



By-law 2024-37

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Thomas and Sarah Hasty House”
11482 McCowan Road

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Thomas and Sarah Hasty House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:

Wen Hao Investment (Canada) Limited
11482 McCowan Road
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the Thomas and Sarah Hasty House, 11482 McCowan Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Thomas and Sarah Hasty House”
11482 McCowan Road
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed February 28, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-37

In the City of Markham in the Regional Municipality of York, the property municipally known as 11482 McCowan Road, Markham, Ontario, and legally described as follows:

PT E1/2 LT 30 CON 6 MARKHAM PT 1 64R2638 EXCEPT PT 6 EXPROP PL R262805; MARKHAM

PIN: 030560071

SCHEDULE 'B' TO BY-LAW 2024-37

STATEMENT OF SIGNIFICANCE

Thomas and Sarah Hasty House

11482 McCowan Road
c.1829

The Thomas and Sarah Hasty 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 Thomas and Sarah Hasty House is a one-and-a-half storey frame dwelling located on the west side of McCowan Road, south of Nineteenth Avenue, east of the historic hamlet of Almira. The house is oriented eastwards.

Design Value and Physical Value

The Thomas and Sarah Hasty House has design value and physical value as a locally rare, early example of a frame dwelling in the Neo-classical style, altered in the mid-to-late 1940s in the Colonial Revival style. Dating from c.1829, it is one of the oldest buildings remaining in Markham. Its front door surround in the Neo-classical style is one of the finest examples of its kind in Markham, comparable in design and quality of workmanship to the front door surround of the Eckardt-Stiver House (c.1829) at 206 Main Street, Unionville. Although its exterior materials and selected design elements date mainly from the 1940s, the essential character of the house remains intact as the renovations were done with a measure of sensitivity to the historical character of the original structure.

The Neo-classical architectural style was built on Georgian precedents of symmetry, simplicity of form, and a formal sense of proportion. Few examples remain in Markham. The style originated in England in the mid-1700s but did not appear in Canada much before the 1810s. Ornamentation was based on the surviving buildings of ancient Rome, but interpreted in a lightly-proportioned and stylized manner, as demonstrated by the door surround of the Hasty House.

With respect to the Colonial Revival remodeling of the 1940s, this approach was a complimentary way of updating a house of this age and style. This nostalgic style originated in the United States but was influential in Canada as well. The style was derived from the Georgian houses of early New England and the Southern United States built during the 1700s to early 1800s. It reflected a desire for tradition and a sense of continuity, particularly after the tumultuous times of the Second World War.

Historical Value and Associative Value

The Thomas and Sarah Hasty House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British families who came to Markham Township in the early nineteenth century, and for its association with Dr. Charles Hastings, Toronto's distinguished Medical Officer of Health (1910 - 1929) who was a strong proponent of clean drinking water, the pasteurization of milk, and vaccinations. Thomas and Sarah Hasty came to Canada from Strabane, County Tyrone, Ireland in 1818. They settled on the eastern half of Markham Township Lot 30, Concession 6 and constructed a frame farmhouse in the Neo-classic style c.1829. The family initially rented the property until Sarah Hasty finally received the Crown patent in 1849. The property was farmed by successive generations of the family who changed the spelling of their surname to "Hastings" in the mid-nineteenth century. Dr. Charles Hastings was the grandson of Thomas and Sarah Hasty. He was born in Markham in 1858 and received his medical education at

Victoria College at the University of Toronto. After a career as an obstetrician, Dr. Hastings became Toronto's fourth Medical Officer of Health and was credited with making Toronto the world's healthiest city, as far as contagious diseases were concerned.

Contextual Value

The Thomas and Sarah Hasty House has contextual value as it is physically, functionally, visually and historically linked to its surroundings as a former farmhouse within the rural area east of the historic hamlet of Almira, and has stood on this property since c.1829.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Thomas and Sarah Hasty 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 locally rare, early example of a frame dwelling in the Neo-classical style, altered in the mid-to-late 1940s in the Colonial Revival style:

- L-shaped plan, including rectangular main block and rear wing;
- One-and-a-half storey height;
- Wood clapboard siding painted white;
- Medium-pitched gable roof with projecting boxed eaves and eave returns;
- Gable-roofed dormer windows;
- Front doorcase with Neo-classical door surround, single-leaf glazed and panelled wood door, and multi-paned sidelights with panelled aprons;
- Flat-headed window openings with single-hung wood windows with horizontal pane divisions, simple frames, and projecting lugsills;
- Decorative louvered shutters flanking the front windows;
- Brick fireplace chimney on north gable end.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British families who came to Markham in the early nineteenth century, and for its association with Dr. Charles Hastings, as the former residence of the Hasty/Hastings family:

- The dwelling is a tangible reminder of the Hasty/Hastings family that historically resided here.

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

- The location of the building facing east, where it has stood since c.1829.

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

- Gambrel-roofed barn;
- Detached garage.