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RECEIVED
MAY 4 8 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 14,
CONCESSION 4, KNOWN MUNICIPALLY AS 8965 WOODBINE
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 8965
Woodbine 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 Edward Pease 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 Edward Pease House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical, architectural and contextual significance.

Historical Reasons

The house at 8965 Woodbine Avenue was built c.1850 on land that had originally been granted to Major John Button in 1810, and is one of the earliest houses in the hamlet.

John Button came to Canada in 1797 from Pennsylvania, U.S.A. with his wife Elizabeth Williams. He settled in the Buttonville area in the Fourth Concession in 1808 and soon acquired more than 200 acres on Lot 13, Concession 4, Markham Township. Captured by the Americans at York in 1813, Button had organised the first Regiment of the York Militia in 1811 and it became known as Captain Button's Troop of Markham Dragoons. A leading Tory, he was active during the Rebellion of 1837 and was appointed a magistrate.

The future hamlet of Buttonville was created in 1842 when Button subdivided the south-west corner of lot 14 into quarter-acre lots arranged along the 4th line and a back street (Buttonville Crescent East), with nine lots in all sold. Button discussed this project with his colleague, the Hon. Robert Baldwin in a letter dated September 4, 1842, giving as a fair price \$50.00 for the front lots and \$40.00 for those along the back street.

Originally called Millbrook, the hamlet's name was changed to Buttonville in 1851 when a post office was established and the prior existence of Millbrook in Cavan Township was discovered. By the 1850s the hamlet consisted of at least fourteen homes, the majority of which were 1½ storey frame Georgian cottages, similar to 8965 Woodbine Avenue.

According to the Abstract index of deeds, John Button sold the property to William Jobbitt for 10 Pounds in 1848. Two years later, in 1850 the property was sold to Elihu (Edward?) Pease. Pease in turn sold the property to Christopher Harrison in 1856. Later that year the property was sold to David Steinhoff for 56 Pounds/16 Shillings. There is no figure for the transaction between Harrison and Pease, however, when the property was sold to Steinhoff, six months later the price has increased from 16 pounds in 1851 to 56 pounds in 1856. This gives some indication that the house was built prior to 1856.

Steinhoff had been residing in the village on the opposite side of the road as far back as 1851. By 1858, he was listed in the Directory of that year as a carpenter, living with his wife Hannah and children John, Lewis and George. As a result of his trade, it is also possible that it was Steinhoff who constructed the house.

By the time of the Census of 1861, David Steinhoff appears to have passed away. Hanna is shown to be living on the property with her children, in a frame 1 storey house, which would appear to be the existing home at 8965 Woodbine Avenue. She is identified as having a husband by the name of William Taylor, who is a "Brakesman" on the railway and is living in Toronto.

It is believed that Christopher Harrison retained an interest in the Property and in December 1872 he Quit Claimed his rights to the quarter acre property to John Hunter. Hunter is identified in the 1871 Census as a farmer, aged 62 years who was living with his wife, Mary Anne and children, Anne E., Mary, Joseph E., Christopher, Jane, George, Charles and Adah.

It is believed that John Hunter decided to retire to the one storey house in Buttonville. In the 1881 Census he is shown as a widower, aged 72 years.

Little is recorded about the property until this century, when the house is sold to Charles Hooper by the estate of the late Mr. William D. Leathers. Although it is unlikely that he lived in the house, Charles Hooper was one of Buttonville's most prominent citizens. He was born in 1907 in the village and from an early age was interested in pursuing a political career. In 1933 he was elected to serve as a Public School Trustee for S.S. #6, Markham Township. In 1936 he was elected to Township Council on which he was one of the longest serving members (1934-1965). His political career reached its height in 1947 when he was elected as the 96th Warden of the county of York and the tenth one from Markham Township.

By the time the first Markham Inventory of Heritage Buildings was conducted in 1977, the house at 8965 Woodbine Avenue is identified as the Padgett House. It is believed that the Padgetts were tenants in the 1½ storey dwelling.

In 1983, after the death of Charles Hooper, the ownership of the house passed to Susan Casella. Susan Casella was a long-time member and chair of Heritage Markham, the Town of Markham's Local Architectural Advisory Committee and an active resident of Buttonville.

In 1996 the property was sold for use as a sales office by Normerica Custom Country Homes (Upper Canada Post and Beam).

Architectural Reasons

The building located at 8965 Woodbine Avenue is an excellent example of a vernacular Georgian frame cottage from early in this century and represents the simple, functional tastes of the earliest European pioneers in Markham.

