



Report to: Development Services Committee

January 23, 2024

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase VI

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

1. THAT the Staff report, dated January 23, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VI", be received;
2. THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
 - 3450 Elgin Mills Road East (Ward 2): "Hilts-Ford House"
 - 6325 Elgin Mills Road East (Ward 5): "Samuel and Mary Hoover House"
 - 10701 Highway 48 (Ward 5): "John and Elizabeth Hoover House"
 - 7819 Highway 7 East (Ward 5): "Percy and Mabel Wilson House"
 - 10476 Kennedy Road (Ward 6): "Thomas and Elizabeth Hobbs Bungalow"
 - 7560 Ninth Line (Ward 7): "Reesor-Spears House"
 - 6472 Steeles Avenue East (Ward 7): "George and Nellie Freeman House"
 - 10756 Victoria Square Blvd (Ward 2): "John and Elizabeth Hilts House"
3. THAT Council state its intention to designate 3450 Elgin Mills Road East (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
4. THAT Council state its intention to designate 6325 Elgin Mills Road East (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
5. THAT Council state its intention to designate 10701 Highway 48 (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
6. THAT Council state its intention to designate 7819 Highway 7 East (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
7. THAT Council state its intention to designate 10476 Kennedy Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
8. THAT Council state its intention to designate 7560 Ninth Line (Ward 7): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;

9. THAT Council state its intention to designate 6472 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
10. THAT Council state its intention to designate 10756 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
11. THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
12. THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
13. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on the sixth batch of "listed" properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council, and noted in the recommendations of this report.

BACKGROUND:

Markham has a robust Heritage Register that includes both listed and designated properties

There are currently 1730 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the "Register"). These include a mixture of individually-recognized heritage properties and those contained within the city's four Heritage Conservation Districts ("HCD") located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both "listed" properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At this time, there are 316 listed properties on the Register.

Bill 23 has implications for the conservation of properties "listed" on municipal Heritage Registers

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be "re-listed" for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on the heritage register at the time a *Planning Act* application is submitted (e.g. Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

Should a property not be designated within the two-year time period and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to

properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

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.*

OPTIONS/ DISCUSSION:

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

Markham’s Official Plan, 2014, contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of 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 Provincial Policy Statement, 2020, issued under Section 3 of the *Planning Act* includes cultural heritage policies that indicate significant built heritage resources and significant 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 the 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.

Culturally significant “listed” properties for Part IV designation have been identified

As described in the Staff report adopted by Council on May 3, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 “listed” properties ranked as “High”, 78 ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately ten designation reports for Council consideration at any one time through to December 2024, in order to meet the imposed Bill 23 deadlines. The eight properties identified in this report constitute the sixth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value.

Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property, but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property is available upon request.

Heritage Markham (the “Committee”) supports the designations

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (see Appendix ‘B’).

Staff have communicated with affected property owners

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g. information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the last section.

It should be noted that provision of this material to the owner has been undertaken as a courtesy to provide advance notice that at an upcoming meeting, Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act, which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

Deferral of the Notice of Intention of Designate is not recommended

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by

Staff for each property. Also, to allow a review the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act. Further, Staff opine that the tight timeline as imposed by Bill 23 (any properties that remain on the Heritage Register at the end of 2024 will automatically be removed from the Register as of January 1, 2025) make deferrals unadvisable. This could lead to unnecessary delays that may prevent Council from considering designation by the aforementioned timeline. Should this happen, the City risks losing valuable heritage properties to either demolition or insensitive alteration.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive.

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, as amended, 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 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 full force. Should an appeal be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

External heritage consultants may be required to provide evidence at the OLT in support of designation in property owners appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

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 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

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

Appendix 'A': Images of the Properties Proposed for Designation

Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

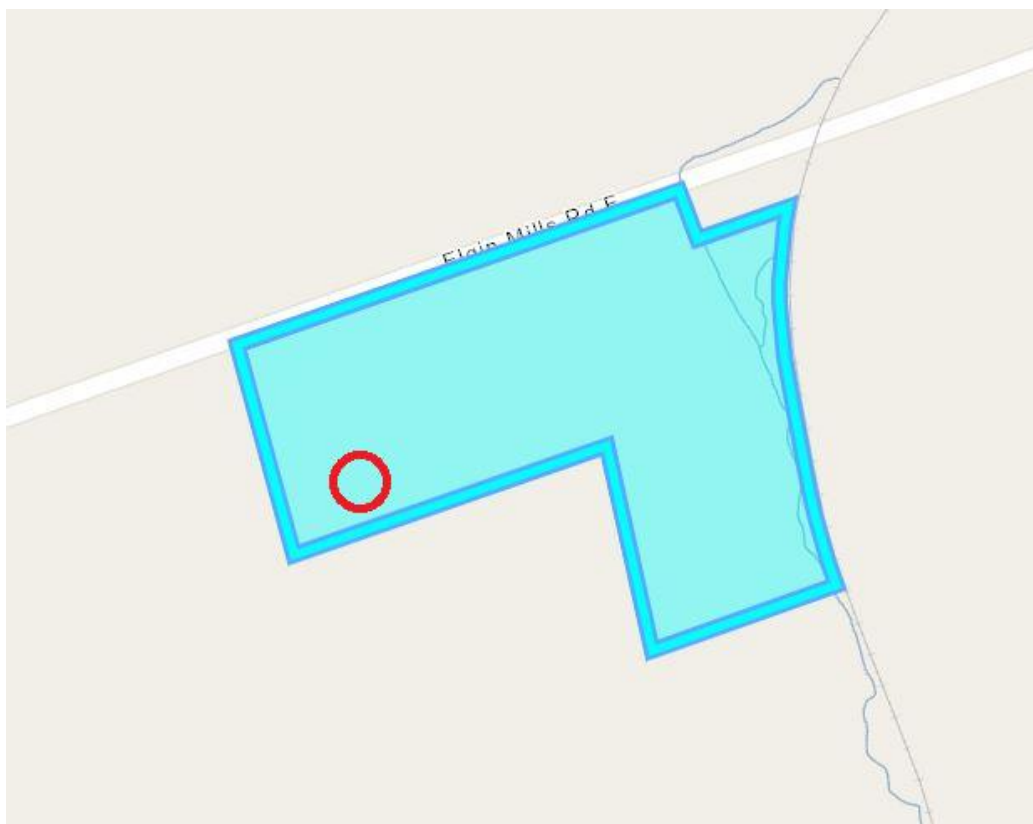
APPENDIX 'A': Images of the Properties Proposed for Designation

