



By-law 2024-60

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Christian and Anna Hoover House”
11274 Highway 48

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 Christian and Anna Hoover House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Markham 11120 Hwy 48 Ltd.
34-2700 Dufferin Street
Toronto, Ontario
M6B 4J3

and upon the Ontario Heritage Trust, notice of intention to designate the Christian and Anna Hoover House, 11274 Highway 48, 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:

“Christian and Anna Hoover House”
11274 Highway 48
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 April 3, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-60

In the City of Markham in the Regional Municipality of York, the property municipally known as 11274 Highway 48, Markham, Ontario, and legally described as follows:

PART LOT 29, CONCESSION 7, MARKHAM; PART LOT 30,
CONCESSION 7, MARKHAM AS IN MA78676; T/W MA78676 ;
MARKHAM

PIN: 030620096

SCHEDULE 'B' TO BY-LAW 2024-60

STATEMENT OF SIGNIFICANCE

Christian and Anna Hoover House

11274 Highway 48
c.1860

The Christian and Anna 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 Anna Hoover House is a two-storey fieldstone dwelling located on the west side of Highway 48 in the historic community of Dickson Hill. The house faces south and is set well back from the road near the Little Rouge Creek.

Design Value and Physical Value

The Christian and Anna Hoover House has design and physical value as a locally rare example of a two-storey, mid-nineteenth century fieldstone farmhouse in the Mennonite Georgian architectural tradition. The small attic windows and kitchen siding are distinctly Pennsylvania German Mennonite features that have been applied to a vernacular Georgian design. The general character of the house is formal and conservative with a simple front entrance rather than a more elaborate Classic Revival doorcase seen in many mid-nineteenth century farmhouses in Markham. The presence of a “doddy house” enhances the dwelling’s traditional Pennsylvania German Mennonite character. The two-storey height is locally unusual and noteworthy because the majority of rural dwellings in Markham Township built before 1900 were one-and-a-half storeys in height.

Historical Value and Associative Value

The Christian and Anna Hoover House has historical value as it makes legible the impactful early nineteenth century immigration of Pennsylvania German Mennonites to Markham Township, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. Daniel Hoover was one of three Pennsylvania German Mennonite brothers who came to Markham Township in 1804. The brothers were sons of Ludwig Hoover and Margaretha Graff of Lancaster County, Pennsylvania. In 1811, Daniel Hoover purchased the eastern half of Markham Township Lot 29, Concession 7. One of his sons, Christian Hoover, became owner of the property in 1832. The family of Christian Hoover and Anna (Barkey) Hoover first resided in a one-storey log house. The log house was replaced by a fine fieldstone farmhouse which was completed in 1860. The farm remained in the Hoover family for four generations. Samuel Carl Hoover and Howard A. Hoover, great-grandsons of Christian and Anna Hoover, were the last of the family to farm the property.

Contextual Value

The Christian and Anna Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Dickson Hill, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since 1860.

Heritage Attributes

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

Heritage attributes that convey the property's design or physical value as a locally rare example of a two-storey mid-nineteenth century fieldstone farmhouse in the Mennonite Georgian architectural tradition:

Main Block

- Rectangular plan of the main block;
- Two-and-a-half storey height of the main block;
- Fieldstone walls trimmed with red brick quoins and red brick splayed arches and quoin-like margins around door and window openings;
- Medium-pitched gable roof with projecting boxed eaves and modified eave returns;
- Single-stack red brick chimney at west gable end;
- Three-bay configuration of the facade;
- Single-leaf front door with three-paned rectangular transom light;
- Rectangular single-hung windows with six-over-six panes;
- Small rectangular attic windows in the east and west gable ends;

Sidewing

- Rectangular plan of sidewing;
- One-storey height;
- Fieldstone walls trimmed with squared stone quoins and red brick splayed arches and quoin-like margins around door and window openings;
- Medium-pitched gable roof with projecting boxed eaves and modified eave returns;
- Single-stack red brick chimney at the east gable end;
- Full-width shed roofed veranda on south side, supported on turned wood posts;
- Three-bay configuration of the front elevation;
- Single-leaf front door;
- Rectangular single hung windows with two-over-two panes.

Frame Wing

- Rectangular plan of frame wing;
- One-and-a-half storey height;
- Vertical tongue and groove wood siding;
- Medium-pitched gable roof with projecting, open eaves;
- Three-bay front;
- Single-leaf door;
- Rectangular single hung windows with two-over-two panes;
- Diamond-shaped window in south gable end;
- Square window in knee wall.

Heritage attributes that convey the property's historical value, making legible the impactful early nineteenth century immigration of Pennsylvania German Mennonites to Markham Township, and the property's association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The design and configuration of the dwelling is a tangible reminder of the four generations of the Pennsylvania German Mennonite Hoover family that historically resided here, and the family's transition from a log house to a fine two-storey fieldstone farmhouse in 1860.

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

- The location of the building facing south, within the historic rural community of Dickson Hill, where it has stood since 1860.

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

- Early twentieth century hip roofed front porch;
- Aluminum soffits and fascia;
- Aluminum door and screens on front porch;
- Barn.