



SUBJECT: RECOMMENDATION REPORT
Objections to Notices of Intention to Designate – Phase XVI and XVII Properties

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated September 16, 2025, titled "RECOMMENDATION REPORT, Objections to Notices of Intention to Designate – Phase XVI and XVII Properties", be received;
- 2) THAT the written objection to designation under the Ontario Heritage Act as submitted on behalf of the property owner of 10224 Highway 48 (Ward 6) be received as information;
- 3) THAT the written objection to designation under the Ontario Heritage Act as submitted on behalf of the property owner of 7635 Highway 7 East (Ward 5), be received as information;
- 4) THAT Council affirm its intention to designate 10224 Highway 48 (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 5) THAT Council grant a 120-day extension of the deadline for designation of 7635 Highway 7 East (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act;
- 6) THAT the Clerk's Department be authorized to place a designation by-law for 10224 Highway 48 before Council for adoption;
- 7) THAT the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation for 10224 Highway 48 as per the requirements of the Ontario Heritage Act;
- 8) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on objections submitted for two properties for which Council has stated its intention to designate under Part IV, Section 29 of the Ontario Heritage Act (the "Act"), in accordance with the Staff recommendations adopted by Council on April 22, 2025, and May 27, 2025, and noted in the recommendations of this report.

BACKGROUND:

Notice of Council's Intention to Designate has been provided to the Property Owners

On April 22, 2025, and May 27, 2025, Council stated its intention to designate nine properties under Part IV, Section 29 of the Act as part of Phases XVI and XVII of the Priority Designation Project. A Notice of Intention to Designate ("NOID") was provided to the affected property owners and the Ontario Heritage Trust. The NOID for each property was also posted on the City's website in accordance with the Act. The statutory objection period for both phases ended on July

23, 2025. The City Clerk received notices of objection for 10224 Highway 48 (“Christian and Nancy Hoover House”) and 7635 Highway 7 East (“Justus and Mary Reynolds House”) within the timeframe set out in the Act. Refer to Appendix ‘A’ for images of the properties.

The Act requires that Council consider and decide on an objection. Council may decide to withdraw, amend, or affirm its intention to designate. If Council decides not to withdraw the NOID, Council may pass a by-law designating the property or properties. Council has 120 days from the date of publication of the NOID to pass a designation by-law.

Should Council not act within these timeframes, the NOID is deemed to be withdrawn. The 120-day deadline for the Phase XVI and XVII properties ends on October 21, 2025 (this is the date by which Council must adopt a by-law should it wish to designate the Property under the Act). The last Council meeting prior to this deadline is September 30, 2025.

Extension of the Timeline for Designation is Possible

Notwithstanding the deadline described above, O. Reg. 385/21 of the Act provides for the possibility of extending the 120-day deadline if Council and the property owner are in agreement. The duration of this extension is not specified in the aforementioned regulation and can be determined on a case-by-case basis.

Properties are to be assessed using Provincial Designation Criteria

Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

OPTIONS/ DISCUSSION:**Heritage Section Staff considered the reasons for objection to the Notices of Intention to Designate for 10224 Highway 48 and 7635 Highway 7 East**10224 Highway 48

The property owner is prepared to consent to designation if the three conditions described on page 2 of the appended letter are agreed to by the City. Heritage staff have no objection to the first two conditions requesting that the legal description contained within a future designation by-law be scoped to a Reference Plan and that the existing vegetation on the property be excluded as heritage attributes.

The third condition concerns land-use designations within the proposed Upper Markham Village (“UMV”) Secondary Plan for which an Official Plan Amendment (“OPA”) application has been received. The property is one of a number of municipally-recognized heritage resources contained within the UMV lands. The property owner requests that the existing dwelling be among the lands designated for “Residential Low Rise” uses within the proposed UMV Secondary Plan. The property owner met with Planning and Heritage staff on August 22 to discuss this request. While there is no objection in principle, Planning staff are of the opinion that it is premature to commit to a land-use designation at this stage in the OPA review process, furthermore, Staff cannot make commitments in advance of a council decision on the matter. Heritage staff also note that this condition is not related to the contents of a future designation by-law or the question before Council, namely whether 10224 Highway 48 is a significant heritage resource that merits designation under the Act. Heritage and Planning staff welcome continued conversations with the property owner as the planning process advances and are committed to finding a solution acceptable to all parties.

