

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024

Item 44, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 25, 2024, as follows:

By approving the recommendation contained in Communication C17, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 21, 2024, as follows:

- 1. That the revision to Attachment 1: Location Map, be brought forward to the Council meeting of June 25, 2024.***

44. RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE 1078 MAJOR MACKENZIE DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 18, 2024, be approved, subject to revisions to Attachment 1: Location Map, to be brought forward to the Council meeting of June 25, 2024; and**
- 2. That the comments of the following speaker be received:**
 - 1. Noah Gordan, Miller Thompson, King Street West, Toronto, on behalf of Senang Investments Limited.**

Recommendations

- 1. That the Notice of Objection to the Notice of Intent to Designate 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;**
- 2. That City Council consider the Notice of Objection dated April 12, 2024, and affirm its decision of January 30, 2024, stating its intention to designate the subject property at 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*;**
- 3. That the By-law to designate 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.**

Committee of the Whole (2) Report

DATE: Tuesday, June 18, 2024

WARD(S): 1

TITLE: RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE 1078 MAJOR MACKENZIE DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To provide Council with information, analysis, and options regarding the Notice of Objection to the City's Notice of Intent to Designate (NOID), and to recommend to the Committee of the Whole **not to withdraw the Notice of Intent to Designate** the subject property municipally known as 1078 Major Mackenzie Drive (as shown on Attachment 1), but to proceed with enacting the By-law to designate The Peter Patterson House at 1078 Major Mackenzie Drive, Vaughan, under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner(s) served a Notice of Objection to the Notice of Intent to Designate 1078 Major Mackenzie Drive on April 12, 2024.
- Staff reviewed the objection, and has made revisions to the designation documents in consultation with the Owner's representatives.
- Staff recommend the City proceed to designate 1078 Major Mackenzie Drive and approve the Designation By-law under Part IV of the *Ontario Heritage Act*.

Recommendations

1. That the Notice of Objection to the Notice of Intent to Designate 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;

2. That City Council consider the Notice of Objection dated April 12, 2024, and affirm its decision of January 30, 2024, stating its intention to designate the subject property at 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*;
3. That the By-law to designate 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.

Background

Cultural Heritage staff submitted a report proposing Designation of the subject property at 1078 Major Mackenzie Drive for Heritage Vaughan Committee recommendation to City Council, on November 23, 2023. This was reviewed at Committee of the Whole (1) on January 23, 2024, and Council affirmed its Intent to Designate by publishing the intent on January 30, 2024.

An Objection to Designation was received on April 12, 2024, from David Tang (Miller Thompson LLP, lawyers for the property owner), see Attachment 2. Cultural Heritage staff opened communications with the property owner's lawyers and their heritage consultants on April 26, 2024.

Previous Reports/Authority

[Heritage Vaughan Committee](#) – November 23, 2023

[Committee of the Whole \(1\) Report No.1](#) – January 23, 2024

[Council meeting](#) – January 30, 2024

Analysis and Options

The Letter of Objection (see Attachment 2) states that the owner objects only to select elements identified in the Statement of Cultural Heritage Significance as presented with the staff report and identifies which specific elements are petitioned to be removed from the designation consideration.

Staff has had continued engagement with the landowner's heritage consultants, discussing the merits of designation as well as alternative options, including the possibility of amending the by-law under Section 30 (1).2 of the Act in the future. Revisions to the Statement of Cultural Heritage Significance were made in accordance with the request and conversations with the heritage consultants (see Attachment 3). Additional supporting information is provided in Attachment 4.

ALTERNATIVES FOR CONSIDERATION

Under Section 29 (6) of the *Ontario Heritage Act*, City Council may decide whether or not to withdraw the Notice of Intent to Designate the property. A Notice of Intent to Designate was served onto the property owner(s) and was published on the City's

website. By withdrawing the Notice of Intent to Designate, a Notice of Withdrawal would be served onto the owner(s) and a copy would be posted on the City's website.

1. Decline the Notice of Objection

By declining the objection, Council affirms the City's decision to designate the property and adopt the Designation By-law. The goal of designation is to ensure the City encourage the rehabilitation, renovation and restoration of built heritage resources to appropriately manage, conserve and protect Vaughan's cultural heritage.

- Cultural Heritage staff, in collaboration with the owner's heritage consultants, have revised the Statement of Cultural Heritage Value.
- The subject property continues to meet 8 of the 9 possible criteria under O.Reg. 9/06 where a minimum of only 2 criteria are required for designation candidacy.
- Protection of the property is consistent with both provincial, regional, and local policy which directs the City must conserve significant built heritage resources.

Should the designation proceed, the Owner(s) may appeal the designating by-law to the Ontario Land Tribunal (OLT) once the designating by-law has been passed, notice has been provided, and by-law has been published in accordance with Section 29(8) of the *Ontario Heritage Act*. Through an appeal under s. 29 of the OHA, there is an opportunity for heritage attributes to be modified during the appeal process, should the OLT deem it appropriate. The decision of the OLT is binding.

2. Withdraw the Notice of Intent to Designate

Council could choose this option if it is convinced by the Notice of Objection claim that the building does not possess the cultural heritage value identified by Cultural Heritage staff. It should also be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will be removed from the City's Municipal Heritage Register. Once removed, it cannot be re-listed on the Register again for five (5) years, i.e., January 1, 2032.

- Designation does not restrict the legal use of property, prohibit alterations and additions, does not restrict the sale of a property, and has been demonstrated to increase its resale value.
- Designation ensures the City's ability to manage change to the heritage attributes of the subject property through the Heritage Permit process.
- Without designation, the subject property stands at risk of losing its cultural identity, and the heritage, environmental, informational, and aesthetic values.

Staff does not consider withdrawing the Notice of Intention to Designate the subject property to be a responsible conservation measure. By withdrawing the Notice of Intention to Designate, the City would be unable to provide long-term management, conservation, and legal protection to this significant cultural heritage resource and would not fulfil the legal mandate established by existing municipal and provincial policies.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

Withdrawing the Notice of Intention to Designate would deprive the City of its capacity to enact long-term management, conservation, and legal safeguards for this significant cultural heritage asset.

Designation is essential for the City to effectively oversee proposed changes to the heritage attributes of the property through the Heritage Permit process. Without designation, this property is vulnerable to losing its cultural identity and the associated social, heritage, environmental, informational, and aesthetic values and the accumulation of loss of heritage properties will erode Vaughan's connections to its longstanding communities and history. Consequently, staff does not recommend withdrawing the Notice of Intention to Designate as a responsible conservation approach.

Considering that the property meets 8 out of 9 criteria under O.Reg 9/06 of *Ontario Heritage Act* for Part IV designation, and revisions have been made to the Statement of Cultural Heritage Significance and the location map to better identify the location of Heritage Resource in consultation with the Owner's representatives, the Manager of Urban Design and Cultural Heritage recommends that Council approve the designation of 1078 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*.

For more information, contact Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, ext. 8653.