3450 Elgin Mills Road East (Ward 2): "Hilts-Ford House"

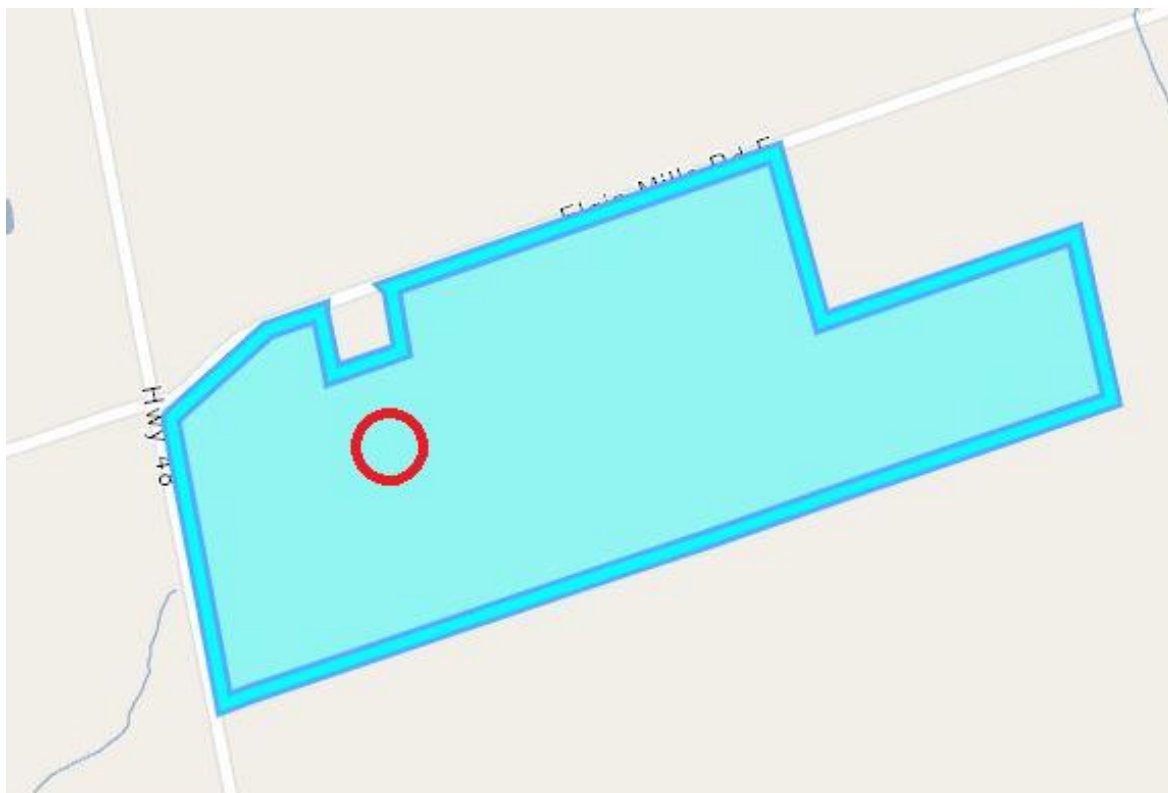
Primary Elevation and Property Map



6325 Elgin Mills Road East (Ward 5): “Samuel and Mary Hoover House”
Primary Elevation and Property Map



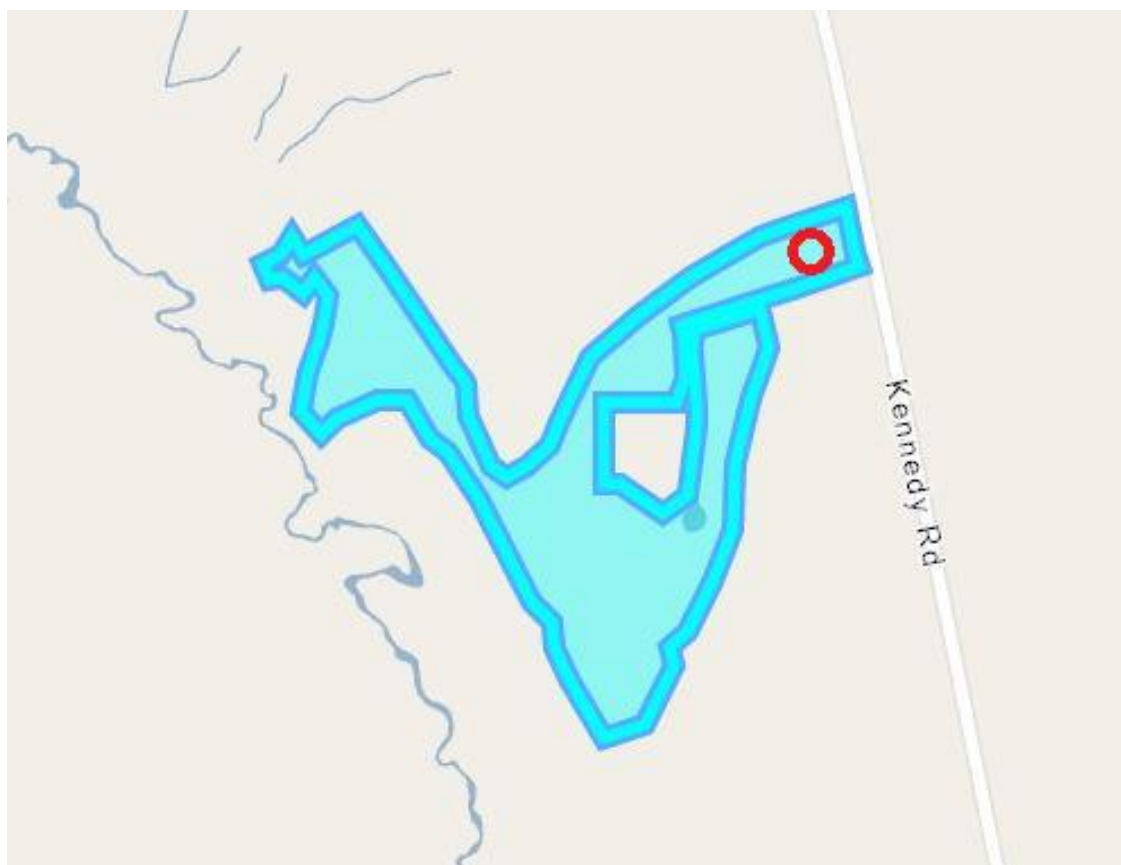
10701 Highway 48 (Ward 5): “John and Elizabeth Hoover House”
Primary Elevation and Property Map