7635 Highway 7 East

Heritage Staff discussed with the property owner’s legal counsel the concerns raised in the appended objection letter, namely that the property does not meet the minimum number of O.Reg 9/06 criteria to warrant designation and that the timing of the NOID is an indication of the City’s ambivalence to the heritage significance of the property. To the first point, Heritage staff respectfully disagree with the assertion that the property meets none of the O.Reg 9/06 criteria. A thorough discussion of the heritage significance of the property is found in the appended Research Report. Regarding the second point, the order in which potential heritage properties are brought forward for Council consideration is not an indication of their heritage significance. Rather, it is generally a reflection of when the required material has been finalized, specifically the Research Report and Statement of Significance.

Following receipt of the objection letter, Heritage staff have had productive discussions with the property owner’s legal counsel. To provide for continued negotiations, a 120-day extension has

been requested by the property owner. While an extension would not normally be supported by Heritage staff, the unusually tight existing timeline would require that Council adopt a designation by-law no later than its meeting on September 30. Heritage staff opine that this timeline would not allow for meaningful or fruitful future discussions with the property owner and, therefore, support the requested extension.

The protection and preservation of heritage resources is consistent with City policies

Markham's 2014 Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are a non-renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses several mechanisms to protect them. Council's policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The new Provincial Planning Statement (PPS) issued under Section 3 of the *Planning Act* came into effect October 20, 2024, and replaces the Provincial Policy Statement, 2020. The PPS includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Designation provides a mechanism to achieve the necessary protection.

Designation acknowledges the importance of a cultural heritage resource

Designation signifies to an owner and the broader community that a property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The Process and Procedures for Designation under Part IV of the Act are summarized below

- Staff undertake research and evaluate the property under O.Reg. 9/06 to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e., the City's website);
- **Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is**

required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;

- Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the Ontario Land Tribunal (“OLT”) of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

There has been a significant increase in the number of designation by-laws adopted by Council in response to amendments to the Act through Bills 23 and 200. As a result, there may be an increase in the number of OLT appeals relative to previous years and funding requirements have already been considered during the budget process. Furthermore, this report has no direct or immediate impact to the Operating Budget or Life Cycle Reserve Study.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City’s Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham, Council’s advisory committee on heritage matter, was consulted on the designation proposals. Clerks and Planning and Urban Design Department (Heritage Section) will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

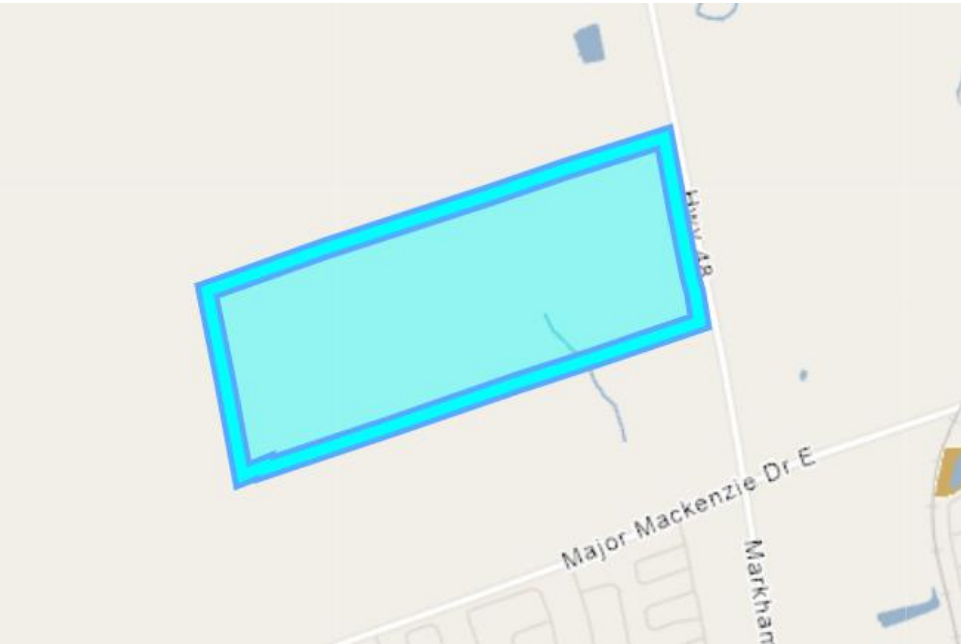
Trinela Cane
Acting Commissioner of Development Services

APPENDICES:

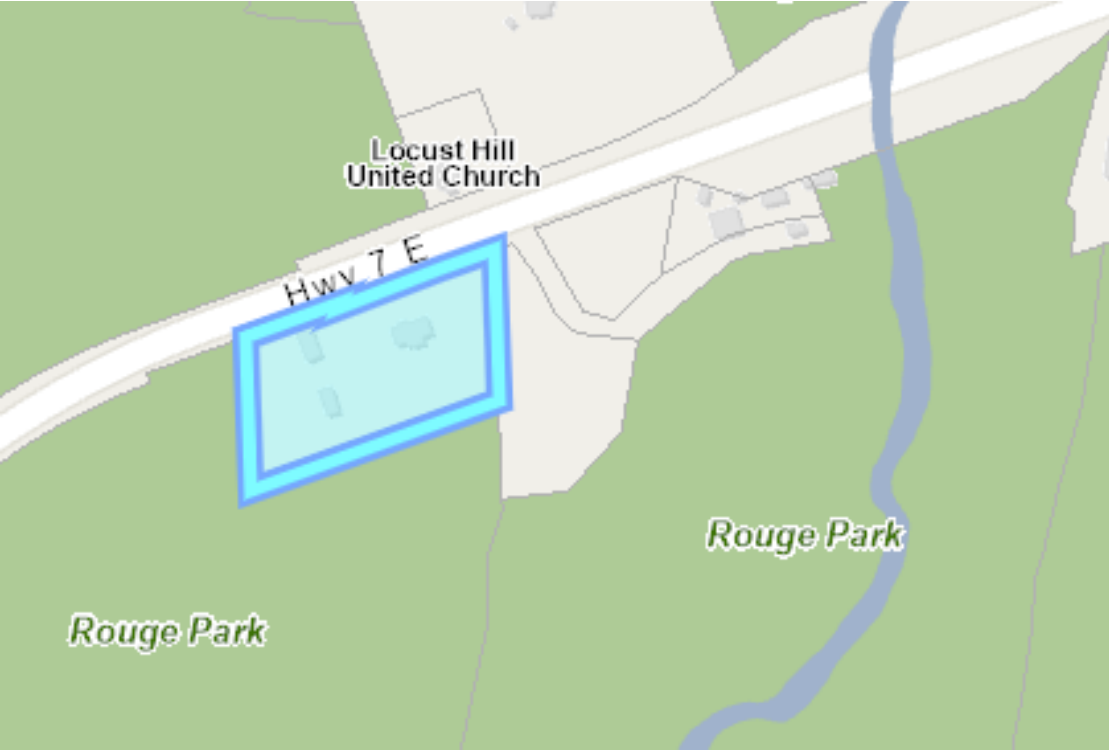
- Appendix ‘A’: Locations and Images of the Properties
- Appendix ‘B’: Statements of Significances
- Appendix ‘C’: Letters of Objection
- Appendix ‘D’: Research Reports

APPENDIX 'A'
Locations and Images of the Properties

10224 Highway 48 (Ward 6): "Christian and Nancy Hoover House"
Primary Elevation and Property Map



7635 Highway 7 East (Ward 5): “Justus and Mary Reynolds House”
Primary Elevation and Property Map



APPENDIX 'B': Statements of Significance

STATEMENT OF SIGNIFICANCE

Christian and Nancy Hoover House

10224 Highway 48
c.1882

The Christian and Nancy Hoover House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Christian and Nancy Hoover House is a one-and-a-half storey brick farmhouse located on the west side of Highway 48, in the historic community of Milnesville. The house faces east.

Design Value and Physical Value

The Christian and Nancy Hoover House has design and physical value as a fine representative example of a late-nineteenth century Ontario Classic farmhouse. This house form was popular from the 1860s to the 1890s, with similar examples constructed throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gables ornamented with turned finials and kingposts, and the eyebrow-like window and door heads. With its one-and-a-half storey form, T-shaped plan, symmetrical 3-bay front, patterned brickwork, and segmentally-headed 2 over 2 windows, this vernacular building is representative of farmhouses built in old Markham Township in the third quarter of the nineteenth century.

This house is also one of Markham's best examples of polychromatic or patterned brickwork, a style that originated as a revival of the colourful brickwork of Medieval Venice that was in vogue in Southern Ontario from the mid-1840s to the 1880s.

Historical Value and Associative Value

The Christian and Nancy Hoover House has historical value or associative value representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. The Hoover family were Pennsylvania Germans of the Mennonite faith that came to Markham from Lancaster County, Pennsylvania in the 1810s. There were four brothers: John, Martin, Daniel and Christian. The Christian Hoover that purchased Lot 22, Concession 7 in 1864 was the son of Daniel Hoover and Anna Stouffer. Christian Hoover and his wife, Anne (Barkey) Hoover lived on Lot 29, Concession 7, a number of farm lots to the north, therefore this property was purchased as an investment, likely with the idea that one of their sons would farm there.

In 1875, Christian and Anne Hoover sold the farm to their son, Christian B. Hoover, who was noted as living on the property at the time of the 1871 census. He was married to Anna (Burkholder) Hoover, who went by Nancy. In 1882, the family built a new brick farmhouse,

representing the theme of improvements to nineteenth century farmsteads as the agricultural community progressed past the early settlement phase and a certain degree of wealth was achieved. The house was occupied by their descendants until the 2000s.