Attachments

1. Location Map
2. Objection Letter
3. Statement of Cultural Heritage Value revised
4. 1980 Architectural statement on file

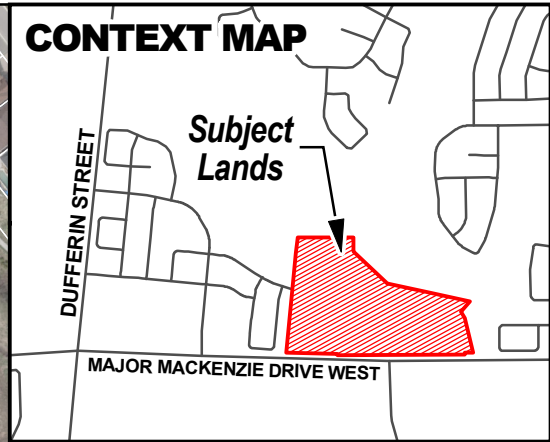
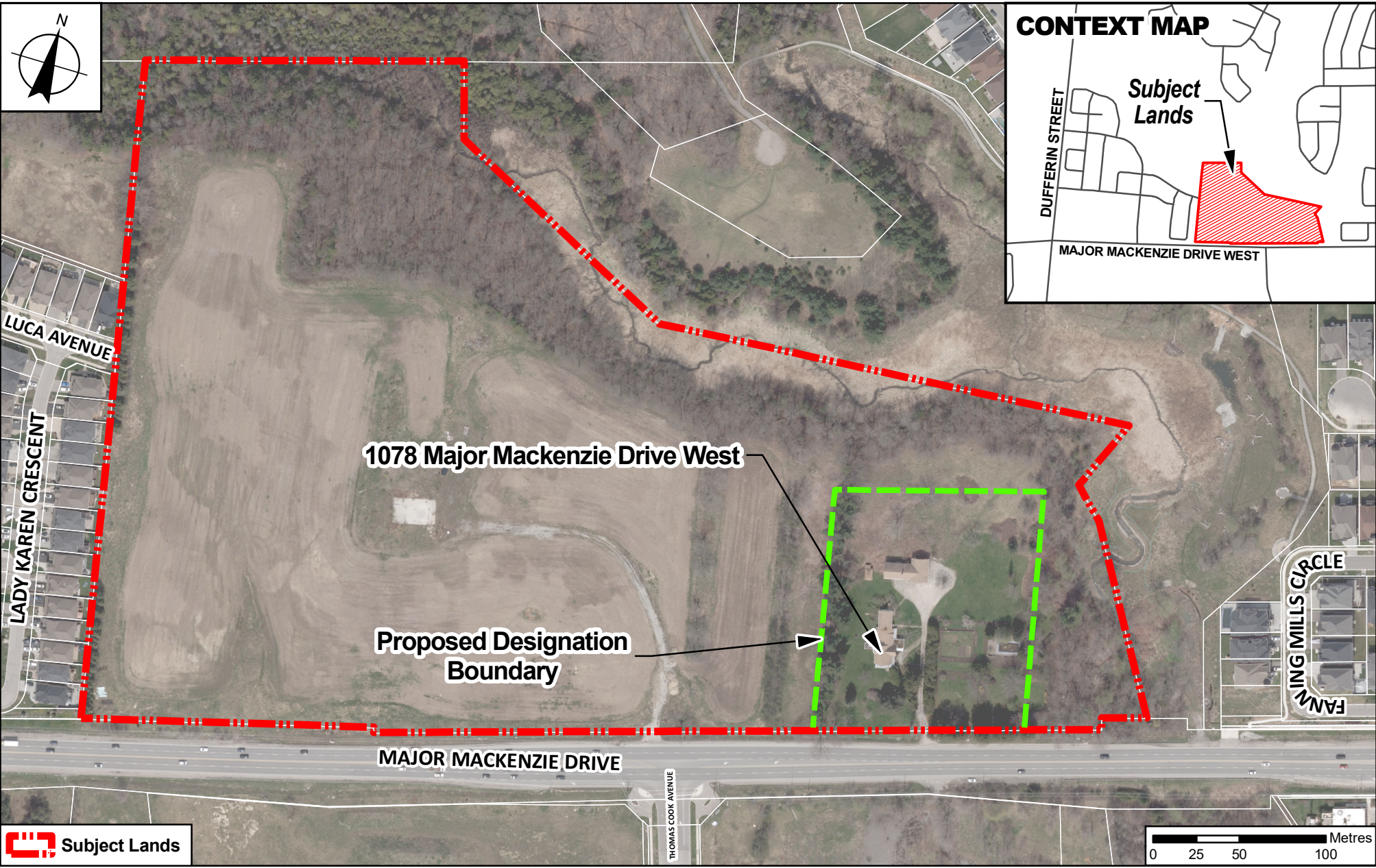
Prepared by


Katrina Guy, Cultural Heritage Coordinator, ext. 8115.

Nick Borcescu, Senior Heritage Planner, ext. 8191.

Shahzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653

Nancy Tuckett, Director of Development Planning, ext. 8529



 Subject Lands

Location Map

Location:
 1078 Major Mackenzie Drive West
 Part of Lot 21, Concession 2



Attachment

Date:
 June 18, 2024

1



MILLER THOMSON
AVOCATS | LAWYERS

MILLER THOMSON LLP
SCOTIA PLAZA
40 KING STREET WEST, SUITE 5800
P.O. BOX 1011
TORONTO, ON M5H 3S1
CANADA

T 416.595.8500
F 416.595.8695

MILLERTHOMSON.COM

April 12, 2024

David. C.K. Tang
Direct Line: +1 416.597.6047
dtang@millerthomson.com

Delivered via same day courier and Via E-mail

Office of the City Clerk
City of Vaughan Council
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

ATTACHMENT 2

1078 MAJOR MACKENZIE

Attention: Todd Coles, City Clerk

Dear Sir:

Re: Objection to Proposed Designation in Notice of Intent to Designate 1078 Major Mackenzie Drive West Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*

We are the solicitors for Senang Investments Limited, the owner of 1078 Major Mackenzie Drive West, and we are writing to provide our client's objections to the proposed designation of the property municipally known as 1078 Major Mackenzie Drive West (the "**Property**") as found in the proposed Statement Of Cultural Heritage Value and staff report.

The Notice of Intent to Designate came as a surprise to our client and it has only recently retained advisors on heritage preservation matters. A Heritage Consultant has not been able to assess the Property fully and provide meaningful comments to this letter or its opinion on all of its elements. At the end of this letter we will suggest a preliminary designation approach that would satisfy our client, but also a request that the City delay designation (within the timeframes mandated by the *Ontario Heritage Act*) to allow for further discussion and an amicable resolution.

Objection to Elements of Proposed Designation

Our client recognizes that the Property may very well meet some of the criteria prescribed by O. Reg 09/06 as the criteria for designation. In particular, our client is prepared to acknowledge that the primary Carpenter Gothic elements of the original house (pre-additions) do have design and physical value as they are representative of a particular style, material and construction method. For example, our client agrees that the vergeboard and woodwork trimming on the southeast and west elevations of the house (but not the side and rear additions) including the ornate scrollwork along the soffits and over the windows, the circular woodwork decoration in the front veranda (and possibly the veranda itself) and a number of the windows and openings together with the original steep pitched roof falls into that category. Given their design and physical value, our client is also prepared to agree that the Statement of Cultural Heritage Value and the designating by-law can recognize that the vergeboard, woodwork trimming and decoration demonstrates a high degree of craftsmanship.

Our client further acknowledges that the some aspects of the original main house (again without the side additions or the rear carriage house/barn addition has historical and associative value and architectural value given its associations with Peter Patterson, the Redelmeier's and their activities in the vicinity. It is the original house, pre-additions, which contains the decorative elements described above which display both a degree of high craftsmanship and artistic expression commensurate with their profile in the community. It is the thus only the original house and those elements which are truly and intrinsically linked to these prominent families and their accomplishments. There is nothing notable from an architectural, design or craftsmanship perspective to the subsequent east, west or northern additions and those additions would have not been representative of the Patterson or Redelmeier families' prominent role, profile or place in these communities at the time. Their status and role in the community would have been best expressed and seen in the original house with its unique, prominent and decorative features.