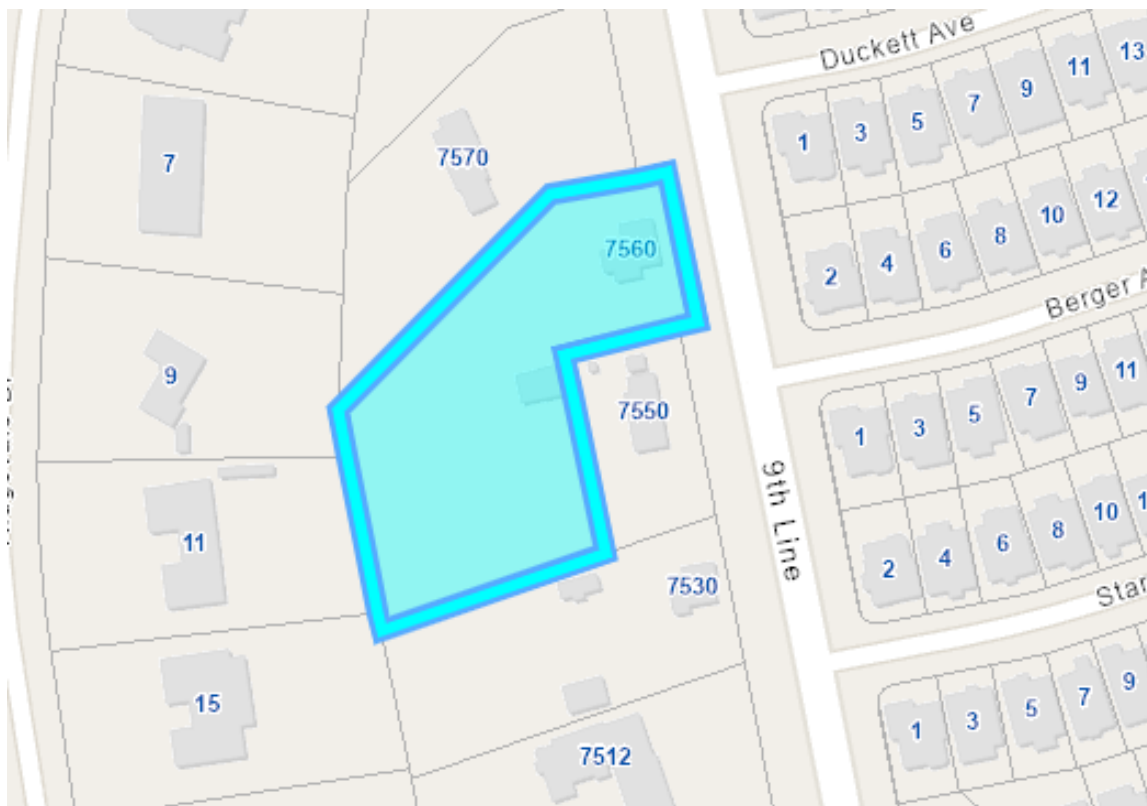
7819 Highway 7 East (Ward 5): “Percy and Mabel Wilson House”
Primary Elevation and Property Map



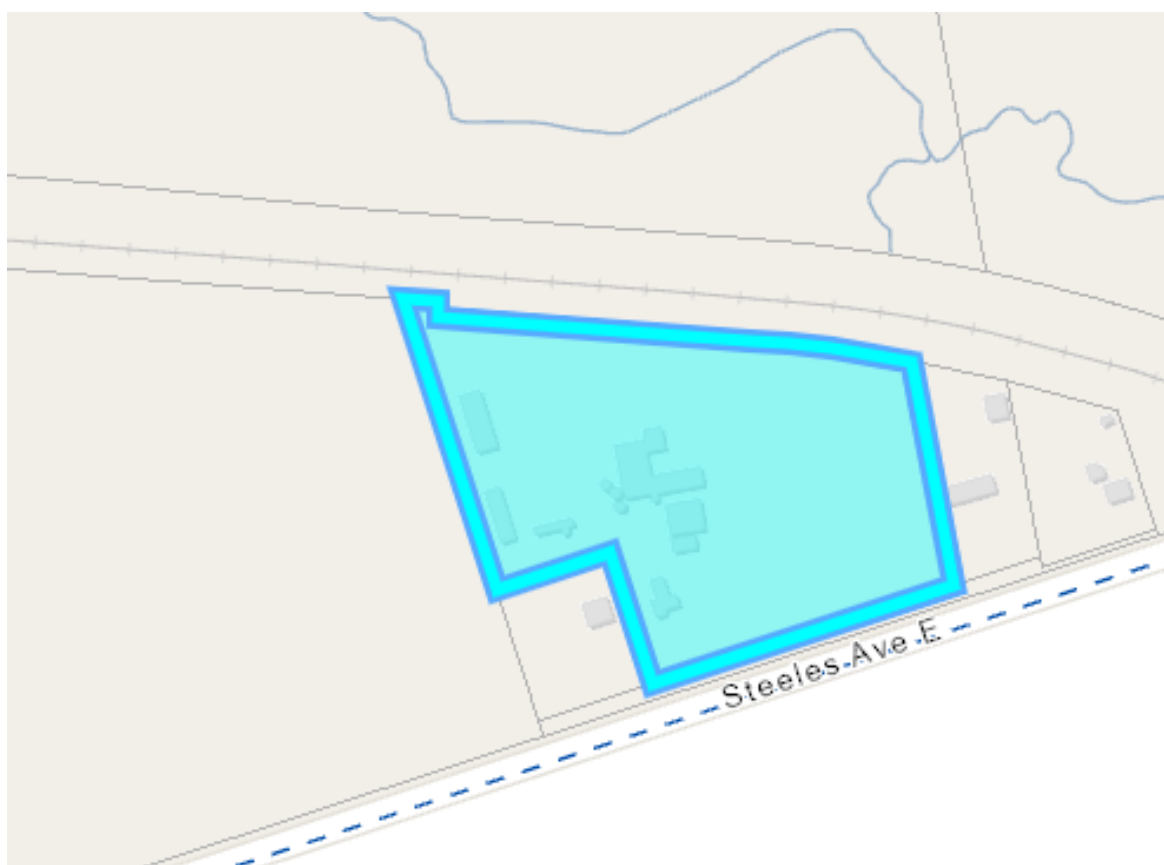
10476 Kennedy Road (Ward 6): “Thomas and Elizabeth Hobbs Bungalow”
Primary Elevation and Property Map