Contextual Value

The Christian and Nancy Hoover House has contextual value as a farmhouse historically linked to the rural community of Milnesville. It is one of several local properties historically associated with other Pennsylvania-German families including Koch, Wideman, Raymer, Byer and other members of the Hoover family. Wideman Mennonite Church and Cemetery are located to the north of this property at 10530 Highway 48.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Christian and Nancy Hoover House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a very good representative example of late nineteenth century Ontario Classic farmhouse:

- T-shaped plan;
- One-and-a-half storey height;
- Common bond red and buff brick walls;
- Marble datestone;
- Fieldstone foundation;
- Medium-pitched cross-gable roof with projecting, open eaves and steep centre gables with turned finials and kingposts on east and north sides;
- Front doorcase with single-leaf glazed and paneled wood door, three-part segmentally-headed transom light, and two-paneled sidelights with paneled aprons;
- Elaborately turned wood half posts on either side of the front door and a wooden nailing strip above the ground floor door and window openings (remnants of a former full-width veranda);
- Single-leaf, wood door in the front gable;
- Single-leaf wood doors on the north and south sides of the rear wing;
- Gable-roofed, brick exterior cellar entrance enclosures on south wall of the main block and west wall of rear wing;
- Segmentally-headed 2/2 single-hung wood windows with projecting lugsills;
- Shed-roofed veranda on south side of rear wing.

Heritage attributes that convey the property's design value or physical value as one of Markham's best examples of polychromatic or patterned brickwork and the high quality of its solid brick construction:

- Common bond red brick body trimmed with buff brick accents consisting of a plinth, quoins, window and door heads, and belt course.

Heritage attributes that convey the property's historical value or associative value, representing the cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, as the former residence of several generations of the

Hoover family, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:

- The dwelling built in 1882 is a tangible reminder of the Hoover family that historically resided here.

Heritage attributes that convey the property's contextual value as a building historically linked to the historic community of Milnesville:

- The location of the building facing east, within the historic community of Milnesville.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Existing front porch;
- Exterior concrete block chimney;
- Enclosed area of veranda on south wall of rear wing;
- Shed-roofed veranda on north wall of rear wing;
- Frame summer kitchen and woodshed.

STATEMENT OF SIGNIFICANCE

Justus and Mary Reynolds House

7635 Highway 7 East
c.1840

The Justus and Mary Reynolds House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Justus and Mary Reynolds House is a two-storey frame dwelling located on the south side of Highway 7 on the western edge of the historic hamlet of Locust Hill. The house faces north.

Design Value and Physical Value

The Justus and Mary Reynolds House has design value and physical value as a locally rare example of a two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century. The dwelling exhibits the formality and symmetry typical of Georgian architecture with the exception of the one-storey eastern addition which is not of nineteenth century construction. The two-storey height is an indication that this was a superior class of residence in its day when the typical Markham farmhouse was one-and-a-half storeys in height. The essential lines and some of the details of the c.1840 dwelling are still discernable despite the mid-twentieth century remodeling. The bracketed canopy over the front entry exhibits an early twentieth century Arts and Crafts Movement aesthetic, an interesting remnant of an intermediate stage in the building's development.

Historical Value and Associative Value

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of the Reynolds family who were United Empire Loyalists fleeing the American Revolution. Samuel Reynolds and his wife, Margaret Van Rensselaer, were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, before coming to Markham Township in approximately 1800. They settled on Lot 10, Concession 10, for which they received the Crown patent in 1813. In the 1830s, Samuel Reynolds sold off parcels of the property to his sons. The youngest son, Justus Reynolds, purchased 60 acres of the eastern half of Lot 10 in 1838, and an additional 9 acres in the western half that same year. The dwelling at 7635 Highway 7, thought to date from c.1840, is located in a portion of the 9-acre parcel. The property remained in the ownership of Justus Reynolds until 1877.

Contextual Value

The Justus and Mary Reynolds House has contextual value for being historically linked to its location on the western edge of the historic hamlet of Locust Hill where it has stood since c.1840. The property has additional contextual value for being historically linked to the former site of the

Locust Hill Wesleyan Methodist Church, and the remaining cemetery, established on land donated by the Reynolds family in 1855. The property is also historically linked to the William Reynolds House at 7482 Highway 7 which was constructed in the early nineteenth century by Justus Reynold's older brother.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Justus and Mary Reynolds House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as an altered, but locally rare example of a full two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century:

- Two-storey height and rectangular plan of the original dwelling;
- Symmetrical placement of altered window openings on the ground floor of the front wall;
- Existing window openings on the second storey of the front wall.
- Existing rectangular window openings on the west gable end wall;
- Existing rectangular window openings on the second storey of the east gable end wall;
- Glazed and paneled front door, and its flanking sidelights;
- Medium-pitched gable roof with overhanging, boxed eaves and wide eave returns;
- Gable-roofed, bracketed canopy over the front entrance.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, as the former residence of Justus and Mary Reynolds:

- The dwelling is a tangible reminder of the Reynolds family that historically resided on this property from c.1800 to 1877.

