pointed-arch Gothic Revival window. The existing shutters are purely decorative and are not part of the historic fabric of the building. The front entrance originally featured both a flat-headed, multi-paned transom light and sidelights, but in its existing condition, the sidelights have been closed up and the door itself replaced with a mid-20th century design. On the side elevations, the second floor windows have 2 over 2 glazing and the openings are significantly smaller than those on the ground floor level.

Stylistic Analysis

The Sheridan-Paterson House is a typical example of a mid-19th century Ontario Classic Farmhouse. Its one and a half storey height, T-shaped plan and 3-bay front with a Gothic Revival centre gable are characteristic of the style. The removal of the bargeboards and kingpost from the centre gable has diminished the decorative effect of this modest house, but the other essential heritage features remain intact.

It is difficult to say for certain whether or not the centre gable is an original feature, as the Gothic window seems a little out of scale with the generous doorcase and large ground floor windows. If the house was built by Jeremiah Sheridan in the 1850s, it is likely that the centre gable was added by Thomas Paterson in the mid to late 1860s. If the house was built by Thomas Paterson c.1865, it may have been part of the original design.

In a newspaper article dating from 1970, the owner at the time was interviewed about her property and renovations she was undertaking. When the article was written, the house had a stucco finish and its early shutters. A fieldstone fireplace in the living room at the south end of the building was added by a previous owner. Since that time, the house has been re-clad in aluminum siding, and has lost its old shutters and gable trim. Any of these missing features would be easily restorable.

Contextual Attributes

The Sheridan-Paterson House stands on its original site, but is an isolated heritage resource within the evolving Markham Centre Planning area. As one of the few remaining early buildings in this part of the Town, it is of particular significance as a visible reminder of the agricultural past.

In addition to the house, the property also contains a concrete block garage and a frame stable. The frame stable appears to be of some age and has been modified to provide a parking space for one vehicle. Several 6 paned sash may have been re-used when selected windows were replaced on the house.

Significant Heritage Attributes

1. The T-shaped original portion of the house, with the one and a half storey main block and the one storey rear kitchen wing;
2. The medium pitched gable roof, with its projecting eaves and cornice returns;
3. The steep centre gable, with its wood, double-hung, Gothic Revival window;
4. The front doorcase, with its multi-paned, flat-headed transom light and sidelights (sidelights are presently covered over)
5. The 6 over 6 double-hung wood windows on the ground floor, and the 2 over 2, double-hung wood windows on the second floor.