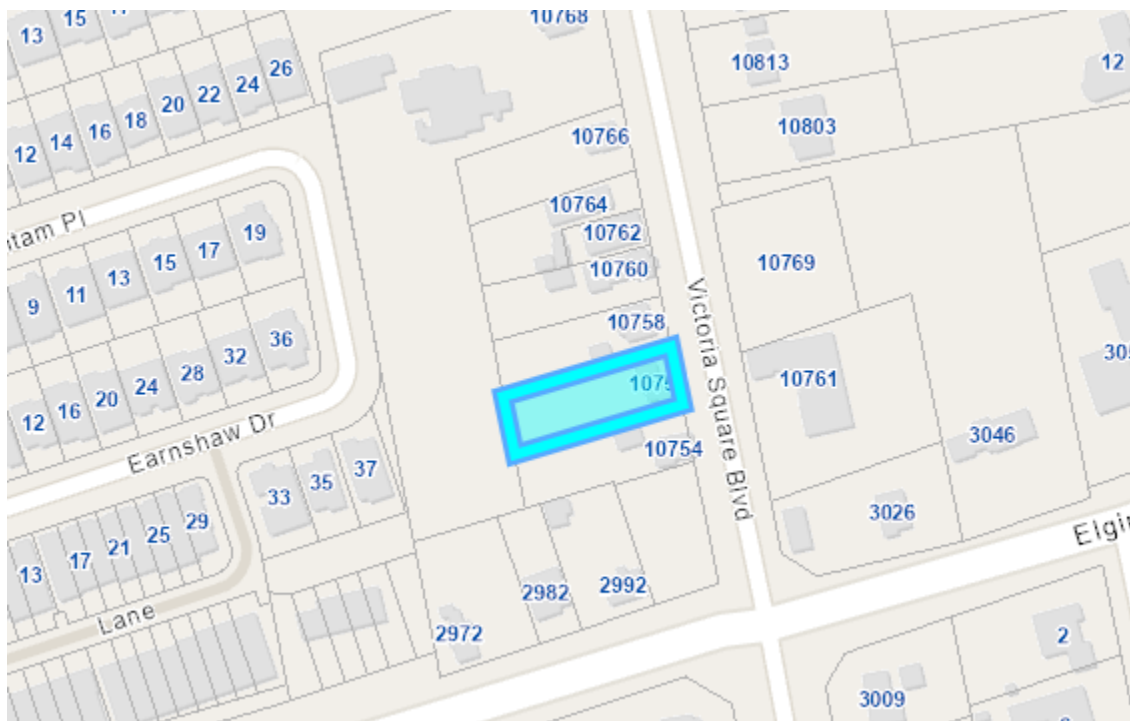
7560 Ninth Line (Ward 7): “Reesor-Spears House”
Primary Elevation and Property Map



6472 Steeles Avenue East (Ward 7): “George and Nellie Freeman House”
Primary Elevation and Property Map



10756 Victoria Square Blvd (Ward 2): “John and Elizabeth Hilts House”
Primary Elevation and Property Map



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



APPENDIX 'B': Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

Date: June 23, 2023

To: R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 14, 2023

6. PART FOUR - REGULAR

6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION

DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)

File Number:

n/a

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into "High", "Medium", and "Low" as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible, but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

Carried

APPENDIX ‘C’: Statements of Significance

STATEMENT OF SIGNIFICANCE

Hilts-Ford House

3450 Elgin Mills Road East

c.1850 & c.1875

The Hilts-Ford 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 Hilts-Ford House is a one-and-a-half storey board and batten dwelling located on the north side of Elgin Mills Road East, west of Warden Avenue, in the historic crossroads community of Schell’s Corners. The house faces south.

Design Value and Physical Value

The Hilts-Ford House has design and physical value as a representative example of an Ontario Classic farmhouse updated with an Edwardian Classical front veranda. The Ontario Classic is a vernacular house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. A design for a “cheap country dwelling house” of this type appeared in an edition of the journal *The Canada Farmer* in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style. In this case, a pointed-arched window in the front gable is the only Gothic Revival decorative feature. The Edwardian Classical front veranda represents a common way that older dwellings were updated in the early twentieth century to suit the changing tastes of homeowners.