Heritage attributes that convey the property's contextual value as a building that is historically linked to its surroundings:

- The location of the building facing north, on the western edge of the historic hamlet of Locust Hill, where it has stood since c.1840. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Board and batten and horizontal vinyl cladding;
- One storey east addition and rear vestibule;
- Concrete foundation;
- Modern windows;
- Brick chimneys;
- Accessory building.

APPENDIX 'C': Letters of Objection

Provided under separate cover

APPENDIX 'D': Research Reports

RESEARCH REPORT



Christian and Nancy Hoover House **East Half, Lot 22, Concession 7** **10224 Highway 48** **1882**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Christian and Nancy Hoover House is located on the east half of Markham Township Lot 22, Concession 7.

John Gray received the Crown patent for the east half of Markham Township Lot 22, Concession 7, in 1804. In 1821, he sold the property to Jacob Heise, a member of a Pennsylvania German Tunkard family. Jacob Heise did not reside on this property. He lived on Lot 26, Concession 3, west of the area that became the crossroads hamlet of Victoria Square. In 1831, Jacob Heise and his wife sold the east half of Lot 22, Concession 7 to Abraham Heise. By the time of the 1851 census, Samuel Heise, likely Abraham's son, was farming the property and living in a two-storey

log house. When the 1861 census was taken, the family had replaced the log dwelling with a two-storey frame house.

Samuel Heise sold to Christian Hoover in 1864. The Hoover family were Pennsylvania Germans of the Mennonite faith that came to Markham from Lancaster County, Pennsylvania in the 1810s. There were four brothers: John, Martin, Daniel and Christian. The Christian Hoover that purchased Lot 22, Concession 7 was the son of Daniel Hoover and Anna Stouffer. Christian Hoover and his wife, Anne (Barkey) Hoover lived on Lot 29, Concession 7, a number of farm lots to the north, therefore this property was purchased as an investment, likely with the idea that one of their sons would farm there.

In 1875, Christian and Anne Hoover sold to their son, Christian B. Hoover, who was noted as living on the property at the time of the 1871 census. He was married to Anna (Burkholder) Hoover, who went by Nancy. They had four children, Isaiah, Benjamin, Adeline and Emma. In 1882, the family built a new brick farmhouse on their property. A marble datestone in the front gable peak bears the initials C B H and the year 1882, which is helpful for knowing the name of the original owner and the date the building was erected. The rural community where the farm was located was known as Milnesville. The family appears to have moved off the farm during the construction of the brick farmhouse, because according to the 1881 census, they were living on the west half of Lot 25, Concession 7 at that time.

Christian B. Hoover and Nancy (Burkholder) Hoover both died in 1893. Like many of the Hoover family, they were Mennonites and were interred in the cemetery associated with Wideman Mennonite Church, located a little to the north of their farm. In that same year, ownership of the farm was transferred to their son, Benjamin B. Hoover. Benjamin B. Hoover married Margaret B. Raymer. They had two children, Arthur L. Hoover and Clarence H. Hoover.

Clarence H. Hoover married Mary A. Barkey. Ownership of the farm was transferred to Clarence H. Hoover in 1942. He died in 1989. Clarence and Mary Hoover's daughter, Florence Bernice Hoover, who had stayed on the farm, married John Tilman Reesor late in life. This was the third marriage for John T. Reesor. His previous wives were Margaret Wideman, then Elsie May Wideman. John T. Reesor was a concrete technician at McCowan Ready Mix. In 2006 the Hoover-Reesor farm was the site of what was probably one of the last farm auction sales at an old family farm in the City of Markham, with artifacts, furnishings and farm implements accumulated over four generations were offered for sale. Since that time, the land was sold out of the family for future development.

Architecture

The Christian and Nancy Hoover House is a one-and-a-half storey brick dwelling with a T-shaped plan. The house is of solid brick construction with the brick laid in common bond. Red local brick is used that has been trimmed with buff brick quoins, plinth, door and window heads, and a belt course. The belt course is on the primary (east) elevation only. The building rests on a fieldstone foundation with the ground floor set several steps above grade.