Designation of these elements on the original house alone is thus sufficient to ensure the maintenance of both the contextual, historical or associative value and the design or physical value of the buildings.

While the original house contains elements of the Carpenter Gothic style in its original constructed form, and it is our client's view that after the significant alterations to and additions to the house over the years starting from 1884 only those elements specifically identified above merit designation. For example even portions of the roof profile have been altered (in 1888, portions of the house was reroofed and raised, changing one of the initial elements of the gothic style). The exact pitch of the roof is clearly not original, meaning that while a steep pitch is perhaps of significance, the exact roof profiles and its physical structure is not specifically designatable. As a result, designation of the following is all that is required:

- vergeboard and woodwork trimming on the southeast and west elevations of the original house (but not the side and rear additions) including the ornate scrollwork along the soffits and over the windows,
- the circular woodwork decoration in the front veranda and the veranda itself
- the windows and openings
- a steep pitched roof (which could be rebuilt)

What our client strongly opposes is the designation of any other elements of the Property, including the two side additions, the rear addition (sometimes referred to as the Coachhouse, the garage or the barn), and all of the vegetative elements referenced in the Statement of Cultural Heritage Value like the hedges and the lines of trees and the framing of the entrance or view of the house, described as the "allee". There is nothing unusual about such windbreaks, hedges or the framing of a front yard with vegetation in Ontario. These plantings are common-place and in no way unique to either the Carpenter Gothic architectural form nor the prominence of the residents of this property and their station, prominence and role in the community. In any event, the trees and hedges are plantings which are near their end of life.

Our client is particularly opposed to any sort of recognition of 1884 additions or alterations to the original house, which the statement of cultural heritage value attributes to the fact that the 1884 additions to the original house were designed by John T. Stokes as one of his last commissions. The fact that it is one of his last commissions is of no significant or importance unless the building itself was of some importance or prominence. That is not the case. Mr.



John T. Stokes was primarily renowned for his public service and engineering roles in Ontario, and not as a residential architect. He served as the Clerk-Treasurer for East Gwillimbury (not Vaughan) and held a number of other public service offices including as Superintendent of Public Roads, as a founding member of the Canadian Society of Civil Engineers and practiced at Adelaide Street East in Toronto and was renownedly the engineer for a subway testing system in Toronto, which was not in fact constructed. Contextually, there is little relationship between Mr. Stokes and Vaughan, except for this minor residential alteration, likely taken on by him as a necessary obligation because of his primary relationship with the Patterson's industrial enterprises. His primary relationship with the Patterson family was his retainer, consistent with his non-residential engineering expertise and renown, to design the Patterson's new industrial complex in Woodstock, Ontario, when they relocated. It is for that significant industrial commission on which John Stokes' profile and relationship with Peter Patterson and the Patterson family is primarily known.

Similarly, the carriage house/barn to the rear of the original house is no particular design value or physical value. It neither provides a rare, unique or early example of a style type expression material or construction, nor displays a particularly high degree of craftsmanship or artistic merit and has no direct associations with any theme, event, person, activity or organization that is significant to the community. Nor was it designed or reflects the works of any particularly important architect, artist, builder of importance in this community.

In assessing this property for its historical associative value in relationship to Peter Patterson, it is crucial to bear in mind that his is renowned for his industrial prowess in the manufacturing of farm implements. The Patterson family established a foundry in another municipality (Dundas) and manufactured of agricultural implements in Belleville, Ontario. Ultimately, the Peter Patterson factory was moved away from York Region to Woodstock. This Property was not the location of his industrial activities. It is only the fact that he was a person of stature and renown and the grandeur of the decorative elements of his residence (later only a summer residence) which is of associative value this this community.

The references to the historical value and associated value to the Redelmeier family largely relates to their farming prowess, which encompassed 514 acres. This property was only one portion of the farm that William Redelmeier, and Earnest and Francis Redelmeier was best known for farming. Again, Francis and Earnest Redelmeier were known for farming lands primarily to the east of Maple in Richmond Hill rather than for operations in and on this property.

Summary - Requests

As a result, our client, respectfully requests that:

1. City Council designate only the following elements of the Property:
 - *vergeboard and woodwork trimming on the southeast and west elevations of the original house (but not the side and rear additions) including the ornate scrollwork along the soffits and over the windows,*
 - *the circular woodwork decoration in the front veranda and the veranda itself*
 - *the windows and openings*
 - *a steep pitched roof (which could be rebuilt)*



2. Council delay its decision and the designation until your Council meeting of June 25, 2024, which is within the 90 day period within which Council has to designate after receiving these objections. In that time, our client's heritage consultant will be able to provide additional comments and opinions on the proposed designation, communicate with City Heritage staff and address any matters or questions raised and it may be that our client and the City can come to agreement about the precise scope of the designation and thereby definitively avoid the need for an appeal to the Ontario Land Tribunal.

We would be pleased to discuss this matter further and answer any questions the City might have.

Thank you for your consideration.

Yours very truly,

MILLER THOMSON LLP

Per:



David Tang
Partner
DT/ac



STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 1078 Major Mackenzie Drive West

LEGAL: Part 1, Plan 65R-5977; Part of Lot 21, Concession 2 ROLL:
1928.000.211.06000.0000.

OVERVIEW

The Patterson House has been included on the City of Vaughan's Register of Buildings of Architectural and Historical Value for architectural and historical reasons and is one of the most significant structures in Vaughan.

The cultural heritage value of the property known as 1078 Major Mackenzie Drive W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

<u>Building Name:</u>	The Peter Patterson House
<u>Date Built:</u>	Circa 1855-60, later additions 1920's
<u>Address:</u>	1078 Major Mackenzie Drive W
<u>Location:</u>	North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)
<u>Condition:</u>	The house is in good to fair physical condition

ARCHITECTURAL DESCRIPTION

HISTORY OF THE HOUSE

The main house was first built as a 2-storey house by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. The house was likely built between 1855 after Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and 1859, when he married Kate (Catherine) E Haffrey of Richmond Hill.

Initially, as shown in Figure 1, the 1860 structure exhibited several elements of the Gothic style including the steeply pitched roofs, and the gothic arched window in the attic floor on the south elevation. The window sizes, locations and pane pattern have been retained through to the present and contribute significantly to the structure's cultural heritage value. Also present in the 1870 form is the east side 1 storey addition, which was later expanded into a sunroom.

In 1884, the Patterson family home was expanded and embellished. The rear wing of the house was raised and reroofed, increasing the space for living including a new staircase. Other exterior changes were quite notable - the chimneys were rebuilt, and the house obtained its notable vergeboard and fanciful woodwork trim and verandah. While it's not known who designed the original house, the 1884 alterations were designed by John T. Stokes, one of Ontario's earliest trained architects and engineers. From the August 1884 letters sent by Mr. Stokes to Mr. Patterson, the intent was to improve the house without having to "tear it up in pieces". The letters further outline descriptions of the work and measurements, as according to

Mr. Stokes, he understood that all of the work – the raising of the roof, the creation of the extensive trimming was to be done by the Patterson Bros Company carpenters. The resulting effect was admired in its time and for several years after with several comments focusing on how well the landscape, gardens and structures were combined to make a showpiece. It is noted that Mr and Mrs Patterson continued to stay in the house during the summer and remained a part of the Patterson and Maple community. A few months after Mr. Patterson's sudden passing at the house, the property was even featured in the Globe's Illustrated Saturday feature in the fall of 1904.