Historical Value and Associative Value

The Hilts-Ford House has historical value as it associated with the Pennsylvania German Tunkers who were among the earliest European communities within Markham Township in the nineteenth century. It also makes legible the nineteenth century trend whereby farmsteads were improved as the local agricultural community progressed past the early settlement phase. Jacob Hilts, born in Herkimer County, New York, purchased the eastern half of Markham Township Lot 26, Concession 4 in 1808. His wife was Susannah Davy. The farm passed to their son Godfrey Hilts who married Mary Elizabeth Schell. There was a frame farmhouse on the property noted in the 1851 census. In 1875, the farm was sold to William Ford, an English immigrant. Ford is likely responsible for improvements made to the old frame house in the 1870s. The farm was owned by the Scott family from 1885 to 1927. The Edwardian Classical veranda was added during that

time period. Walter Scott III, who was raised on the property, did not pursue a career in farming but became a noted educator in Richmond Hill.

Contextual Value

The Hilts-Ford House has contextual value because it is physically, functionally visually and historically linked to its surroundings as the farmhouse that has served this property since c.1850. It is one of several nineteenth century buildings associated with the historic crossroads community of Schell's Corners.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an Ontario Classic farmhouse:

- Rectangular plan of the main block;
- Fieldstone foundation;
- One-and-a-half storey height;
- Board and batten siding;
- Medium-pitched gable roof with open, overhanging eaves and steep centre gable on front slope;
- Three-bay configuration of the primary elevation with a single-leaf front door with flat-headed transom light;
- Regularly placed flat-headed rectangular window openings with projecting lugsills;
- Front veranda with hip roof supported on tapered square wood columns resting on a masonry base faced with fieldstone.

Heritage attributes that convey the property's historical and associative value as the home of Pennsylvania German Tunkers in the early nineteenth century and an example of the nineteenth century trend whereby farmsteads were improved as the local agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Hilts, Ford and Scott families that historically resided here and contributed to the improvement of this farm over time.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building facing south, where it has stood since c.1850.

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

- Modern doors and windows within historic openings;
- Brick chimney;
- Rear additions and attached garage;

- Barn.

STATEMENT OF SIGNIFICANCE

Samuel and Mary Hoover House

6325 Elgin Mills Road East

c.1890

The Samuel and Mary 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 Samuel and Mary Hoover House is a two-storey aluminum siding clad dwelling located on the south side of Elgin Mills Road East, east of the historic community of Milnesville. The house faces north.

Design Value and Physical Value

The Samuel and Mary Hoover House has design and physical value as a representative example of a vernacular Pennsylvania German Mennonite farmhouse. It is a vernacular dwelling which is difficult to place in any particular stylistic category. Superficially the design displays some Georgian elements as evidenced in its blocky rectangular form, but the asymmetrical distribution of openings on the primary (north) elevation is not characteristic of Georgian architecture. The presence of two entrances may be an indication of a “doddy house” or separate dwelling unit for the older generation of the family in the Pennsylvania German Mennonite tradition. The veranda brackets, in the style of the 1860s to 1880s, suggest that this is an older dwelling that was expanded and remodelled into its current form c.1890.

Historical Value and Associative Value

The Samuel and Mary Hoover House has historical value as it is associated with the Pennsylvania German Mennonite community who were among the earliest European communities to arrive in Markham Township in the nineteenth century. It also makes legible the nineteenth century trend whereby farmsteads were improved as the local agricultural community progressed past the early settlement phase. Further, the property has historical value for its association with Samuel Reesor Hoover, a farmer and minister of the Widman Mennonite Church. Markham Township Lot 25, Concession 8 was purchased by Daniel Huber, originally of Lancaster County, Pennsylvania, in 1808. The family were Pennsylvania German Mennonites. The centre and eastern portion of the farm passed to Daniel Huber’s grandson, Samuel Reesor Hoover, in 1881. Samuel R. Hoover, a farmer and minister of the Widman Mennonite Church in Milnesville, established a separate household on the Hoover homestead by the late 1860s when he married Mary Elizabeth Barkey. In 1890, their frame farmhouse was expanded, remodeled or replaced with the new frame dwelling that stands at 6325 Elgin Mills Road East. By that time, the farm was operated by their son Simeon Hoover and his wife Josephine (Stouffer) Hoover.

Contextual Value

The Samuel and Mary Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural communities of Milnesville and Dickson Hill, and because it is historically linked to the farm property where it has stood since the mid/late nineteenth century.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Samuel and Mary Hoover 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 a representative example of a vernacular Pennsylvania German Mennonite farmhouse:

- Rectangular plan of the main block;
- Two storey height;
- Medium-pitched hip roof with boxed overhanging eaves and single-stack brick chimney on the roof ridge;
- Five-bay composition of the primary (north) elevation with two single-leaf entrance doors, the easterly of which has a flat-headed transom light;
- Flat-headed rectangular single-hung windows with a two-over-two pane division;
- Hip-roofed front veranda supported on simple slender wooden posts and ornamented with fretwork brackets;
- Shed-roofed east side addition with a bay window on east elevation.

Heritage attributes that convey the property's historical value for its association with the Pennsylvania German Mennonite community of Markham Township, and its association with the nineteenth century trend whereby farmsteads were improved by successive generations as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the several generations of the Pennsylvania German Mennonite Hoover family that resided on this property.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually and historically linked to its surroundings:

- The location of the building facing north, east of 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:

- Aluminum siding;
- Garage and other accessory buildings.

STATEMENT OF SIGNIFICANCE

John and Elizabeth Hoover House

10701 Highway 48

c.1848; Enlarged c.1910

The John and Elizabeth 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 John and Elizabeth Hoover House is a two-and-a-half storey fieldstone and concrete block dwelling located on the east side of Highway 48, south of Elgin Mills Road East, in the historic community of Milnesville. The house faces south.

Design Value and Physical Value

The John and Elizabeth Hoover House has design and physical value as a representative example of a vernacular farmhouse that displays two distinct periods of development. The house has the form and some of the typical Edwardian Classical detailing of an American Foursquare from the early twentieth century, but the ground floor retains Georgian elements which indicate that the dwelling's earliest component dates from the late 1840s. On note, the stucco wing on the east wall may have functioned as a traditional Pennsylvania German "doddy house," a separate dwelling unit for the older generation of the family.