On the primary elevation, there is a flat-roofed modern-era porch. Elaborately turned wood half posts on either side of the front door and a wooden nailing strip above the ground floor door and window openings are remnants of a former full-width veranda. The presence of a second storey

“suicide door” in the centre gable suggest that the former veranda incorporated a balcony. Centred on the south gable end wall is a small, brick and frame enclosed porch that may provide access to the basement in the front section of the house. It appears to be an addition that has modified an exterior “storm cellar” type of basement entrance.

The north wall of the rear wing of the house has a small, shed-roofed porch supported on simple turned wood posts sheltering a north-facing door. An outline on the wall indicates the former presence of a full-width bellcast-roofed veranda in the ell. The turned posts appear to have been salvaged from the former veranda.

The south elevation of the rear wing has a partially enclosed veranda in the ell, and a south-facing door. This veranda has a shed roof which is integrated with an offset one-storey frame summer kitchen/woodshed on the west end wall of the rear wing. This structure has vertical tongue and groove wood siding and was built up against a brick exterior cellar entrance centred on the west end wall of the rear wing.



Detail of East (Front) elevation of 10224 Highway 48

The house has a medium-pitched, cross gable roof with projecting, open eaves. There are steep centre gables on the front or east wall, and on the north wall of the rear wing. In the front gable is a white marble datestone bearing the inscription C B H 1882. Datestones are rare in vernacular dwellings and Markham has only a few extant examples. These gables are ornamented with turned finials and kingposts, hinting that there once may have been decorative wooden bargeboards. At present, there are no known archival photographs that document the earlier appearance of the building. No historic chimneys remain. There is an exterior concrete block chimney centred on the north gable end wall of the main block.

The centrally-placed front entrance consists of a single-leaf, glazed and panelled wood door with a three-part, segmentally-headed transom light and two-paned sidelights with panelled aprons. The front of the house has three bays, with the front entrance flanked by a window on either side. The placement of window openings on this elevation and elsewhere on the house is balanced and regular. Windows are wood, single-hung, segmentally-headed, with a 2/2 pane division.

Some windows have unusual casement-style storm windows. All window openings have projecting lugsills and have eyebrow-like, segmentally-arched window heads with radiating brick arches in buff brick. Door openings also have the eyebrow-like heads.



North side showing rear wing, 10224 Highway 48

The Christian and Nancy Hoover House is a very good representative example of an Ontario Classic farmhouse, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be the Ontario Classic style.”

The Ontario Classic is a house form that was popular from the 1860s to the 1890s, with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gables ornamented with turned finials and kingposts and the eyebrow-like window heads. With its one-and-a-half storey form, T-shaped plan, symmetrical 3-bay front, patterned brickwork, and segmentally-headed 2/2 windows, this vernacular building is representative of farmhouses built in old Markham Township in the third quarter of the nineteenth century.

This house is one of Markham’s best examples of polychromatic or patterned brickwork, a style that originated as a revival of the colourful brickwork of Medieval Venice that was in vogue in Southern Ontario from the mid-1840s to the 1880s. The brick has not been cleaned or sandblasted, which means that the contrasting effect between the red brick body and the buff brick trim has been well preserved.

Context

The Christian and Nancy Hoover House is located in a rural area north of Markham Village, historically known as Milnesville. It is one of 12 properties in the immediate area that are listed in

the *Markham Register of Property of Cultural Heritage Value or Interest*. Two are designated under Part IV of the Ontario Heritage Act: 10451 Highway 48, is the relocated Chancey Crosby House at 10451 Highway 48 (By-law 94-98), and the Samuel Wideman House at 10541 Highway 48 (By-law 2009-21). The other listed properties are historically associated with other Pennsylvania-German families including Koch, Wideman, Raymer, Byer and other members of the Hoover family. Wideman Mennonite Church and Cemetery are two lots to the north at 10530 Highway 48.

The Christian and Nancy Hoover House is located on a large farm property, with mature vegetation surrounding the vacant dwelling. A large barn complex located behind the house was demolished in 2007. The barn complex included a classic Pennsylvania German bank barn that had been modified by the infilling of the area below its overhang.

Sources

Abstract Index of Deeds for Lot 22, Concession 7, Markham Township.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Maps: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York (1878).

Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell & Co, (1866), Nason (1871).

Property file for 10224 Highway 48, Heritage Section, City of Markham.

Find-a-Grave website with information from grave markers of the Hoover family in the Wideman Mennonite Church Cemetery.