After Mr. Patterson's passing, Mrs Patterson continued to visit the property, but the house was not further altered until the 1920's, when Mrs. Patterson died, and her son John D. Patterson began the work of refurbishing the house. His changes were to add a 1 storey addition to the west gable of the house, and to expand the east addition into a sunroom. These additions are subordinate to the building and do not detract from the earlier works. Once John D. Patterson passed in 1940,

The house is known to be one the best and most intact examples of the "Carpenter Gothic" style in the City of Vaughan and is featured in the book "Ontario House Styles – The Distinctive Architecture of the Province's 18th & 19th century home" by Robert Mikel in 2004. The Carpenter Gothic originally rose in popularity in the eastern United States and eastern Canada and the style strongly features wood for framing, cladding and decoration. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with no further exterior additions.

DESCRIPTION OF THE HOUSE

Covered in white board-and-batten wood siding, this large 2 storey house is dominated on three sides by its large, bargeboard-filled gable peaks and also on the front facade by a fretwork-filled section of the porch roof which has been tunnel vaulted. The walls under each of these peaks are pierced by a flat-headed Palladian-form window which, like all other openings on the original part of the house, is capped with a moulded wooden label. The steep pitched roof and gables of the front section of the house are surviving elements from the original 1860 construction.

The front porch on the Patterson features a one-storey open porch is supported by five pairs of bevelled posts resting on wooden bases and topped with stylized capitals. Because the porch is screened-in on the west side these white posts are highlighted and serve to further emphasize the thin verticality of the carpenter Gothic style house. The entry way to this porch is emphasized by ornate, circular fretwork, which features a three leafed motif on either side of the circle.

Under the main verandah of the south elevation are located three equally spaced doorway openings, but typical of the Gothic dislike for classical balance we find that it is not the centre opening, which is the main doorway, but rather the eastern most of these three openings.

The two openings to the west, located under the screened-in porch, are glass-paned French doors topped with glazed rectangular transom lights. The main doorway is set within a frame consisting of narrow sidelights and a square transom light. The door itself is of the single leaf, six panel variety with the two central panels being decorated with embossed designs.

The windows of the house all contain heritage value, dating from all major episodes of construction and alterations of the Patterson family. The second floor of the south elevation

features a central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860. Further out on either side but located slightly lower than the central window feature, there are two narrower windows also featuring 4 over 4 pane style. The attic window features a 2 over 3 windowpane style that is setback behind the ornate gothic scroll work.

The east elevation features several windows and multi paned openings, among them 3 large 4 over 4 windows stretching nearly from ceiling to floor. As two of these are associated with the 1928 1 storey addition, it is thought that all 3 could date from the 1920's. Further along the east elevation a variety of windows are featured at varying heights and panes. These speak to the ongoing occupation and maintenance of the home.

The second floor of the east façade also features a window similar to the middle south elevation, with 4 over 4 panes and smaller sidelight windows, in a 3 over 1 style. This is copied on the west façade of the house as well and is a surviving feature of the 1860 construction.

CARRIAGE HOUSE

Located to the rear and east of the house is a large, two-and-a-half storey drive shed and barn which was built originally circa 1860 but was later refurbished and extended around 1885 to replace the former one which had been destroyed by fire. Originally designed as a carriage house and barn for the Patterson family house, it has transitioned into use as a garage and is shown in Figures 4 and 5. This large building is designed in an L plan and compliments the Patterson house being also covered with white board and batten. Most of the windows feature 6 over 6 pane arrangement with a lancet window at the central gable. The wide arched doorways at the central gable and to the west with matching wooden doors also contain heritage value. The second floor also feature a hayloft door in the central gable that references its previous agricultural use.

HISTORICAL/ASSOCIATIVE VALUE

PATTERSON FAMILY

Peter Patterson was born in New Hampshire in 1825 and was one of 10 children in a family with roots in Northern Ireland. His father, Robert, was an elected member of the New Hampshire legislature and was a merchant and the family moved to New York State in 1829 where Robert became a farmer. Here, Peter and his brothers began to design and manufacture farm implements. Robert Jr. and Reuben, Peter's brothers, immigrated to Canada and established a foundry in Dundas, before later moving to Belleville, Ontario to establish the R. & R.S. Patterson company to manufacture fanning mills and agricultural implements.

Thomas Patterson arrived in Richmond Hill about 1850 and Peter arrived shortly thereafter. They began manufacturing fanning mills in a shop in Richmond Hill. By 1853 they purchased Lot 21, Concession 2, about four kilometers west of Richmond Hill. They were joined by another brother, Alfred. This property had access to water rights which allowed the construction of a dam on the Don River to provide waterpower to the new factory. Peter's goal was to create a company town beside the factory – the Patterson built houses for their workers, as well as other services, such as a church, a school, and post office.

By 1858, Thomas returned to the United States and was no longer associated with the company. Peter was the resident and managing partner of the company, with Alfred being a senior partner although he continued to live in the US. The company was called Patterson &

Bro. Peter was also the postmaster in the village until 1871 and president of the Richmond Hill Agricultural Society from 1882-1887.

Peter Patterson was significantly involved in local politics, being elected Reeve for four terms between 1868-1871. He then resigned from his position to run for Provincial Parliament and was successful, serving in the provincial legislature from 1871 to 1883.

The plant moved to Woodstock in 1887 due to its inability to secure a rail line spur line for the plant and the offer of \$35,000 from Woodstock to resettle in the town. Shortly after, the farm was bought by Massey-Harris. After being bought by Massey-Harris, and the plant moving, the town declined and Peter retired in 1891, with him and his wife Catherin living in the house during the summers until he passed away in 1904.

In 1928, Peter's son John came back to live in old house, buying the Graham farm across the road and raising Aberdeen angus. John lived on the property until his death in 1940.

REDELMEIER FAMILY

In 1939, William "Willy" Redelmeier, a Dutch banker, immigrated to Canada from the Netherlands, with his wife Iska and sons Ernest and Francis, and bought the property, naming it Don Head Farms. At its peak, it was comprised of 514 acres. In 1982, it was renamed Patch Farms and as of 1991, was operated by and Ernest and Francis. They graduated from the Ontario Agricultural College and raised herds of Aberdeen Angus and Jerseys. It had few interior structural changes done to the house while they lived there.

Francis M. Redelmeier (1920-2001) farmed east of Maple in Richmond Hill in 1940 with his brother Ernest. He was the chairman of the World Jersey Cattle Bureau and was added to the Ontario Agricultural Hall of Fame (OAHF) for his contributions to the Jersey breed and milk pricing formulae development. He lived at Patch Farms with his wife, Elizabeth Ruth Redelmeier, and was a strong opponent of the Keele Valley Landfill. Ruth was a long-time member of Heritage Vaughan and a local historian specializing in the history of the hamlet of Patterson, Vaughan Township and 19th century North American industrial/commercial history.

In 1963, the York Central Hospital was built on part of the farm and in January 1970, Don Head Secondary School was opened to the east of the hospital. Today, Patch Farms is known as Southbrook Farms Vineyards and is operated by Bill (William) Redelmeier – the original Redelmeier's grandson, and his wife, Marilyn.

Francis and Ruth Redelmeier's farm became known as Patch Farms and parts of the northern Don Heads farm were sold to developers for housing at the corner of Bathurst and Major Mackenzie. The Redelmeier Family still owns the Peter Patterson House at 1078 Major Mackenzie Drive West.

JOHN T. STOKES

The property also has associated value as being one of the last commissions of John T. Stokes, a York County architect and Engineer of the mid 19th Century. Stokes was born in 1824 and he and his wife had immigrated and settled down in Sharon, Ontario in East Gwillimbury in 1849.

Although he worked as a Clerk-Treasurer for what is now East Gwillimbury for several decades, he was able to take on several architectural and engineering commissions in his long career that had him commuting all over York County including Toronto.