The Pease House is a 1½ storey frame cottage built on a rectangular long facade plan. It has a medium pitched gable end roof and is of wooden framed construction. The house is covered with narrow, feather-edge clapboard, which is an exact duplicate of the original (replaced during restoration in 1996). The corners of the building are structurally and visually reinforced by vertical square timbers painted a lighter colour than the siding.

The earliest photographs of the house from the 1970s show that the house was light in colour. Currently the house has been painted a dark blue with white trim.

The main entrance is a rectangular opening. It is possible that it would have been capped with a simple entablature, based on other structures in the area, however, it has been obscured by the

c.1920s front porch with classical columns. The original door would have been originally a simple 6 or 4 panel solid wood door.

The typical window is of simple construction. It is composed of a rectangular opening with plain trim and a single hung window. There are two sashes in a 3 over 9 pane arrangement (The house would have originally had a 6/6 pane arrangement).

The medium pitch gable roof is covered with pine shingles. The cornice on the building has simple returns. The verges and eaves have plain soffits and fascias. The verges also have plain frieze. Modern metal eaves troughs and drainpipes have been added to the eaves.

Based on area precedents, it is believed that the house had simple brick chimneys on either side of the gable ends.

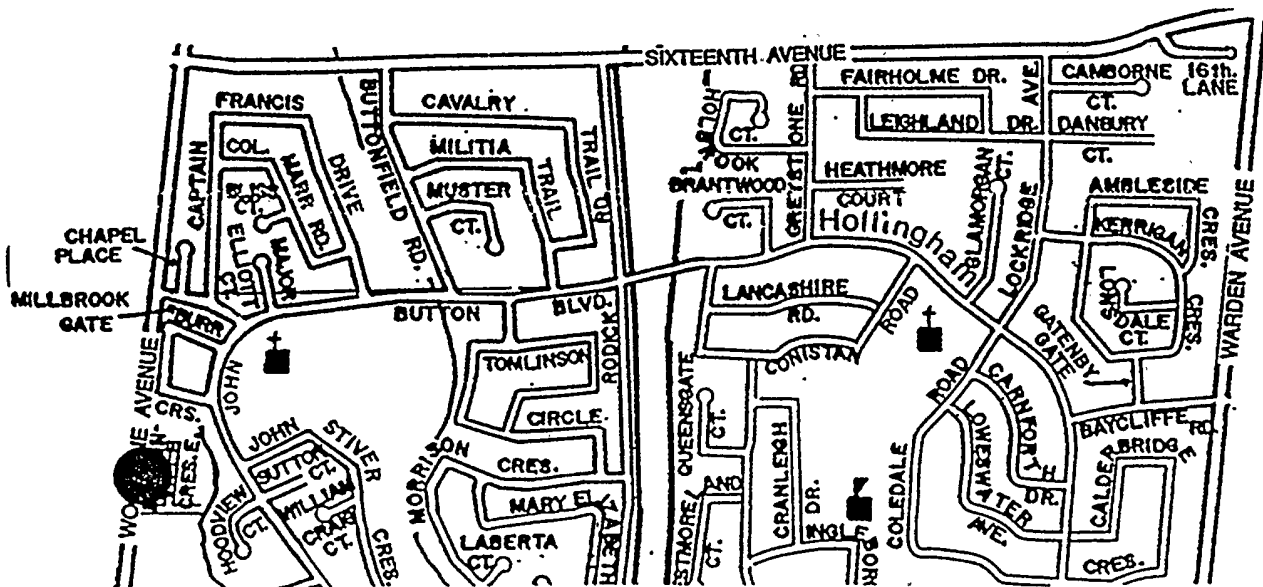
Contextual Reasons

The Edward Pease House exhibits a strong contextual significance as part of the historic hamlet of Buttonville. Together with the other frame houses in the vicinity, the house provides a sense of the former rural hamlet of Buttonville. The structure is an important contributor to the Buttonville Heritage Conservation District Study Area.

TERMS OF REFERENCE

The owners of the property have agreed to allow the Town of Markham to designate the Edward Pease House under the Ontario Heritage Act and register such title against the title of the lands.

SITE LOCATION



BUILDING LOCATION
8965 Woodbine Avenue

IDENTIFICATION

Property: The Edward Pease House,
8965 Woodbine Avenue

Legal Description: Lot 14, Concession 4

Owners: Tom Porter and Bill Williams
Normerica Country Custom Homes

Inventory No.: D5-10

Assessment Roll No.: 132-837-00

Date of Construction: c.1850

Style of Architecture: Georgian Vernacular

Type of Structure: Farm Residence

Number of Storeys: 1.5

Exterior Wall Material: Narrow clapboard

Special Features: Georgian Cottage, 3 bay facade
Pediment and transom over door
multi-pane wood windows, returned eaves