Historical Value and Associative Value

The John and Elizabeth Hoover House has historical value for its association with the Pennsylvania German Mennonites who were played a significant role in the development of Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved by successive generations as the agricultural community progressed past the early settlement phase. Seven generations of the Hoover family resided on this property, Markham Township Lot 25, Concession 8, beginning with Daniel and Anna Huber (also spelled "Hoover"), who came to Markham from Lancaster County, Pennsylvania in 1804 and purchased this property in 1808. Their youngest son, John S. Hoover, replaced the family's log dwelling with a farmhouse constructed of local fieldstone in 1848. His grandson, Leonard W. Hoover inherited the family farm in 1905 and raised the house to two-and-a-half storeys c.1910. Leonard W. Hoover was a farmer and also a minister at Wideman Mennonite Church. The property was sold out of the Hoover family in the mid-1980s.

Contextual Value

The John and Elizabeth Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural

communities of Milnesville and Dickson Hill, and because it is historically linked to the farm property where it has stood since c.1848.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a vernacular farmhouse that displays two distinct periods of development: an 1840s fieldstone farmhouse in the Georgian architectural tradition enlarged and remodeled as an American Foursquare in the 1910s:

- Rectangular plan and two-and-a-half storey height of the main block;
- Fieldstone ground floor with flat-headed door and window openings featuring red brick arches and margins;
- Second floor of rock-faced concrete block;
- Medium-pitched hipped roof with wide, overhanging eaves and pedimented dormers on the east and west slopes;
- Brick chimney with corbelled cap on the south roof slope;
- Hip-roofed front veranda supported on tapered, square wood columns with a simple wood railing and framed lattice base;
- Single-leaf doors on the south wall with the westernmost door having a flat-headed transom light;
- Flat-headed window openings with projecting lugsills, typically containing two-over-two single hung wood windows;
- Twelve-over-eight single-hung window on the west wall of the ground floor;
- Single-storey stucco-clad east wing with its medium-pitched gable roof, brick chimney, full-width veranda supports on simple wood posts, and flat-headed door and window openings.

Heritage attributes that convey the property's historical value for its association with the Pennsylvania German Mennonites who were played a significant role in the development of Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved by successive generations as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the seven generations of the Hoover family that historically resided on this property;
- The Hoover farm cemetery with its white marble marker mounted on a concrete pedestal.

Heritage attributes that convey the property's contextual value as being physically, functionally, visually or historically linked to its surroundings:

- The location of the building facing south, within the historic rural community of Milnesville, where it has stood since 1848.

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

- Accessory building attached to the single-storey stucco east wing;
- Single-storey frame addition on north wall of main block;
- Barn complex and other detached accessory buildings.

STATEMENT OF SIGNIFICANCE

Percy and Mabel Wilson House

7819 Highway 7 East

c.1945

The Percy and Mabel Wilson 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 Percy and Mabel Wilson House is a one-and-a-half storey frame dwelling located on the south side of Highway 7, east of the Little Rouge Creek, in the historic community of Locust Hill. The house faces north.

Design Value and Physical Value

The Percy and Mabel Wilson House has design and physical value as a representative example of post-war domestic architecture in the Tudor Revival style, one of the nostalgic revivalist styles popular for new dwellings immediately after the end of the Second World War. Tudor Revival and Colonial Revival houses were evocative of simpler times, and their traditional designs were especially popular in suburban developments after the war as soldiers returned to civilian life. The construction of these revivalist houses soon gave way to the modernism of the 1950s and the heyday of the ubiquitous bungalow.

The house almost has a storybook quality about it, with its compact form, steep gables, and projecting front bay with an arched door surround and tiny accent windows. This picturesque version of the Tudor Revival style differs from the more common type which features false half-timbering combined with a brick or stone base. What is particularly interesting about the Percy and Mabel Wilson House is that it is nearly identical to a pair of houses built c.1946 for brothers Charles and Harry Maynard at 36 and 38 Eureka Street in the village of Unionville. The similarity of these three houses suggests that they were built from a stock plan.

Historical Value and Associative Value

The Percy and Mabel Wilson House has historical value, making legible early twentieth century development within the hamlet of Locust Hill, and associative value for its connection to Percy Wilson. Percy R. Wilson ran the Locust Hill Lumber and Coal Co. adjacent to the C.P.R. railway line that runs through Locust Hill, a business previously owned and operated by Albert C. G. Reesor and Frank Albert Reesor. From 1924 to 1941, Percy Wilson served as Locust Hill's postmaster, during which time he was the owner of the old Nighswander Temperance Hotel and General Store.

Contextual Value

The Percy and Mabel Wilson House is one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of post-war domestic architecture in the Tudor Revival style:

- Rectangular plan with shallow, projecting bay;
- One-and-a-half storey height;
- Wide clapboard siding with narrow corner boards;
- Steeply-pitched gable roof with tight eaves, front gable with flared eaves, and shed-roofed front dormer;
- Single-stack brick chimney;
- Existing window openings with their upright rectangular shape;
- Single-leaf front door with round-arched, moulded door surround.

Heritage attributes that convey the property's historical value, making legible the early twentieth century development of Locust Hill, and its associative value as the former residence of Percy and Mabel Wilson who played an important role in the economic development of Locust Hill:

- The dwelling is a tangible reminder of the Percy and Mabel Wilson family that historically resided here.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill:

- The location of the building facing north, within the historic hamlet of Locust Hill.

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

- Modern windows.
- Detached accessory building.

STATEMENT OF SIGNIFICANCE

Thomas and Elizabeth Hobbs Bungalow

10476 Kennedy Road

c.1927

The Thomas and Elizabeth Hobbs Bungalow 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 Thomas and Elizabeth Hobbs Bungalow is a one-and-a-half storey brick dwelling located on the west side of Kennedy Road, south of the historic crossroads community of Cashel. The house faces east.

Design Value and Physical Value

The Thomas and Elizabeth Hobbs Bungalow has design and physical value as a vernacular dwelling typical of its 1920s period of construction, displaying elements of the American Arts and Crafts Movement in its general form and character but without some of the typical features such as casement windows, a deep porch, and decorative rafter ends. Overall, the house has a sense of symmetry and rationality. Although the windows and the front door have been replaced with modern materials, their design is quite compatible with the architectural character of the dwelling as they share commonalities with the original materials.