In 1874 Stokes was chosen by the York County Council from a field of twelve candidates to succeed Silas James as Superintendent of Public Roads, a post which included many architectural and engineering duties. Although his business office was located at the York County Court House on Adelaide Street East in Toronto he continued to reside in Sharon and complete designs for both county engineering works and for private architectural commissions in York County and elsewhere. Stokes was also one of the founding members, with Sir Casimir Gzowski, of the Canadian Society of Civil Engineers in 1887.

In his architectural career, he began advertising his expertise in papers in 1853 and received regular commissions. By 1859 his keen interest in the Gothic Revival style was evident in his distinctive design for the mansion for Joseph Gould at Uxbridge, Ont. This patronage by Gould was significant and led to other important commissions being awarded to Stokes by Gould for the Mansion House Hotel (1872) and the Mechanics Institute (also called the Joseph Gould Institute) in 1886.

In 1884, Stokes was the Resident Engineer for an early Queen Street subway testing system in Toronto (also referenced as the Parkdale Subway in contemporary accounts) and was noted to be frustrated with the progress. By “subway”, it is thought that this likely meant an underpass, even though subways in London, England had been operating for a number of years. Stokes’ submissions and letters to Mr. Patterson indicate that the design for expansion and embellishment of the Patterson’s house at the same time he was work on this downtown project and provided a break from the engineering work which was moving slowly. It is noted that Patterson was so pleased, that when the company relocated to Woodstock, Ontario a few years later, that Patterson commissioned Stokes to design the new industrial complex.

CONTEXTUAL ELEMENTS

1078 Major Mackenzie Drive W also contains contextual heritage value, as it occupies a prominent place along the north side of Major Mackenzie. It is a visual reminder along Major Mackenzie Drive of not only Vaughan’s significant agricultural history but also its industrial history being one of the last remnants of the associate Patterson Village and Works. The carpentry and wood trim were produced by the workers of Patterson Village and is a distinct reminder of the level of skill possessed by the workers of the village.

Through the years of decades of admiring the built heritage of the property, descriptions also referenced the trees and gardens. In 1928, a survey of the property was produced, as shown in Figure 6, showing the outline of the “Home Farm” property. On the west side, there is a line of trees from the orchard and then further east, a double line of White Pine trees, planted by Peter Patterson. Peter Patterson also planted the cedar hedge around the kitchen and lawn, and the front lawn cedar hedge still exists, shielding the property from Major Mackenzie Drive traffic. These plantings still provide a frame around the house and carriage house property, as shown on Figure 7 and should be considered to be the western edge of the contributing heritage elements of the property.

The current parameters of the property were created in 1982, through a plan of subdivision. There was briefly another structure to the west of the identified heritage structures, known municipally as 1150 Major Mackenzie Drive West, but the building was demolished in 2014/15. Although field west of the orchard line is part of 1078 Major Mackenzie, it does not contain any known cultural heritage value.

SUMMARY OF CULTURAL HERITAGE VALUE

Architectural

MAIN HOUSE

- 2-1/2 storey Gothic Carpenter style house with rear and side additions
- Delicate vergeboard and woodwork trimming, located on the south, east and west elevations of the main house, including the ornate scroll work along the soffits of the house and over the windows
- The 1885 verandah
- Circular woodwork decoration in the front verandah over the main entry way
- Steeply pitched roofs, in keeping with Gothic Carpenter style
- All the windows have cultural heritage value, especially the following:
 - The central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860 – located on the second floor of the main house, on the south, east and west elevations
 - On the 2nd storey, south elevation, the two windows located on the east and west corners of the southern gable, located slightly lower, also featuring 4 over 4 pane style
 - On the south elevation, the attic window feature a 2 over 3 pane style
- The larger, floor to ceiling windows located on the west and east side of the house, featuring 4 over 4 pane windows
- The main front entrance is indicated to be one of 3 possible openings along the main floor south elevation. The main entrance way is set within a frame consisting of narrow sidelights and a square transom light.
- The other two openings are glass paned French doors topped with glazed rectangular transom lights.
- The white board and batten cladding present on all parts of the house.

CARRIAGE HOUSE/GARAGE

- Built originally in 1860, rebuilt and expanded in 1885 after a fire
- 2 and ½ stories
- designed in an L-plan
- Clad in board and batten, providing harmony with the house
- Windows feature 6 over 6 pane arrangement with a lancet window at the central gable
- The wide arched doorways at the central gable and to the west with matching wooden doors

- ❑ The second floor hayloft door in the central gable that references its previous agricultural use

Associative Value

The property has strong associative ties to the history of Vaughan, York Region and to Ontario heritage.

- ❑ Peter Patterson and his brothers were the founders of the successful Patterson Bros Company, a company that specialized in agricultural implements and Patterson Village. Peter Patterson was elected Reeve of Vaughan 4 times and elected to the Provincial Parliament 3 times. Even after the Patterson Bros Company was relocated, he, along with his wife Catherine and their children would regularly return to the Patterson property for the summers.
- ❑ John T. Stokes was the architect who designed the 1884 remodeling of the house for the Patterson family. Stokes was an early and respected architect and engineer in 19th Century Ontario who worked all around York County and was a founding member of the Canadian Society of Civil Engineers in 1887.
- ❑ The Redelmeier family immigrated to Canada in 1939 and purchased the Patterson farm after John D. Patterson's death in 1940. The Redelmeier family has continued to own and care for the property. They have produced award winning sheep and have diversified their agricultural interests across Ontario.

Contextual Value

- ❑ The property has significant contextual value as a visible reminder of Vaughan's agricultural and industrial history in the 19th and 20th centuries. The work done on the house was the done by the Patterson workers.
- ❑ **The view of the house from Major Mackenzie shall be preserved. The current trees do obscure views of the primary façade somewhat, especially in the summer, they also provide a framing element and future alterations on the site shall ensure that there is no permanent built structure that obscures the view of the house from the road.**
- ❑ It also contains significant cultural heritage landscapes of tree plantings that border and frame the property. the western side of the house the line of orchard trees and the double wind break of white pine trees represents the western border of the contributing elements, as does the treeline to the rear of the property on the north side. The eastern boundary for the concentration of identified heritage attributes is located on the east side of the allee of trees, preserving the driveway access to the house and excluding the eastern gardens.

Non-Contributing Elements

- ❑ The most northern addition to the primary house is identified by the Redelmeier family as being a much later addition to the residence. Therefore, while it is sympathetic to the construction as a whole, it is not contributing element to the cultural heritage of the property.
- ❑ The cedar hedge is another, relatively recent landscape element that while sympathetic is not a contributing element.

- ❑ The front fencing and wall along Major Mackenzie Drive has uncertain provenance and while providing a sympathetic and aesthetic boundary, is not of cultural heritage value.

Please note that the map that is submitted with this revised description, more specifically outlines the area of Cultural Heritage interest, excluding any potential archaeological areas that may still remain.

