



By-law 2024-67

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Martin and Annie Hoover House”
7882 Highway 7 East

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 Martin and Annie 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:

John and Jenny Kasias
7882 Highway 7 East
Markham, Ontario
L0H 1J0

and upon the Ontario Heritage Trust, notice of intention to designate the Martin and Annie Hoover House, 7882 Highway 7 East, 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:

“Martin and Annie Hoover House”
7882 Highway 7 East
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 2024-67

In the City of Markham in the Regional Municipality of York, the property municipally known as 7882 Highway 7 East, Markham, Ontario, and legally described as follows:

PART LOT 11, CONCESSION 10; MARKHAM AS IN R539556; MARKHAM

PIN: 700140008

SCHEDULE 'B' TO BY-LAW 2024-67

STATEMENT OF SIGNIFICANCE

Martin and Annie Hoover House

7882 Highway 7 East
c.1900

The Martin and Annie 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 Martin and Annie Hoover House is a two-storey frame dwelling located on the north side of Highway 7 East, next to the C.P.R. railway tracks, in the historic community of Locust Hill. The house faces south.

Design Value and Physical Value

The Martin and Annie Hoover House has design and physical value as a representative example of a transitional vernacular dwelling, illustrating the evolution of domestic architecture from the Late Victorian to Edwardian periods. The block-like massing and hipped-roofed are suggestive of both the Italianate style and the American Foursquare, the latter of which was a functional, design approach used often for new houses throughout Markham Township in the first quarter of the twentieth century.

Historical Value and Associative Value

The Martin and Annie Hoover House has historical and associative value, making legible the early development of the hamlet of Locust Hill, and revealing the rural development pattern whereby building lots were severed from farms to create and expand settlements. The house was built c.1900 on a building lot purchased from the estate of William Marr Button in 1908. It appears that the house was constructed some years before the formal purchase of the land by Fidelia (Annie) Hoover. The property has additional historical value and associative value, representing the theme of industry, innovation and economic development for its association with Martin Reesor Hoover, a grain dealer and grist mill operator who worked in the Armstrong-Hoover grain elevator near the Locust Hill railway station.

Contextual Value

The Martin and Annie Hoover House has contextual value as one of a number 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 Martin and Annie 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 representative example of a transitional vernacular dwelling:

- Two-storey rectangular main block and rear wing;
- Vertical tongue and groove siding;
- Hipped-roofed open veranda on the south and east elevations of the building supported on simple wooden posts;
- Polygonal conservatory along the east elevation;

- Hipped roof with overhanging eaves and single-stack brick chimney;
- 2-bay facade with single-leaf door and segmentally-headed transom light;
- Cottage window with plate glass window including two-paned margins;
- Existing window openings on all sides of the building.

Heritage attributes that convey the property's historical value and associative value as the former residence of Martin and Annie Hoover:

- The dwelling is a tangible reminder of the Martin and Annie Hoover 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 south toward Highway 7 East, within the historic community of Locust Hill.

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;
- Non-functional window shutters;
- Accessory building.