Historical Value and Associative Value

The Thomas and Elizabeth Hobbs Bungalow has historical value for its association with Markham's long standing agricultural community, and for the insight it provides into the built-form evolution of farmsteads between the nineteenth and early twentieth centuries. In 1921, English immigrants Thomas and Elizabeth Hobbs moved to a 60-acre farm in Markham Township that included lands on the eastern portions of Lots 23 and 24, Concession 5. The property contained a frame house built by Samuel Eakin in the early nineteenth century. His sons William, George and John operated a wagon shop adjacent to the Eakin family home. The Hobbs family became the owners of their farm in 1927 and replaced the old house with a modern brick bungalow at around that time. They owned the property until 1946.

Contextual Value

The Thomas and Elizabeth Hobbs Bungalow has contextual value as one of a number of older buildings relating to the former agricultural community that was located in the general vicinity of the crossroads hamlet of Cashel, and is historically linked to the property where it has stood since c.1927.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Thomas and Elizabeth Hobbs Bungalow are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a vernacular dwelling typical of its 1920s period of construction, displaying elements of the American Arts and Crafts Movement in its general form and character:

- Square plan;
- One-and-a-half storey height;
- Red brick masonry;
- Steep hip roof with wide overhang, flat soffits, and hip-roofed front dormer with paired single-hung windows with six-over six-pane division;
- Three-bay primary elevation with centre glazed and paneled single-leaf door;
- Brick and concrete front porch with sidewalls;
- Window openings with radiating cambered brick arches and projecting concrete lugsills containing single-hung windows with a nine-over-nine pane division, paired on the front elevation.

Heritage attributes that convey the property's historical value for its association with Markham's long standing agricultural community, and for the insight it provides into the built-form evolution of farmsteads between the nineteenth and early twentieth centuries.

- The dwelling is a tangible reminder of the early twentieth century updating of a nineteenth century farmstead.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the dwelling facing eastwards, where it has stood since c.1927.

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

- Sunroom addition;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

Reesor-Spears House

7560 Ninth Line

c.1877 & c.1949

The Reesor-Spears 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 Reesor-Spears House is a one-and-a-half storey frame dwelling located on the west side of Ninth Line, south of the historic crossroads community of Box Grove.

Design Value and Physical Value

The Reesor-Spears House has design and physical value as a unique variation of the Colonial Revival style from the late 1940s. The architectural character of this evolved building primarily reflects midcentury alterations despite its original construction date of the late nineteenth century. Its design is a unique variation of the Colonial Revival style combined in an uncharacteristically asymmetrical form and without a prominent, centrally-placed entrance. The wide clapboard siding, rectangular multi-paned windows, prominent fireplace chimney, and gable-roofed dormer are typical features of suburban postwar Colonial Revival residences constructed prior to the shift to modernism in the 1950s. The six-over-six windows in the north section of the dwelling may date from the nineteenth century and were therefore retained when the house was altered to its current form.

The north portion of the Reesor-Spears House may be the relocated and repurposed first Box Grove Schoolhouse, and if that is the case, the arrangement of window and door openings has been changed to suit the later residential use.

Historical Value and Associative Value

The Reesor-Spears House has historical value for its association with Frederick K. Reesor, a school teacher at Box Grove School Section No. 18 who purchased the property in 1871 and built a modest frame residence to replace an old log house occupied by tenants. The property has historical value as the site of the first schoolhouse at Sparta/Box Grove. It is possible that the core of the house was originally the first Box Grove schoolhouse which was made redundant when a new brick school was constructed across the road in 1877. The east quarter of Markham Township Lot 4, Concession 8, was purchased by Peter Reesor in 1806. The eastern portion of this parcel was sold to his son Josephus S. Reesor in 1853. Josephus Reesor, who farmed across the road, continued to rent the land to a tenant until 1871 when he sold to his nephew Frederick K. Reesor, a teacher at Box Grove Public School. Frederick K. Reesor either built a new house to replace the old log house on the property or relocated the first Box Grove School and

converted it into a dwelling. In 1949, the property was purchased by Vernon and Bernice Spears who remodeled the home in the Colonial Revival style.

Contextual Value

The Reesor-Spears House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a remodeled nineteenth century village dwelling in the Colonial Revival style:

- Irregular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Wide beveled clapboard siding with mitred corners;
- Cross-gabled roof with open overhanging eaves and gable-roofed front dormer;
- Red brick single-stack chimney and red brick fireplace chimney on the east wall;
- Single-leaf main entrance on the south wall with bracketed gable-roofed canopy;
- Flat-headed, rectangular, single-hung windows with a six-over-six pane division and projecting lugsills.
- Box bay window on the south wall with three-part picture window.

Heritage attributes that convey the property's historical value for its association with the first schoolhouse at Sparta/Box Grove:

- The dwelling is a tangible reminder of the first schoolhouse at Sparta/Box Grove.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Box Grove:

- The location of the building south of the core of the historic crossroads hamlet of Box Grove.

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

- Rear addition on west side of dwelling, including sunroom;
- Accessory building.

STATEMENT OF SIGNIFICANCE

George and Nellie Freeman House

6472 Steeles Avenue East

c.1901

The George and Nellie Freeman 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 George and Nellie Freeman House is a one-and-a-half storey brick and frame dwelling, located on the north side of Steeles Avenue East, in the historic community of Cedar Grove. The house faces south

Design Value and Physical Value

The George and Nellie Freeman House has design and physical value as a unique expression of vernacular domestic architecture, combining an older frame dwelling with a Queen Anne Revival style addition to create a farm residence with a distinctive architectural “split personality.” It is an unusual vernacular dwelling because of the visual disconnect between its eastern and western portions. The design of the western brick veneered portion reflects the ornate and eclectic High Victorian Queen Anne Revival style, and is the most prominent aspect of the house. The eastern portion is a simple gable-roofed rural dwelling of an earlier time period, albeit altered from its original appearance. It is curious that the older portion of the house was not brick veneered to match the newer western portion when it was added in 1901.

