

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 156-2025

A By-law to amend By-law 140-2024, being a By-law to designate 1078 Major Mackenzie Drive West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

WHEREAS on June 25, 2024, Council of the Corporation of the City of Vaughan designated 1078 Major Mackenzie Drive West as a property of cultural heritage value or interest, pursuant section 29(1) of Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, (the “*Ontario Heritage Act*”);

AND WHEREAS section 30.1 of the *Ontario Heritage Act* authorizes the council of a municipality to amend a by-law designating property under section 29(1) of Part IV of the *Ontario Heritage Act*;

AND WHEREAS on March 25, 2025, after consulting with its municipal heritage committee, the Council of the Corporation of the City of Vaughan directed heritage staff to cause notice of intention to amend By-law 140-2024 to the owner of 1078 Major Mackenzie Drive West and to be published on the City of Vaughan website;

AND WHEREAS on May 5, 2025, the City of Vaughan published notice of intention to amend By-law 140-2024 on the City of Vaughan’s website in accordance with By-law 021-2024;

AND WHEREAS no objection to the proposed amendment has been served on the City Clerk within the 30-day period prescribed by section 30.1(6) of the *Ontario Heritage Act*;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That By-law 140-2024 is hereby amended by:
 - a) deleting Attachment “1” titled “Designation Map” of By-law 140-2024 and replacing it with Schedule “B” titled “Location Map”, attached to this amending By-law;

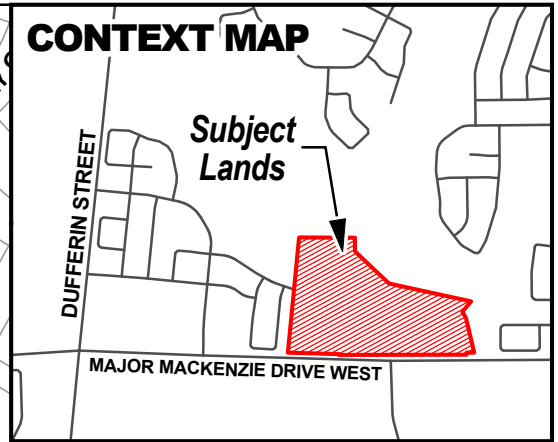
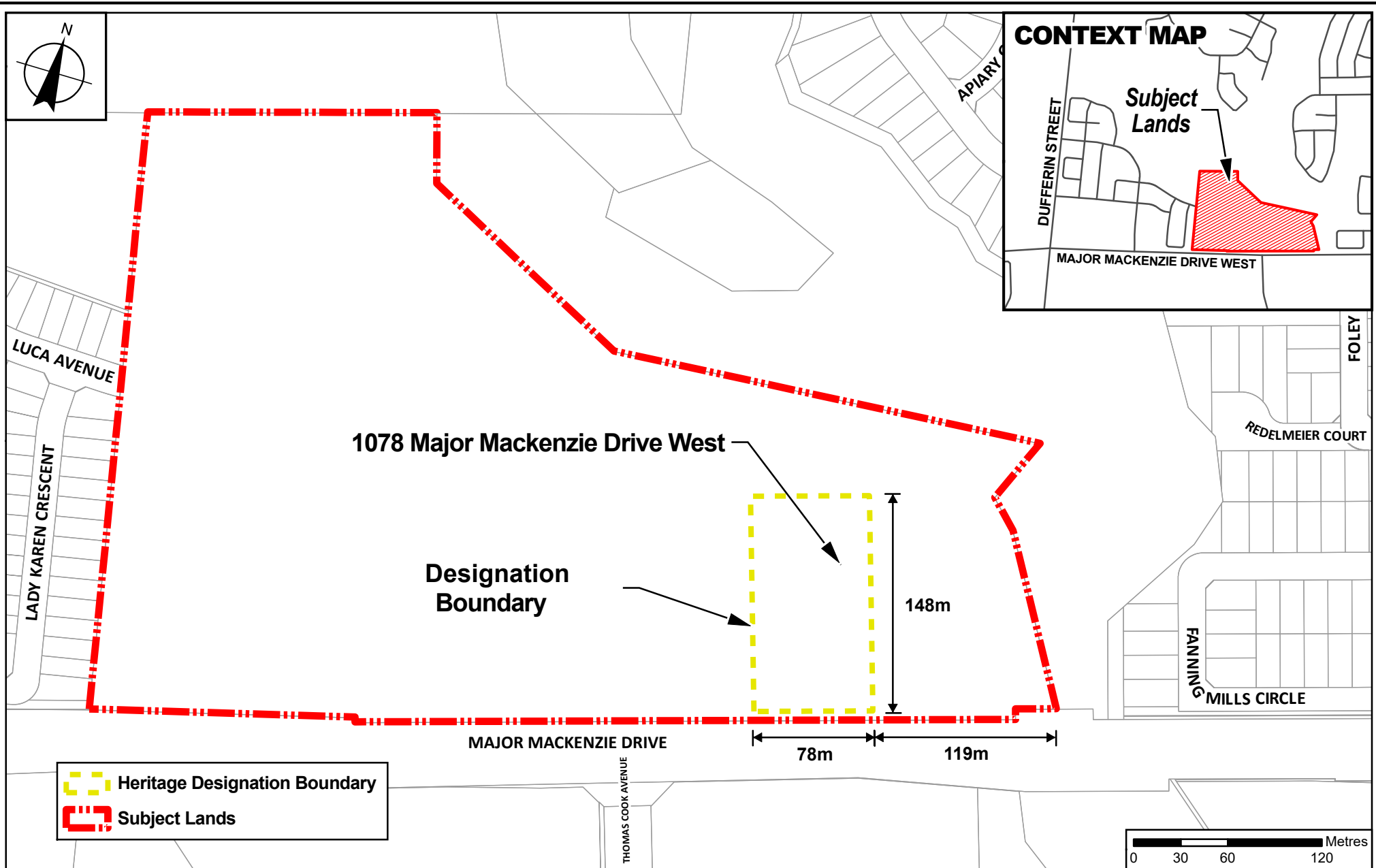
- b) deleting Schedule “B” of By-Law 140-2024 titled, “Statement of Cultural Heritage Value” and replacing it with Schedule “C” attached to this Amending By-law titled “Statement of Cultural Heritage Value”.
2. That pursuant to section 30.1(9) of the *Ontario Heritage Act*, the City Clerk is hereby authorized to cause a copy of this amending By-law to be served on the owner of the property and on the Ontario Heritage Trust, and to cause the Register established under section 27 of the *Ontario Heritage Act* to be updated.
 3. That the City Solicitor is hereby authorized to cause a copy of this amending By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
 4. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan’s municipal website.

Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 8 of the Committee of the Whole.
Adopted by Vaughan City Council on March 25, 2025.
City Council voted in favour of this by-law on June 24, 2025.



Location Map to By-Law 156-2025

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



Schedule

Date:
June 24, 2025

B

Schedule “C” to By-law Number 156-2025

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 a significant property 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.

Building Name: The Peter Patterson House
Date Built: Circa 1855-60, with later additions in the 1920’s -1930’s
Address: 1078 Major Mackenzie Drive W
Location: North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)
Condition: 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 between 1855 and 1860 by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and in 1859, married Kate (Catherine) E. Haffrey of Richmond Hill, Ontario. Initially, 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.

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 ornate 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 home. It is noted that Mr. and Mrs. Patterson continued to stay in the house during the summer even when the Patterson Bros Company was relocated to another Ontario town and remained a part of the Patterson and Maple community. A few months after Mr. Peter Patterson's sudden passing at the house in 1904, the property was even featured in the Globe's Illustrated Saturday feature in the fall of that year.

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 from the 1870's 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 property was sold to the Redelmeier family who had recently arrived from Holland. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with only a small addition at the rear of the house a few decades later.

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.

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 beveled 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 damaged by a fire. Originally designed as a carriage house and barn for the Patterson family house, it has transitioned into use as a garage. 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 1882-7.

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 factory 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, 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 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

HERITAGE ATTRIBUTES

Attributes that convey the property's rare example of rural Carpenter Gothic architecture include:

- 2-1/2 storey Carpenter Gothic 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 Carpenter Gothic style
- Fenestration, including:
 - 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

- Main entrance, framed by transom and sidelights
- White board and batten cladding on all parts of the house
- 2-1/2 storey carriage house to rear of main house, including its:
 - L-plan form
 - Board and batten cladding
 - Six-over-six windows
 - Lancet window at central gable
 - Wide arched doorways with matching wooden doors
 - Upper-storey hayloft door in the central gable

Attributes that convey the property's representation of a "gentleman's farmstead" in Vaughan include:

- The spatial relationship between the main house and carriage house
- The main house's views and substantial setback from Major Mackenzie Drive, characterized by mature trees that frame and partially obscure the house
- Linear tree-lined driveway east of the house
- Planted linear windbreak west of the house, running northward off Major Mackenzie Drive
- Green screening behind the farmstead buildings, obscuring views of contemporary subdivisions to the north

Attributes that convey the property's association with the Patterson and Redelmeier families, and with Don Head Farms, include:

- Its location on the north side of Major Mackenzie Drive, just west of the Don River Valley (East Branch), in the community known as "Patterson".
- The partially obstructed view of the house from Major Mackenzie facing southwards to Major Mackenzie Drive.

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 a 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.

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