The Reesor Family in Canada 1804-2000. Page 239.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, 1989 revised edition. Pages 45-46.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Christian and Nancy Hoover House has design value or physical value as a very good, representative example of an Ontario Classic farmhouse.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The Christian and Nancy Hoover House has design value or physical value because of the high quality of its solid brick construction and because it is a very good example of late nineteenth century polychromatic or patterned brickwork.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Christian and Nancy Hoover House has historical value or associative value, representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. The theme of the improvement of nineteenth century farmsteads as the agricultural community progressed

past the early settlement phase is also relevant when examining the history of the property.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Christian and Nancy Hoover House has contextual value as the farmhouse that historically served the Hoover family in the rural community of Milnesville, on the east half of Lot 22, Concession 7, where it has stood since 1882. It helps maintain legibility of the agricultural character of Markham Township.

RESEARCH REPORT



Justus and Mary Reynolds House **West Half Lot 10, Concession 10** **7635 Highway 7 East** **c.1840**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Justus and Mary Reynolds House is located on a portion of the western half of Markham Township Lot 10, Concession 10, in the historic hamlet of Locust Hill.

Samuel Reynolds, U.E.L. (1755-1843), received the Crown patent for the entire 200 acres of Lot 10, Concession 10, Markham Township, in 1813. He also leased Lot 9, Concession 10, from the Crown in 1803. Lot 9 was directly south of Lot 10. Samuel Reynolds and his wife, Margaret Van Rensselaer (also known as Peggy) were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, having been displaced as refugees of the American Revolution. In 1779 or 1780, Samuel Reynolds petitioned the Crown for a land grant, and received Lot 10, Concession 10, Markham Township.

Samuel and Margaret Reynolds arrived in Markham Township about 1800. They were listed on William Berczy's 1803 census of Markham settlers on this property. The family included their five

sons John, Azariah (also known as Asa), William, Henry, and Justus (also known as Justice, depending on the source).

In the 1830s, Samuel Reynolds sold off different parts of Lot 10, Concession 10, to his sons Azariah and Justus. Asa Reynolds purchased 50 acres, partly in the eastern half of the lot, and partly in the west, in 1832. Justus Reynolds purchased 60 acres of the eastern half of Lot 10 in 1838, and an additional 9 acres in the western half that same year. The dwelling at 7635 Highway 7 is located in a portion of the 9-acre parcel. The two parcels were not contiguous. The 60 acres were located at the far eastern end of Lot 10, while the 9 acres were notched out of the far western end of Lot 10.

William Reynolds inherited the family homestead, minus the 9 acres owned by his brother Justus, after the death of Samuel Reynolds in 1843. In 1855, William Reynolds donated an acre of land for a Wesleyan Methodist chapel and cemetery. William Reynolds also owned land in the eastern half of Lot 11, Concession 9, where an early fieldstone house still stands at 7482 Highway 7.

It may be that the two-storey frame house at 7635 Highway 7 was a later residence of Samuel and Margaret Reynolds which was intended to be passed down to their youngest son Justice. This might be why it was separated from the larger portion of the western half of Lot 10 in the late 1830s which was intended for an older son, William. A construction date of c.1840 is proposed by this research, but the dwelling, or a possible first phase of it, may be older.

Justus Reynolds was born in Nova Scotia in 1798. He married Mary Holden in 1827. Mary Holden was the Irish-born daughter of Sinclair Holden, a prominent early merchant in Markham Village, who came to Markham from Belfast, Ireland in the early 1820s and is said to have built the first house in the village. Justus and Mary Reynolds had one child, Jane, who married William Clarry and lived on Lot 20, Concession 7, north of Mount Joy after starting out in a log house on a portion of Lot 10, Concession 10.

In 1872, Justus Reynolds sold his 60 acres on the eastern half of Lot 10, Concession 10, to Albert Sinclair Clarry, a son of William and Jane (Reynolds) Clarry. The Albert Clarry House still stands at 165 Locust Hill Lane, a property within the Rouge National Urban Park.

In 1877, Justus Reynolds sold the 9-acre property containing the family home former to William Marr Button of The St. Claire Farm. According to the 1881 census, Samuel Cole, a farmer of German origin, born in New Brunswick, resided on the property. In 1885, Button sold to Jane Clarry who moved into the former Reynolds family home with five of her children after the death of her husband. In the 1891 census, the house was noted as a two storey frame building containing 8 rooms.

In 1891, Jane Clarry transferred ownership to her son, William W. Clarry. William and Sarah Clarry sold to David Dawson in 1910 who sold only two years later to Georgina Wilby. Georgina Wilby was married to Russell L. Wilby. They were long-time owners. They moved the old house back from the road and onto a new foundation after Hurricane Hazel in 1954. Georgina Wilby transferred the property to Anthony and Maria Engel in 1978.

