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February 15, 2012

ONTARIO HERITAGE TRUST

FEB 16 2012

RECEIVED

Cesaroni Holdings Inc.
Attn: Elena Cesaroni
3447 Kennedy Road, Unit 10
Toronto, ON M1V 3S1

Dear Elena Cesaroni:

Re: By-law 2012-4 - To designate certain property as being of
cultural heritage value or interest (Hatton-Baker House – 10761
Woodbine Avenue)

This will advise that Council at its meeting held on January 24, 2012, passed By-law 2012-4, which designated the "Hatton-Baker House", 10761 Woodbine Avenue, as being of cultural heritage value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham', with a stylized flourish at the end.

Kimberley Kitteringham
Town Clerk

Encl.

cc: The Ontario Heritage Trust
R. Hutcheson, Manager, Heritage Planning



BY-LAW 2012-4

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Hatton-Baker 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 cultural heritage 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:

Cesaroni Holdings Inc.
Attn: Elena Cesaroni
3447 Kennedy Road, Unit 10
Toronto, ON M1V 3S1

and upon the Ontario Heritage Trust, notice of intention to designate the Hatton-Baker House, 10761 Woodbine Avenue 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 cultural heritage value or interest:

Hatton-Baker House
10761 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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF JANUARY, 2012.

"Kimberley Kitteringham"

KIMBERLEY KITTERINGHAM
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI
MAYOR

**SCHEDULE 'A' TO
BY-LAW 2012-4**

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

Lot 4 E/S Union St. PLAN 501; MARKHAM

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

**SCHEDULE 'B' TO
BY-LAW 2012-4**

For Heritage Designation By-Law for 10761 Woodbine Avenue

STATEMENT OF SIGNIFICANCE

**Hatton-Baker House
10761 Woodbine Avenue
c.1850**

The Hatton-Baker House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Hatton-Baker House is a one and a half storey, brick-veneered frame building located on the east side of Woodbine Avenue, just north of Elgin Mills Road. It is one of group of buildings associated with the historic crossroads community of Victoria Square.

Design or Physical Value

The simple, symmetrical form of the Hatton-Baker House is representative of the vernacular Georgian architectural tradition. Constructed c.1850, it is one of the oldest remaining buildings in Victoria Square. Modest in scale and simple in detail, the house is a good example of a worker's cottage designed to meet the housing needs of a village tradesman and his family.

The updating of the house by a later owner, c.1880, with patterned polychrome brickwork, a veranda decorated with fretwork, and the reworking of the original 6/6 windows to 2/2 glazing configuration, is representative of building practices throughout Markham and Southern Ontario during that period.

Historical or Associative Value

The Hatton-Baker House has associative value as the former home of William Hatton, the first leader of the local Primitive Methodist congregation, and also as the former home of Jacob Baker, a member of an early Pennsylvania-German family. The Mortson family were significant later owners, from 1938 to 2005. Gord Mortson operated a bus line from this property in the mid-20th century.

Contextual Value

The Hatton-Baker House has contextual value as one of a number of heritage buildings comprising the crossroads community of Victoria Square. As the only remaining 19th century building on the east side of Woodbine Avenue, north of Elgin Mills Road, the house is an important remnant of the early historical development of this street corner. In its position next door to the Primitive Methodist cemetery and church site, the house is a reminder of William Hatton's role in the early history of the Primitive Methodist congregation at Victoria Square.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Hatton-Baker House include:

- The form and volume of the original building, with its rectangular plan and 1 ½ storey height;
- Fieldstone foundation;
- Patterned brick veneer in buff and red brick, dating from the c.1880 remodelling;
- Three-bay front;
- Original front door opening;
- Original window openings with their wood, 2/2 windows, projecting wood window sills, and wood brickmouldings;
- Low-pitched gable roof with overhanging eaves.
- Reconstructed gable-end brick chimneys