



November 12, 1981

Mr. & Mrs. E. Redelmeier

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 ██████
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

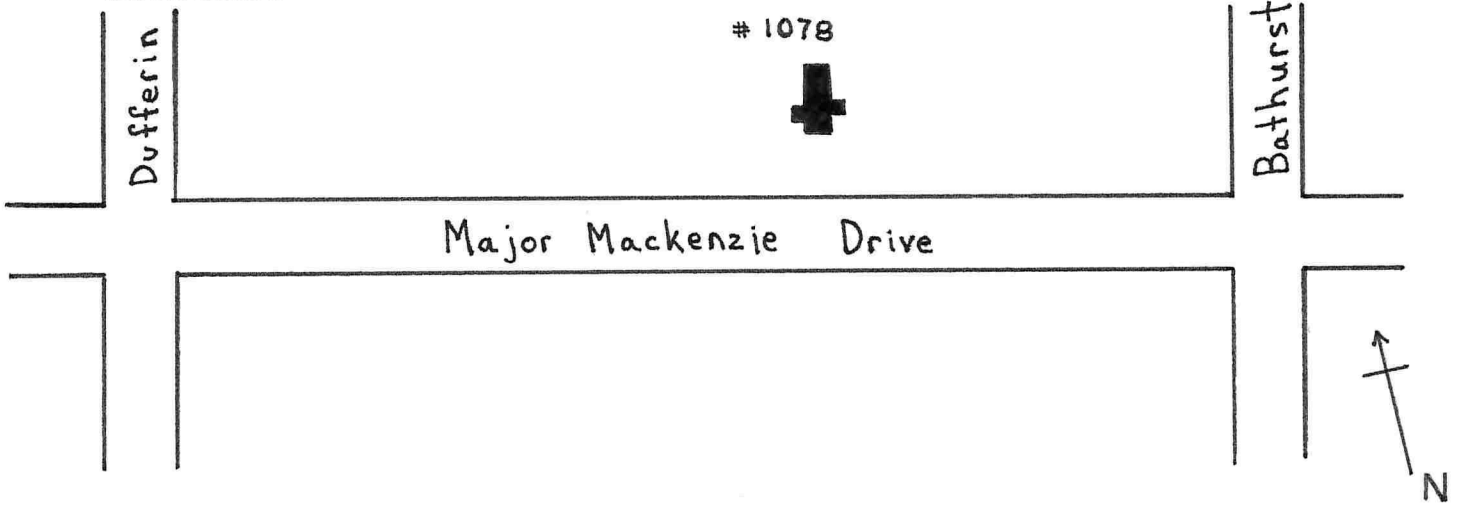
A History of Vaughan Township, G.E. Reaman, 1971

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

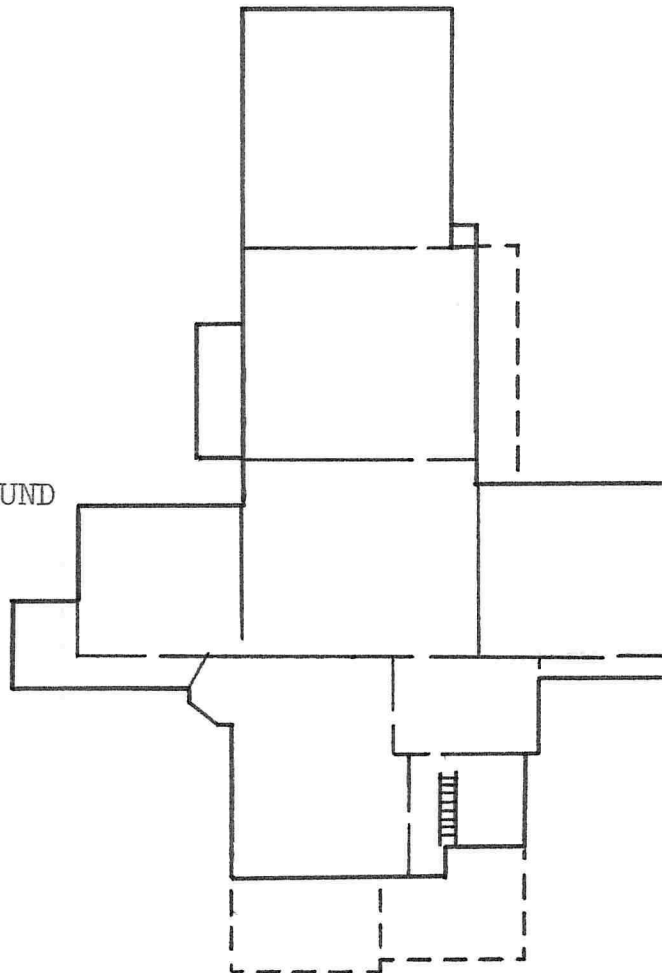
Registry Office Records

Tremaine's Map of the County of York, 1860

LOCATION:



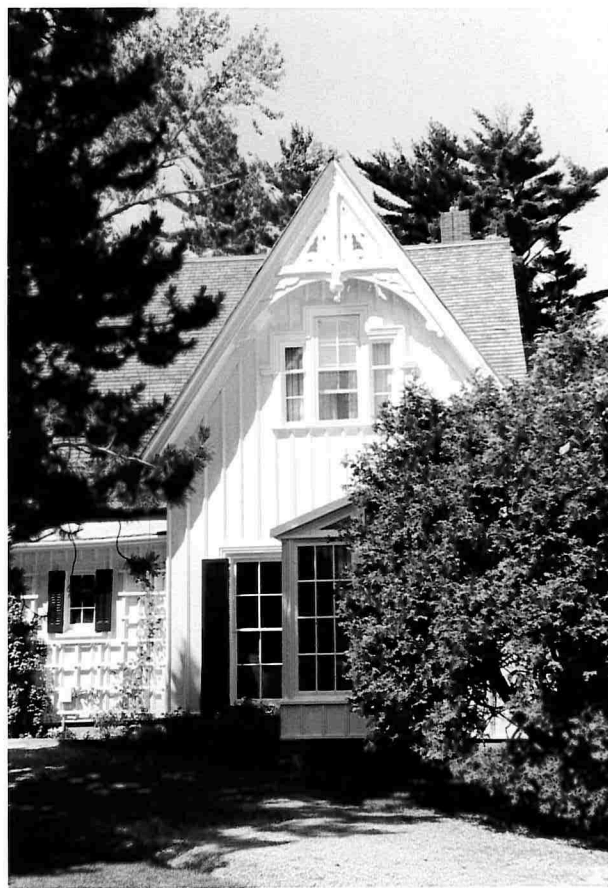
PRESENT GROUND
FLOOR PLAN:



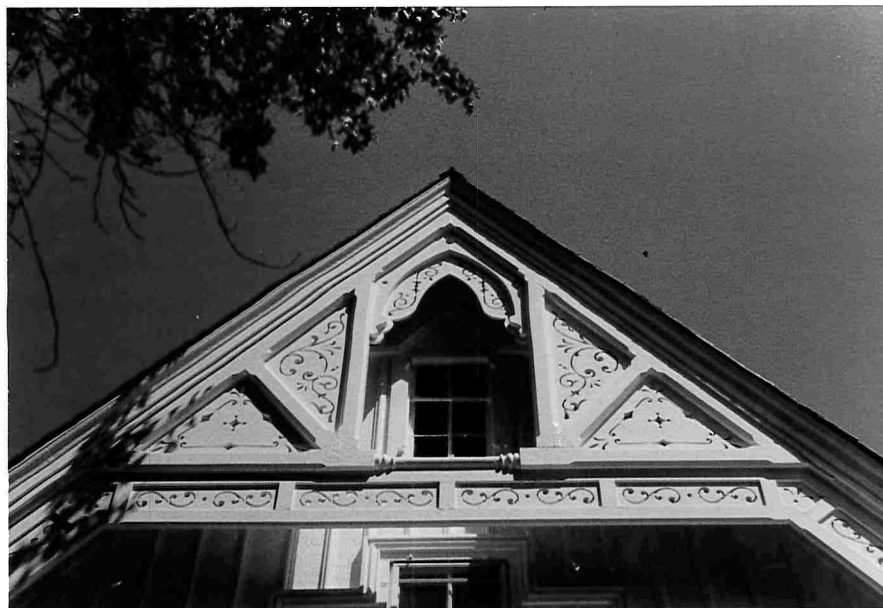
--- Porches



West Facade



East Facade



Front Gable and Bargeboard Detail, July 1981



Front Facade