Architecture

The Justus and Mary Reynolds House is a two-storey frame dwelling clad in mixed materials. The two-storey main block has a rectangular plan and rests on a modern concrete foundation. Within the basement, large, hewn sills and heavy log joists left in the round are visible, an indication of the structure's great age. A single-storey addition extends from the east gable end, and a small frame vestibule is located on the rear wall.

The lower half of the building has wood, board and batten siding. The upper half is clad in horizontal vinyl. The main block has a 3-bay front and is 2 bays on the west gable end. The gable roof is medium-pitched with wide, projecting, boxed eaves and wide eave returns. There are small, single-stack brick chimneys on each gable end. The chimneys are in a traditional position but have a mid-twentieth century character in terms of materials and proportions.



7635 Highway 7 – Front (north) elevation (Source: City of Markham)

The house faces north. A glazed and panelled single-leaf wood door is centred on the front wall with single-paned sidelights. The entry is sheltered by a bracketed, gable-roofed canopy that has an early twentieth century character. The door appears to be of early nineteenth century origin. On either side of the entry are wide, modern three-part windows without pane divisions, an obvious alteration that required the widening of the original window openings in this location. On the second floor there are three windows, rectangular in shape, containing modern casement windows without pane divisions. The central window looks like it is a reduced version of what was once most likely a window opening matching those on either side. On the west gable end, the window openings do not appear to have been altered, but they all contain modern casement windows without pane divisions. The arrangement of window opening follows a formal symmetry.

When viewed from the front, the Justus and Mary Reynolds House has the appearance of a mid-twentieth century, suburban, two-storey house. The west gable end is where the early-to-mid-nineteenth century character of the building becomes apparent in the treatment of the eaves and the shape and arrangement of the windows. Prior to the present claddings, the exterior wall finish was stucco.

Originally, the design of the Justus and Mary Reynolds House was Georgian in character. Georgian houses were built throughout Markham Township from the earliest period of European and American settlement into the 1860s. Typically, these houses were constructed as replacements of older log houses erected by early settlers. This style of conservative, symmetrical domestic architecture following a standardized formula of design and proportion was based on principles established by the sixteenth century Italian architect Andrea Palladio as interpreted by British architects in the 1700s. The Georgian tradition first came to North America via Britain's New England colonies then came to Canada with the arrival of Loyalists and later British immigrants. The use of the style continued in Canada long after the Georgian period had ended. This mode of design was adaptable and versatile, readily suited to the smallest of worker's cottages to the most pretentious of residences. The aesthetic appeal of Georgian tradition houses was based on symmetry, proportion, and both quality of construction and materials rather than decorative details.

In this example, a Georgian character of formality and symmetry remains, except for the addition to the east end. The full two-storey height is an indication that this was a superior class of residence in its day when the typical Markham farmhouse was one-and-a-half storeys. The essential lines and some of the details of the c.1840 dwelling are still discernable despite the mid-twentieth century remodeling. The bracketed canopy over the front entry is indicative of the Arts and Crafts Movement popular in the early twentieth century, an interesting remnant of an intermediate stage in the building's development.

Context

The Justus and Mary Reynolds House is located in a semi-rural area to the west of the hamlet of Locust Hill. The Locust Hill United Church, an historic place of worship built in 1890 and designated under Part IV of the Ontario Heritage Act (By-law 15-96), is located on the opposite side of Highway 7. The historic cemetery associated with the church is next door to the subject property to the east. This property is historically related to the William Reynolds House at 7482 Highway 7, constructed in the early nineteenth century by Justice Reynold's older brother, William.

Also on the property at 7635 Highway 7, to the west of the dwelling, there is a one-and-a-half storey frame accessory building with a gable front facing Highway 7. The building has a residential unit on the second floor. It appears to be an old structure, possibly dating from the late nineteenth century, however, it has not been closely examined to verify its age or original purpose.

Sources

Deed Abstracts for Lots 9 and 10, Concession 10, and Lot 11, Concession 9.

Canada Census: 1851, 1861, 1871, 1881, 1891.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1877).

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York (1878).

Reynolds Family File, Markham Museum.

Cemetery Transcriptions, Locust Hill United Church, Markham Museum.

City of Markham Heritage Section Property Files with Research: 7635 Highway 7, 7482 Highway 7, 165 Locust Hill Lane, and 9900 Markham Road.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 160 and 246.

Armstrong, Mrs. R. J. "Locust Hill." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Pages 63 and 64.

Historical Sketch of Locust Hill United Church – Centennial 1856-1956. Page 2.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Justus and Mary Reynolds House is an altered, but locally rare example of a full two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century.

The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, for its direct association with the Reynolds family of Dutchess County, New York.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Justus and Mary Reynolds House has contextual value for being historically linked to its location on the western edge of the historic hamlet of Locust Hill, where it has stood since c.1840. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.