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RECEIVED
MAY 28 2007
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 PART LOT 6,
CONCESSION 5, KNOWN MUNICIPALLY AS 4438 FOURTEENTH
AVENUE, 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 4438
Fourteenth 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 Nicholas Hagerman House is attached.

NOTICE OF OBJECTION to the designation may be served
on the Town Clerk within thirty (30) days of July 25, 1998.

Bob Panizza
Town Clerk
The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

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 1/2 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 rectangular a rectangular pattern.

The brick on the house red and yellow clay of a traditional size. A red, ox blood 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 is 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.