

March 23, 2004

1212763 Ontario Limited (Azuria)
c/o Ms. Edith Devico
79 St. Clair Avenue East, Unit 201
Toronto, ON
M4T 1M6

DEVELOPMENT SERVICES

MAR 24 2004

RECEIVED

Dear Sirs:

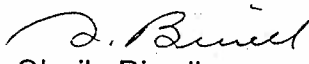
Re: By-law 2002-6 - Heritage Designation
The Adam Hagler House – 10327 Woodbine Avenue

This will advise that Council at its meeting held on January 15, 2002, passed By-law 2002-6, which designated The Adam Hagler House - 10327 Woodbine Avenue, as being of historic and/or architectural value or interest.

The reason for the delay in the registration of this by-law was the requirement that a plan of subdivision must be approved for the immediate area that would establish the correct property description for the heritage property. This has now been finalized, and a copy of the by-law with the pertinent registration data is attached for your information.

If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,



Sheila Birrell
Town Clerk

Encls.

c: Ontario Heritage Foundation
Mr. R. Hutcheson, Manager, Heritage Planning



2002-6

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Adam Hagler 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:

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Unit 201
Toronto, ON M4T 1M6

and upon the Ontario Heritage Foundation, notice of intention to designate The Adam Hagler House, located at 10327 Woodbine Avenue, Markham, 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 Adam Hagler House
10327 Woodbine 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 JANUARY, 2002.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2002-6

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

**PT. LOT 22 AND PT. LOT 23, CON. 4, MARKHAM
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

SCHEDULE 'B' TO BY-LAW 2002-6

STATEMENT OF REASONS FOR DESIGNATION

Historical Background

The Adam Hagler House is believed to have been built c.1840 by Adam Hagler, who is believed to have been of Pennsylvania German origin.

The property at 10327 Woodbine Avenue was first settled in the late 1790s by Jacob Meisener (also spelled Neissner). Meisener was one of the original Markham settlers who had accompanied William Berczy to Markham from Germany in 1794.

According to property records, Meisener was still farming the property in 1811, when he received title to the property from the Town.

Within a year, Meisener sold the property to a Sebastian Hegler (also spelled Hagler) who is believed to be of Pennsylvania German origin. By 1835 the property was sold by a Christian Hegler, to Adam Hagler for 100 pounds.

By the time of the 1846 Township of Markham Directory, Adam Hagler is listed as residing on the property. Architectural evidence obtained from the house provides a strong indication that the house at 10327 Woodbine Avenue was built in the late 1830s, and therefore it is assumed that the house was built by Adam Hagler.

By the time of the 1850-51 Directory, a Jacob Hagler is listed on the property, along with a Hugh Robinson. Robinson appears in the 1851 Census residing with his family in a frame dwelling. Hagler does not appear in the 1851 Census of Markham, however, which indicates that by that time the Hagler family had moved elsewhere and were leasing the property to the Robinson's.

Less than one year later, in 1852, Adam Hagler sold the property to Jacob Heise for 900 pounds. Jacob Heise was the grandson of Joseph Heise, a Pennsylvania German who came to Canada, settling on the Eighth Concession of Markham in 1806. Hugh Robinson is identified as residing in a house on the property on the 1853-54 and 1860 Maps of Markham Township. The 1860 map refers to Hugh Robinson as "Occupant".

According to the 1851 Census, Hugh Robinson was a farmer by occupation, born in England, aged 55 and was a member of the Church of England. He was living there with his wife Barbara Robinson, aged 47 who was born in the USA and was also a member of the Church of England. Also living in the household were their four children, Hanna, aged 24, Margaret, aged 21, John, aged 18, Jacob, aged 11, along with Hamilton Pandon, aged 3.

By the time of the 1861 Census it appears that a number of changes had occurred in the Robinson Household. Hugh Robinson evidently passed away the previous year, and at this point the house was occupied by Barbara, Hannah and Jacob. All three are by this time identified as members of the Tunker Church, of which the property owner, Jacob Heise was also a leading member. The 1861 Census is evidently very frank about the condition of the three occupants of the house since Barbara Robinson, aged 62 is listed as a "Lunatic", Hannah Robinson, aged 27, is listed as "Deaf and Dumb" and Jacob Robinson, aged 18, is also listed as a "Lunatic".

