

June 26, 2001

Ms. Annette MacDonald
Ms. Jill Oakes
11 Muir Avenue
Toronto, Ontario
M1M 3B5

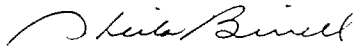
Dear Ms. MacDonald and Ms. Oakes:

Re: By-Law #2001-146 – To Designate Property as being of
Historic and/or Architectural Value or Interest
The Phillips-Teasdale House - 4 Alexander Hunter Place

This will advise that Council at its meeting held on June 12, 2001 passed By-law 2001-146, to designate "The Phillips-Teasdale House", 4 Alexander Hunter Place, as being of historic and/or architectural value or interest.

A registered copy of the by-law is attached for your information.

Yours truly,



Sheila Birrell
Town Clerk

Encl.

SB/jik

c: The Ontario Heritage Foundation
Mr. R. Hutcheson, Heritage Planner

Document General

Form 4 — Land Registration Reform Act

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| <p style="text-align: center;">CERTIFICATE OF RECEIPT</p> <p style="text-align: center;">Number YR <u>11417</u></p> <p style="text-align: center;">JUN 21 2001 <u>14:06</u></p> <p>YORK REGION No. 65 NEWMARKET</p> <p style="text-align: right;"><i>Jan Blom</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p> | (1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> | (2) Page 1 of 5 pages |
| | (3) Property Identifier(s) Block Property 03060-0036 (LT) | |
| | (4) Nature of Document APPLICATION TO REGISTER BY-LAW NO. 2001-146 | |
| | (5) Consideration NIL Dollars \$ | |
| | (6) Description Lot 33 Plan 65M-2761 Town of Markham Regional Municipality of York | |
| | Additional: See Schedule <input type="checkbox"/> | (7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> |

(8) This Document provides as follows:

THE CORPORATION OF THE TOWN OF MARKHAM, being interested in the above lands, hereby applies to register By-law No. 2001-146 passed on the 12th day of June, 2001, a copy of which is hereto annexed, on the above lands for the purpose of designating a certain property as being of Historic and/or Architectural Value or Interest.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

| (10) Party(ies) (Set out Status or Interest) | Signature(s) | Date of Signature | | | | | | |
|---|-----------------|--|---|---|---|------|----|----|
| Name(s) THE CORPORATION OF THE TOWN OF MARKHAM BY ITS AGENT | CATHY WYATT | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Y</th> <th>M</th> <th>D</th> </tr> <tr> <td>2001</td> <td>06</td> <td>19</td> </tr> </table> | Y | M | D | 2001 | 06 | 19 |
| Y | M | D | | | | | | |
| 2001 | 06 | 19 | | | | | | |

(11) Address for Service 101 Town Centre Boulevard, Markham, Ontario L3R 9W3

| (12) Party(ies) (Set out Status or Interest) | Signature(s) | Date of Signature | | | | | | |
|--|--------------|---|---|---|---|--|--|--|
| Name(s) | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Y</th> <th>M</th> <th>D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | Y | M | D | | | |
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(13) Address for Service

| (14) Municipal Address of Property 4 Alexander Hunter Place Markham, Ontario | (15) Document Prepared by: Town of Markham (Legal) 101 Town Centre Blvd. Markham, Ontario L3R 9W3 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 60%;">Registration Fee</td> <td> </td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr> <td>Total</td> <td> </td> </tr> </table> | Fees and Tax | | Registration Fee | | | | | | | | Total | |
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2001-146

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Phillips-Teasdale House

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:

ANNETTE MACDONALD AND JILL OAKES
11 Muir Avenue
Toronto, Ontario M1M 3B5

and upon the Ontario Heritage Foundation, notice of intention to designate The Phillips-Teasdale House, located at 4 Alexander Hunter Place, Markham, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

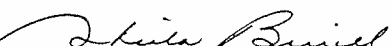
AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

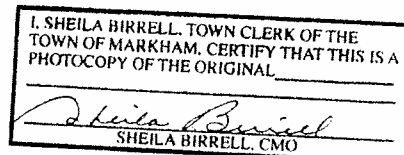
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Phillips-Teasdale House
4 Alexander Hunter Place
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
12TH DAY OF JUNE, 2001.


SHEILA BIRRELL, TOWN CLERK


DON COUSENS, MAYOR



SCHEDULE 'A' TO BY-LAW 2001-146

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

LOT 33, PLAN 65M-2761
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2001-146

STATEMENT OF REASONS FOR DESIGNATION

The Phillips-Teasdale House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical and architectural significance.

Historical Reasons

The Phillips-Teasdale House located at 4 Alexander Hunter Place, Markham Heritage Estates was originally located on the east half of Lot 15, Concession 2, Markham Township at 9206 Leslie Street. It was originally constructed in 1835 by Peter Gottfried Phillipsen (Godfrey Phillips) a member of a Berczy Settler family, and was remodelled to its current form by William Teasdale in 1880.