Bibliography and Resources

Books

A History of Vaughan Township – George Reaman,
Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Houses (2004)
Mikel, Robert

Articles

“John Thomas Stokes, C.E.” – The York Pioneer, 1988, Hamer, Ian M, P. Eng
“Patterson: Family, Firm and Village” – The York Pioneer, 1976, Vol.71, No 1 – by Gail Crawford

Archival

City of Vaughan Archives, Southbrook Farms Fonds, MG 11
“In Search of Peter Patterson” 2012, Ruth Redelmeier, City of Vaughan Archives
“Living and Working Conditions under Paternalistic Management in an Industrial Company Town: Patterson, Ontario 1856-1887” – Dennis DesRivieres, 1982

City of Toronto Archives

Excerpts from the Letterbook of John T. Stokes, C.E., 1884 – City of Toronto Archives, Case No S.C. 74

Cultural Heritage Property Files

1078 Major Mackenzie – 1981 Designation Report - Heritage property file
Correspondence of Mr and Mrs Frank Redelmeier with staff– Heritage property file

Websites

OurOntario.org – Back issues of The Liberal and The York Herald
Ontario Land Titles
Lost Toronto



November 12, 1981

Mr. & Mrs. E. Redelmeier
[REDACTED]
Richmond Hill, Ontario

Dear Mr. & Mrs. Redelmeier:

Please find enclosed a copy of the designation report which I prepared this summer on your heritage house at 1078 Major Mackenzie Drive in Maple.

You were most helpful to me Mrs. Redelmeier when I came out to investigate your house and I wish to express my sincere thanks for the information and thoughtful insights which you provided me with. In addition to expressing my thanks I am also writing this letter to remind you that the Vaughan LACAC is looking forward to your attendance at their meeting next week. Again, this meeting will be held Wednesday November 18 at the Kleinburg Public Library with discussion relating to the designation of your house to commence at 7:45 PM.

Looking forward to meeting you again next week, I remain,

Yours truly,

Edward Tooke
On behalf of the Vaughan LACAC

✓ Encl.

ATTACHMENT 4
1078 MAJOR MACKENZIE



The Peter Patterson House,
Maple

Report prepared for the
Vaughan LACAC, July 1981,
Edward Tooke

PROPERTY: The Peter Patterson House

ADDRESS: 1078 Major Mackenzie Drive, Maple
Part of Lot 21, Concession II, Maple,
Regional Municipality of York

CONSTRUCTION DATE: Circa 1860

ALTERATIONS/ADDITIONS: Ca. 1920 - East, West
and Rear Extensions

ORIGINAL OWNER: Peter Patterson, Manufacturer and Politician

PRESENT OWNER and USE: Don Head Farms Ltd.
█████ x █████ D
Richmond Hill, Ontario
L4C 4Y8
832-1117

Residential

REASONS FOR DESIGNATION:

The Patterson House is recommended for designation on architectural and historical grounds. Architecturally the house is an excellent example of a mid-19th century dwelling fashioned in the carpenter Gothic style. Covered in white board and batten this large house is dominated on three sides by its bargeboard-filled gable peaks and also on the front facade by a fretwork-filled section of the porch roof which has been tunnel vaulted. The walls under each of these peaks are pierced by a flat-headed Palladian-form window which like all other openings on the original part of the house is capped with a moulded wooden label.

The house is also important for its association with Peter Patterson who was chiefly responsible for the founding of the former company town known as Patterson, which at its peak in the 1870s had a school, stores, church, post office and over 200 inhabitants.

HISTORICAL SIGNIFICANCE:

Peter Patterson and his two brothers, Alfred and Robert, had moved to Richmond Hill in 1849 and set up a small business manufacturing farm machinery. Soon after establishing themselves, however, their large volume of orders forced them to enlarge their operations and they purchased the 100 acres in the east half of Lot 21, Concession 2, two miles west of Richmond Hill along the Maple Sideroad.

The entire 200 acres in Lot 21 had originally been patented from the Crown in 1802 to James Perigo who had also obtained property from the Crown in the 1st and 3rd Concessions. In 1804 he sold this lot to Abner Miles, an innkeeper who had moved to Richmond Hill in 1801 and acquired several lots in the area. After Mr. Miles' death in 1806 the property traded hands several times and had been subdivided into its two 100 acre halves when John Arnold purchased the east half in 1850. Five years later Arnold sold the property to Peter Patterson for four times what it had cost him!

Patterson was born in New Hampshire in 1825, his ancestors having emigrated from Ireland in the early 18th century. In 1840 he and his brothers moved to Canada and lived in several towns before settling in Richmond Hill. The Patterson brothers, with Peter as the principal owner, commenced their operations on Lot 21 by constructing a sawmill. Soon afterwards they established their extensive farm implement manufactory and began building homes for their employees. Such was the beginning of one of Ontario's first company towns, Patterson.

For the next thirty years both the company and the town grew steadily. Sometime in the early 1860s it seems likely that Peter had this house built for himself so that he would be closer to his operations and not have to commute from Richmond Hill. By 1871 there were 200 people living in Patterson which by this time had a school, several stores, a Primitive Methodist church and a post office which had been opened in 1865 with Peter serving as the first postmaster. While Patterson's company was flourishing in Vaughan, Peter also developed a keen political interest, serving as Township Reeve from 1868 - 70, Warden of York County in 1871 and then being elected to the Provincial Parliament where he served for twelve years as MPP for York West from 1871 - 82.

By 1885, however, the company was beginning to suffer from a lack of railway facilities and in 1887 the firm moved to Woodstock, Ontario where they were located on a rail line. Four years later the company was bought out by Masséy-Harris. Following the departure of the plant the village gradually began to disappear with the post office being closed the next year in 1888. Over the years most of the buildings which made up this company town have disappeared, although there are still a few

of the worker's houses located on Major Mackenzie near Bathurst and the building now serving as Don Head Farms' dairy barn was at one time the town's blacksmith shop. A historical plaque, erected by the Vaughan Historical Society, also marks the former site of Patterson.

After Patterson's firm was bought out by Massey-Harris, Peter returned to the area and retired in this house until his death in 1904. The property remained in the family hands until 1940 when Willy Redelmeier, who had come from the Netherlands with his sons Ernest and Francis, bought the Patterson estate, all of the surrounding farms and created Don Head Farms. Don Head now has prize herds of Aberdeen Angus and Jersey cows and Ernest Redelmeier and his family live in the Patterson house.

ARCHITECTURAL DESCRIPTION:

Peeking out through a row of maple trees which run along the front of the property is one of Vaughan's most picturesquely planned and detailed dwellings, the Patterson house. Being built of wood in the Gothic Revival style allows to term the Patterson house as being of the carpenter Gothic style. This style reached its glory in the New England area in the middle of the 19th century and so reflects the background of its original owner, Peter Patterson.

As houses in the Gothic style lent themselves to attached wings, we find that the L plan of the Patterson house has been converted to a cross plan with additions on the east and west sides and an elongated extension running out the back. The main portion of the house is two-and-a-half storeys in height with the upper storey-and-a-half being set in under the large gable which dominates the front facade. The additions on the east and west sides are of one storey while the rear extension is of two storeys running in just below a window opening in the gable peak on the back of the house.

Builders in the Gothic Revival style were forever searching for means with which to add to the picturesque qualities of their houses and being that gable roofs accent a broken skyline and serve to break the cubic lines of the classical house-type, they were employed as often as possible. The main portion of the Patterson house is capped with a roof, covered in cedar shakes and consisting of three bargeboard-filled gables - the dominant one on the front rising one-and-a-half storeys and running through to the back of the house, and the two subordinate ones on the east and west sides rising to cover the upper storey. The pierced bargeboard in each of these gables is cut in a floriated pattern and set within a frame of bevelled timbers. Although restricted to the peaks in the east and west gables, we find this pierced bargeboard design continuing down to decorate the sides of the eaves on the front gable. A large gap has also been left in the centre section of this front bargeboard to allow for a window designed to light the attic. The upper section of this gap is filled with a pointed-arched piece of bargeboard, set in a pointed-arched frame which combined with the pointed label capping the flat-headed, two over four pane attic window, serves to emphasize the basic Gothic tenet of verticality.