Historical Value and Associative Value

The George and Nellie Freeman House has historical value for its long-time association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century, and for its association with Markham Township’s important agricultural community. The property upon which this house stands, the west half of Markham Township Lot 1, Concession 9, was purchased by Peter Milne Jr. in 1834. Peter Milne Jr. was the son of Alexander Milne, the owner of Milneford Mills in East York. He was a store-keeper, sawmill owner, and the first postmaster in the hamlet of Milnesville. Peter Milne Jr. did not reside on the property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the east parts of Lots 1, 2 and 3 in the Eighth Concession. Peter Milne Jr., a noted Reformer and supporter of William Lyon McKenzie, was an active participant in the Upper Canadian Rebellion of 1837. The west half of Lot 1, Concession 9 was willed to his daughter Helen. Helen Milne married Joseph Gage Freeman in 1858. About 1885, they built an impressive new farmhouse on this property in the vernacular Italianate architectural style to replace an earlier frame dwelling. The frame dwelling was relocated eastwards on the same property and enlarged

to become the home of their son, George Milne Freeman, and his wife Nellie Ann Dimma. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

Contextual Value

The George and Nellie Freeman House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic community of Cedar Grove. It also has contextual value as a remnant of Cedar Grove's agricultural community and because it is historically linked to the Joseph and Helen Freeman House at 6470 Steeles Avenue East.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a unique expression of vernacular domestic architecture:

- Fieldstone foundation;
- One-and-a-half storey height and L-shaped plan;
- Red brick veneer with shallow frontispiece on the front gable end, raised plinth and circular motif in the front gable;
- Single-stack external brick chimney on the west elevation;
- Steeply-pitched gable roof of the western portion of the dwelling with projecting open eaves and ornate wooden gable ornament and eave brackets;
- Medium-pitched gable roof of the eastern portion of the dwelling;
- Front window with stone or concrete lugsill, semi-elliptical arched transom light, and radiating brick arch with a raised border;
- Tall, narrow, flat-headed window openings on the second storey of the primary (south) elevation, and on the west elevation, with splayed brick arches and stone or concrete lugsills.

Heritage attributes that convey the property's historical value for its long-time association with the Milne-Freeman family, and for representing the locally significant theme of agriculture, particularly the creation of secondary residences on farms for the use of family members:

- The dwelling is a tangible reminder of the Milne-Freeman family, multi-generational, long-time property owners.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic community of Cedar Grove:

- The location of the building on the north side of Steeles Avenue East, within the historic community of Cedar Grove.

Heritage attributes that convey the property's contextual value as being physically, functionally, visually or historically linked to its surroundings:

- The building has stood on this site since the 1901, and is historically linked to the Joseph and Helen Freeman House next door at 6470 Steeles Avenue East.

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

- Modern windows;
- Horizontal siding;
- Shed-roofed enclosed porch with its door and window;
- Shed-roofed front dormer;
- Rear wing;
- Agricultural buildings including main barn and sheds.

STATEMENT OF SIGNIFICANCE

John and Elizabeth Hilts House

10756 Victoria Square Blvd.

c.1890

The John and Elizabeth Hilts 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 John and Elizabeth Hilts House is a one-and-a-half storey red brick dwelling located on the west side of Victoria Square Boulevard within the historic community of Victoria Square. The house faces east.

Design Value and Physical Value

The John and Elizabeth Hilts House has design and physical value as representative example of a vernacular village dwelling in a late rendition of the Georgian architectural style. It is a vernacular building without ornament designed to meet the modest needs of a labourer, tradesman, or retired farmer. The symmetrical plan and formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in Ontario long after the historic Georgian period ended in 1830. This is a late example of its type with a tall wall height and a medium-pitched gable roof without eave returns. The use of two-over-two and one-over-one glazing patterns is typical for the late nineteenth century period of construction.

Historical Value and Associative Value

The John and Elizabeth Hilts House has historical value as it makes legible the early development of the hamlet of Victoria Square, specifically the creation of retirement properties in village settings for retired local farmers. The property also has associative value for its connection to the locally-significant Pennsylvania German Tunkard community within Markham Township. This was the former residence of John and Elizabeth Hilts, retired farmers that were part of the Pennsylvania German Tunkard community of north-west Markham Township. John Hilts Jr. purchased Lot 3, Plan 404 from Christopher Heise in 1892. There may have already been a dwelling on the property built for income purposes by Christopher Heise. The MPAC date of construction is 1890, but the building could be earlier than that. The house is located within a small plan of subdivision created in 1875 on the south-eastern corner of the Heisey farm. Christopher Heise contributed to the development of Victoria Square by severing building lots from his farm that led to the construction of a series of businesses, a temperance hall, and village residences. Prior to moving to Victoria Square, John and Elizabeth Hilts farmed the north-west quarter of Markham Township Lot 27, Concession 3. Their home in Victoria Square was sold out of the family in 1939.

Contextual Value

The John and Elizabeth Hilts House has contextual value as one of a number of nineteenth and early twentieth century buildings are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a vernacular village dwelling in a late rendition of the Georgian architectural tradition:

- Rectangular plan of the main block;
- One-and-a-half storey height;
- Red-orange brick veneer with splayed arches over door and window openings and a plinth course.
- Fieldstone foundation;
- Medium-pitched gable roof with open, overhanging eaves;
- Single-leaf front door;
- Flat-headed, two-over-two single-hung windows on the ground floor with lugsills;
- Flat-headed, one-over-one single-hung windows on the second floor with lugsills.

Heritage attributes that convey the property's historical value, providing insight into the early development of the hamlet of Victoria Square, specifically the creation of retirement properties for former local farmers, and its associative value for its connection to the locally-significant Pennsylvania German Tunkard community in Markham Township:

- The dwelling is a tangible reminder of the John and Elizabeth Hilts family that historically resided here.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square:

- The location of the building facing east, within the historic hamlet of Victoria Square.

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

- One-storey frame rear addition;
- Frame garage.

APPENDIX ‘D’: Research Reports

Provided under separate cover