The Phillips-Teasdale House was the last of a cluster of dwellings that once stood at the cross-roads of 16th Avenue and Leslie Street, in Markham Township. Located between the communities of Headford to the north and Dollar to the south, the little settlement, known as Leeks' Corners, was not large enough to be classified as a hamlet, but did support a blacksmith shop.

Lot 15, Concession II, Markham Township, was first occupied by John Phillipsen, the son of Berczy settlers Heinrich Christian Phillipsen and his wife Anna. The Phillipsen name was later anglicised to Phillips.

In 1835, Godfrey Phillips received the patent for the 200 acre lot initially occupied by his brother John. The 1851 census indicates that Godfrey Phillips lived in the plank-on-plank house that forms the front section of 4 Alexander Hunter Place.

Beginning in the 1840s, the north-east corner of the farm was divided into several small parcels, mainly for the use of members of the Phillips family. Information in the 1851 census indicates that Godfrey Phillips's sons William (a carpenter), Peter (a blacksmith) and George (a farmer) were all living in separate dwellings on the homestead. George Phillips had taken over the farm operation from his father by this time.

In 1853, blacksmith William Teasdale purchase Peter Phillips' 4½ acre lot on 16th Avenue, beginning a process of land acquisition that eventually gave him ownership of much of the original Phillips family homestead. Shortly after purchasing Peter Phillips' home, Teasdale acquired the blacksmith shop as well. Tremaine's map of 1860 illustrates the blacksmith shop on Leslie Street, which remained standing until the 1970s.

One of the parcels purchased by William Teasdale contained Godfrey Phillips' plank-on-plank house. Teasdale must have occupied this house because he built a large bank barn nearby in 1874.

It is probable that the rear portion of The Phillips-Teasdale House was originally a separate dwelling that was relocated from further west on the property to form an addition to the existing house. Based on the illustration found in the Historical Atlas of York County, 1878, the relocated house must have been one of the houses fronting onto 16th Avenue, most likely that of Peter Phillips, the blacksmith. William Teasdale probably carried out the move in the 1880s, then remodelled both sections of the building to create a unified appearance.

Frederick Lee purchased the property containing the Phillips-Teasdale House in 1921. During the ownership of the property by the Lee family, few significant alterations were made to the exterior of the house.

In 1998, after being threatened with demolition at its original location, the Phillips-Teasdale House was relocated to the Markham Heritage Estates Subdivision by Charles Matthews Limited on behalf of Colin MacDonald. In view of its outstanding historical significance as a homestead of one of Markham's earliest settlers, Markham Council gave special dispensation for the house to be relocated and preserved at the Markham Heritage Estates.

Architectural Reasons

The Phillips Teasdale House is a frame, one-and-a-half storey dwelling with a T-shaped plan.

The ground floor of the front section of the house is of plank-on-plank construction; the balance of the structure is of either timber frame or balloon frame construction, or a combination of the two techniques. At its original location in Richmond Hill, the foundation was of fieldstone with a full basement under the front section of the house only.

The wall cladding on the house consists of vertical tongue and groove siding, with a beaded edge which decorates the joints.

The medium-pitched cross-gabled roof has a wide, projecting overhang and boxed eaves. Additional steeply-pitched gables are found on the front slope of the main roof, and on the north slope of the roof of the rear wing. The original roofing material was wood shingles.

On the gable ends, and in the centre of the rear wing of the house, the building originally had brick chimneys. Originally, the house had a bell-cast roofed veranda on the front and side elevations. This is documented through a paint stain in the elevation. Originally, the windows on the building were also framed by shutters (most likely louvered wood). This is documented through indicator marks in the window frames.

The front facade is three bay, with a centre door and a window on either side on the ground floor, and a Gothic window in the centre gable aligned above the door. The door is a recycled historic replacement for the original which was likely a simple cross and bible door. The windows are 2/2 sash style units, with flat, beaded architraves and heavy wooden lugsills. The flat-headed windows typically have drip caps.

The south side of the front section has a 2/2 window to the left of the exterior chimney on the ground floor, and a pair of tall, narrow 1/1 windows on the second floor. The south side of the rear wing has two 2/2 windows positioned to the right of the porch. In the off-centre gable is a 2/2 gothic window.

The north side of the front section has a single 2/2 window on the ground floor, positioned to the left of centre, and two tall, narrow 1/1 windows on the second floor.

The rear of the house has no openings on the ground floor. There is a small, 2/2 window centred on the wall of the rear wing on the second floor.

The Phillips-Teasdale House is noteworthy for its excellent state of preservation including period windows and the retention of its vertical tongue and groove siding. This type of siding, indigenous to Markham Township and vicinity, is becoming increasingly uncommon.

The current appearance of the building has developed over time to present a fairly consistent 1880s character, distinguishing the fact that the front and rear sections of the structure actually began as two separate houses brought together in the latter decades of the 19th Century. Although the front section is believed to date from c.1835, and the rear section perhaps from a similar or slightly later period, the 2/2 sash, tall narrow gable end windows and medium pitched roof slope reflect the most recent stage of the structure's major development.