This attention to verticality is further emphasized on the Patterson house by the board and batten siding with which it is covered. Although not always used, board and batten was considered particularly fitting for the carpenter Gothic style because of its vertical tendency. The battens on this house also add to its decorative qualities by being moulded in design. All of extensions are also covered in board and batten and painted white to match the rest of the house, but one section on the west wall is sheathed in plain batten indicating an alteration here at some point in the history of the house.

In addition to the bargeboard decoration we find each of the three gables on the front of the house being highlighted by triple, flat-headed, Palladian-form windows serving to light the rooms on the second storey. As with all of the other doorway and window openings on this part of the house, these triple windows are crowned with another bit of Gothic finery: moulded labels. Due to the shape of these openings, with the centre four over four pane window extending above the thinner one over two pane side windows, it almost appears as if someone squeezed these labels out of a tube letting them drip down and mould themselves over the top of these window frames. Although one of these triple windows fills the wall space under the side gables, because the front gable extends down over a storey-and-a-half it is broad enough at its base, at the second storey level, to allow room for two other window openings to flank the centrally-located triple window. Although the westernmost of these two openings is permanently covered with shutters and not visible from within, the opening on the east which lights the upper hallway is filled with a four over four pane double sash window.

Another opportunity for the display of fretwork decoration was often provided by the porch entablature. On the Patterson house we find that a portion of this entablature extending out over the main doorway has been tunnel vaulted and filled with fretwork fashioned in a circular motif. This one-storey open porch is supported by five pair of bevelled posts resting on wooden bases and topped with stylized capitals. Because the porch is screened-in on the west side these white posts are highlighted and serve to further emphasize the thin verticality of this carpenter Gothic style house.

Under this front porch are located three equally spaced doorway openings, but typical of the Gothic dislike for classical balance we find that it is not the centre opening which is the main doorway, but rather the easternmost of these three openings. The two openings to the west, located under the screened-in porch, are glass-paned French doors topped with glazed rectangular transom lights. The main doorway is set within a frame consisting of narrow sidelights and a poorly proportioned square transom light. The door itself is of the single leaf, six panel variety with the two central panels being decorated with embossed designs.

This off-centre doorway leads us into a front hallway with a stairway and washroom on the right and a large drawing room on the left. As classically styled houses traditionally have a centre-hall plan with rooms on the right and left, it is not unusual to find that this balanced interior displacement is reflected on the side facades which are usually identically ordered; the free layout of rooms in a Gothic Revival style house, however, also determines the outer appearance and accordingly it is common to find different exterior arrangements

on the side facades on this style of house. The eastern facade of the Patterson house, at the ground floor level, is of a broken outline reflecting the interior room arrangement consisting of staircase, washroom and living room. The front part of this facade is a continuation of the open front porch as it wraps itself around the corner. This facade then projects out to enclose the washroom which is located under the roof of the porch. This minor addition which blends well into the plan of the house, has its walls covered with trellis-work and ivy and pierced by a small two over four pane window flanked with green shutters. Behind this we come under the side gable which projects out even further and is pierced in its front portion by a floor length, four over four pane window flanked by green shutters. An addition, to be described shortly, projects out from the back portion of the area under this eastern gable.

Whereas the east facade with its jagged outline indicates the interior division of space of this side of the house, the flush western wall indicates one long room on this side. The front part of this wall is punctured by a glass-paned door and the rear portion under the gable, which on this side does not project, is filled by a bay window. The front two portions of this bay window exhibit two over four pane, green shutter-clad windows while the back portion is hidden under the extension which projects from this western facade.

From speaking with the present owners it seems that the various extensions to the house were added sometime in the 1920s. Being that they are all clad in white board and batten and subordinate themselves by their size and simple massing, they do not detract from the heritage character of the original Patterson house. Both the eastern and western extensions are one storey in height projecting out from under the side gables. The front portion of the eastern extension acts as a sunroom as its front wall is filled by four twelve-pane windows which, in the manner of the open porch in front, wrap around to include two more on the eastern wall. A clapboard base runs under these windows and the sloped roof under which they sit is also glass paned. The clapboard wall along the back of this sunroom has its southern facade pierced with a label-capped doorway opening. The east wall of this extension also has a four over four pane, label-capped, green shutter-clad window opening while the north wall contains a doorway opening filled with an eight-paned glass door and flanked by green shutters. The extension from the west facade, which appears to have been completed in two parts, has a glass-panelled door in its western wall and a small, horizontally-oriented, two-sash, twelve-pane, green shuttered window on the south wall.

The long back extension also appears to have been built in several stages. Along the east wall, the front part of the extension has a one-storey porch with a bellcast roof under

which are two, four over four pane, green shutter-clad windows, one of which was formerly a doorway, and one floor length six over six pane window. Above this porch roof, in the second storey of the addition, we see two small six over six pane windows. On the back part of this side of the extension, on the ground floor, are two, single-leaf, five-panel doors the front one of which sits under an enclosed entrance hall. Located between these doors are two window openings: the southern one is filled with a nine over six pane window while the smaller one to the north is glazed with a three over six pane window. Located over each of these doorways, at the second storey level, is a small, six over six pane, green shuttered window. The back wall of this extension is pierced by four window openings: two on each floor randomly placed. Each of these small openings is filled with a six pane window and all are flanked by green shutters. Along the west wall, the front part of the back extension consists of a floor length, six over six pane, green shutter-clad window designed to match the one on the east wall of this extension. Behind this window is a small projection built to cover the basement stairwell which originally served as a coal chute. This cover is sheathed in board and plain batten with a shed-style roof, a twenty-pane window in its west wall and a plain wooden door in its north wall. The back part of this side of the extension has a green wooden door and two small openings on the ground floor, the northern one of which is six-paned while the southern one is filled with a three over six pane window. Four more of these small six-pane windows along with one larger six over six pane window are set into the second storey of this extension. All of these window openings, except the one at the front, are flanked with green shutters.

There are also several out-buildings located behind the Patterson house which were built to serve it and are worthy of note. Immediately behind the rear wall of the back extension is a small brick shed, painted white, which was built in the late 19th century to serve as a smoke house for Patterson's meats. Further back behind this smoke house is a small wooden building built sometime in the late 1920s to act as a summer house for John Patterson's young guests. Located to the east of this guest house is a large, two-and-a-half storey drive shed and barn which was built around 1885 to replace the former one which had been destroyed by fire. This large building is designed in an L plan and compliments the Patterson house being also covered with white board and batten. In addition to these out-buildings a visit to this property would not be complete without viewing the large flower and vegetable garden which Mrs. Redelmeier has cultivated to the east of the house behind a row of high cedar bushes.