The Tunker Church of which many occupants of this house were members was related doctrinally and historically to the Mennonites. Their belief in baptism by immersion led to their persecution in Hesse Kassel; the group emigrated to Pennsylvania where they were known as Dunkards. An offshoot of the Dunkards in Pennsylvania was the group known as River Brethren, organized by two Dunkards Jacob Engel and John Wenger. They wished to be more active in missionary and evangelistic work, to which the original church was opposed. The name came from the fact that the group were organized near the great Susquehanna River.

A number of Pennsylvania German families of the River Brethren beliefs settled before 1808 in the north-west part of Markham Township. In 1808-Bishop Engel organized the Heise Hill congregation in Markham Township with Christian Steckley as its first bishop. Founding families in the congregation were the Heise's and the Eyer's. Until 1868, the services were held in the homes of the various members of the congregation. Jacob Heise is listed in the church records as one of the members in whose home the services were held. These services were conducted in German, a fact which underlines the bi-lingual character of Markham at the time.

In 1872 Jacob Heise sold 50 acres of the south half of the west half of Lot 23, Concession 4 to his daughter Nancy Eyer who was the wife of David Eyer for \$2.00. The Eyer family were also leading members of the Brethren in Christ, Tunker congregation at Heise Hill (Located on Woodbine Avenue north of 19th Avenue). David Eyer's family were prominent in the vicinity of Headford (Major Mackenzie Drive and Leslie Street) where John Eyer was the owner of a gristmill and Woollen Mill in the 1860s.

The 1871 Census indicates that the subject property was occupied by David Eyer, a Tunker, aged 35; Nancy (Heise) Eyer, aged 43; John Tomkins, a student of Irish origin, aged 14; Elizabeth Pease, a student of English origin, aged 12; and Samuel Heise, presumably a brother of Nancy, who is identified as a Labourer aged 20. It is believed that because the property was so close to the local school, located to the south that area children billeted in the house at 10327 Woodbine during the school year. In the 1871 Directory, David Eyer is listed as a Farmer, Freehold, Lumber Merchant and Stave manufacturer.

The 1878 Map of Markham Township indicates that David Eyer was the owner of the property and that there were at this time two buildings on the property, the second located north and west of the subject dwelling. It is believed that the second dwelling was a temporary structure built for workers at Eyer's mills or on the farm.

By the time of the 1881 Census David Eyer is shown to be residing on the property with his wife Anna, who were then aged 45 and 53 respectively.

In 1885 the entire west half of the property was sold by Nancy Eyer to Edward McKenzie for \$8025. In the Directory of 1892, McKenzie is listed as residing on the property as a farmer.

In 1891, shortly after paying off his mortgage on the property, Edward McKenzie sold the entire 100 acre property to Isaac Brumwell. The Brumwell family had resided in the vicinity for many years in a large estate farmhouse on Lot 27, Concession 4. They were active members of both the Victoria Square Methodist Church and later the Brethren in Christ Tunker Church at Heise Hill. It is believed that for a number of years, Edward McKenzie continued to reside in the house as a tenant. By the early 1900s, the Brumwells began construction of a large brick Edwardian/Queen Anne house that stands slightly to the north today. Although the Brumwells new house was one of the largest in the vicinity, they continued to maintain the small frame cottage built in the mid-19th Century, presumably as a home for farm workers.

In 1975, after over 80 years of ownership, the Brumwells sold the subject property to 226603 Investments Limited as a future development site. The home has continued to be tenanted until the present day.

Architectural Background

The Adam Hagler House is a good example of a simple vernacular Markham farmhouse from the mid-1800s built out of wood with the influence of the Georgian Style. The rear wing of the house is believed to have been constructed or expanded at a later date.

The house is 1½ storeys in height with a three bay façade. The house features unusually small window openings, which provide some indication of the early date of construction of the house.

The front part of the house is clad in vertical tongue and groove wood and features elements of the original returned eaves on the gable ends. A historic photograph of the house, taken c.1900 indicates that the house may have originally been clad in a rough cast stucco with contrasting corner boards, and was possibly re-clad in vertical tongue and groove wood at some point in the early 20th Century. This scenario would provide an indication as to why the walls on the house appear to be excessively thick.

In addition to the different cladding, the c.1900 photograph shows that the house had two gable end corbelled chimneys and a hipped roof front porch which has since been closed in. The photograph reveals that the house did not have shutters.

The roof of the house is believed to have originally been clad in wood shingles.

Contextual Background

The Adam Hagler house is visible from Woodbine Avenue and is an important reminder of the historic agricultural tradition in the area. The house forms part of the greater community of Victoria Square and is one of the last remnants of a cluster of rural farmhouses that once existed in this area.