SOURCES: 1861 Census

Canadian Parliamentary Companion and Annual Register, 1882

The Gaiety of Gables, A. Adamson and J. Willard, 1974

History of Toronto and the County of York, C.B. Robinson, 1885, Vol. II

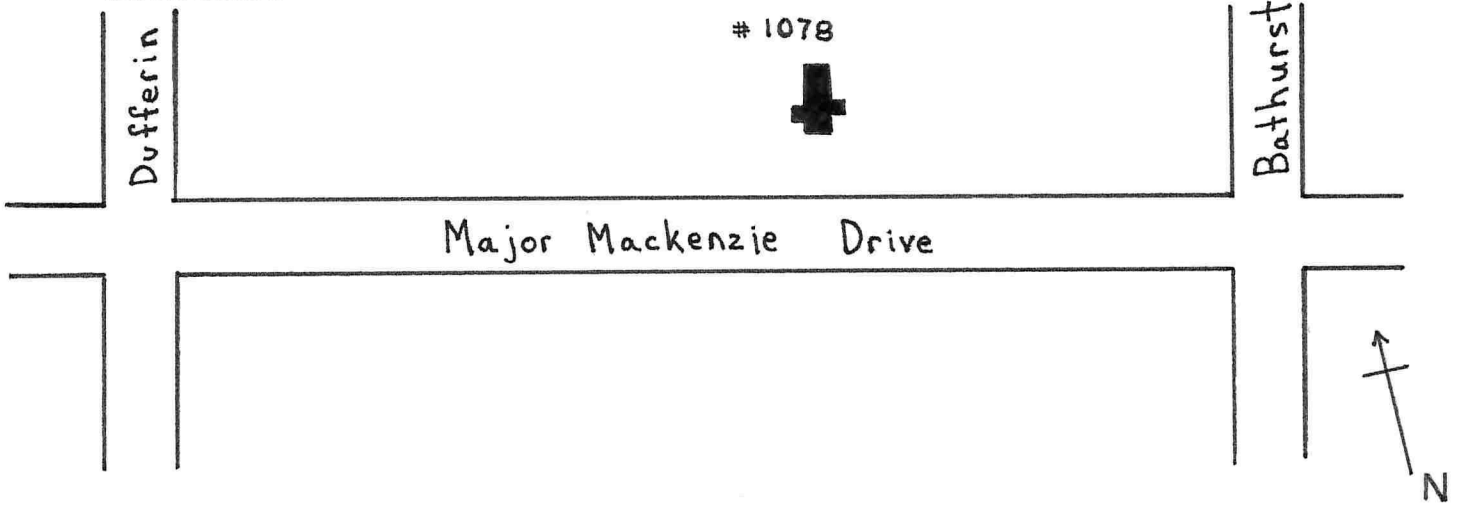
A History of Vaughan Township, G.E. Reaman, 1971

"Patterson: Family, Firm and Village", Gail Crawford in The York Pioneer, 1976

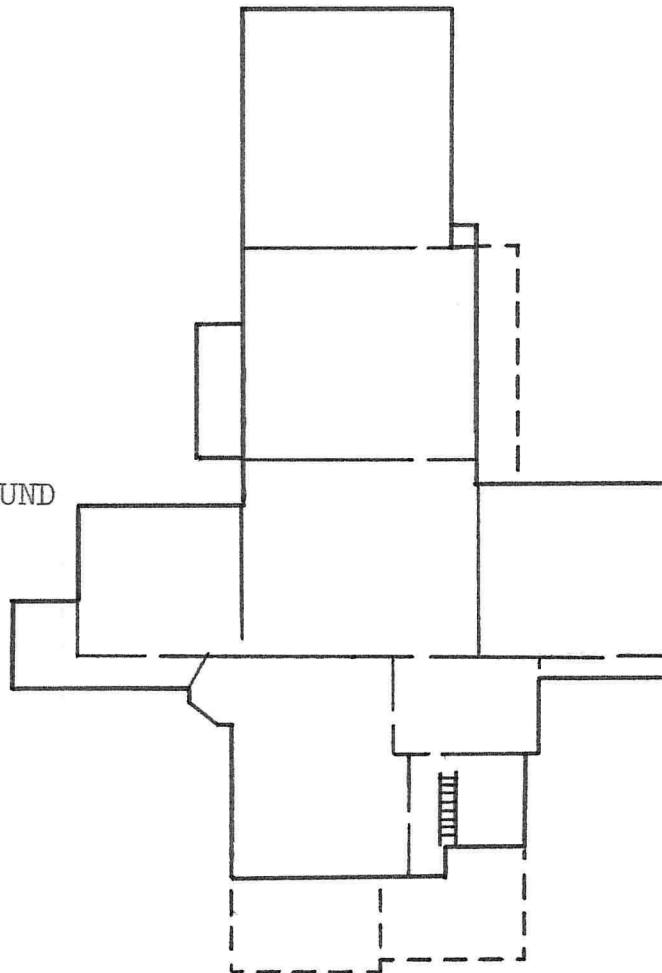
Registry Office Records

Tremaine's Map of the County of York, 1860

LOCATION:



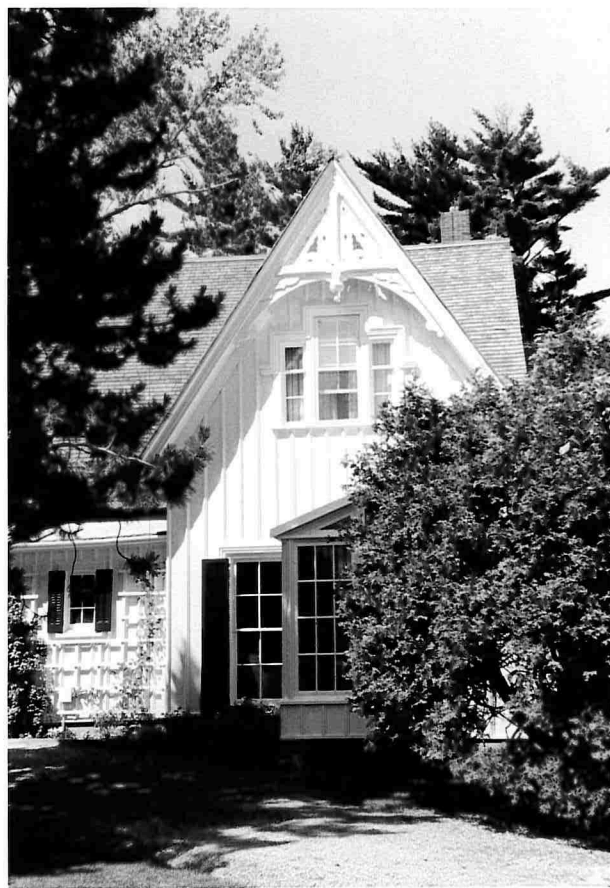
PRESENT GROUND
FLOOR PLAN:



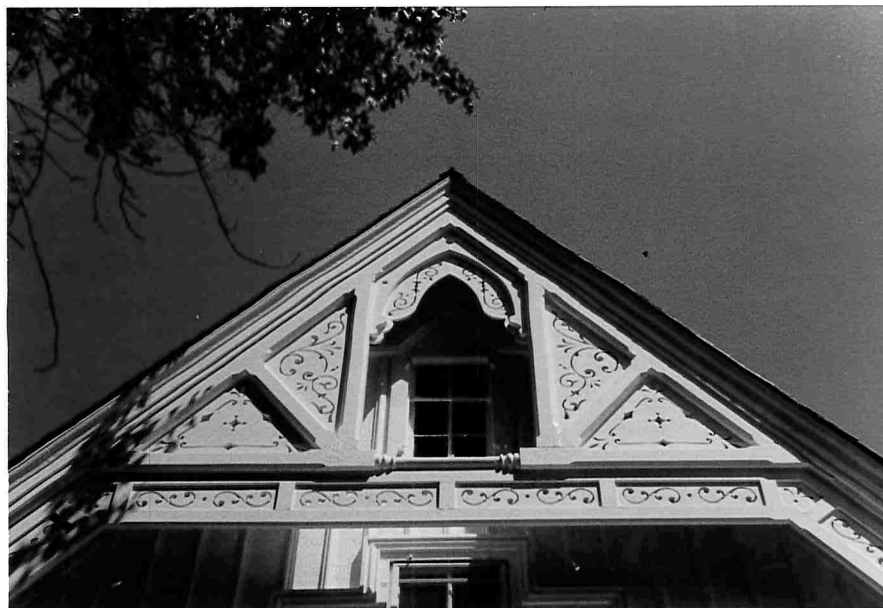
--- Porches



West Facade



East Facade



Front Gable and Bargeboard Detail, July 1981



Front Facade