



By-law 2024-93

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“John and Elizabeth Hoover House”
10701 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 John and Elizabeth Hoover House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on January 31, 2024, has caused to be served on the owners of the lands and premises at:

Effie Zaravinos
11 Norcliffe Drive
King City, Ontario
L7B 1L9

and upon the Ontario Heritage Trust, notice of intention to designate the John and Elizabeth Hoover House, 10701 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:

“John and Elizabeth Hoover House”
10701 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 May 29, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-93

In the City of Markham in the Regional Municipality of York, the property municipally known as 10701 Highway 48, Markham, Ontario, and legally described as follows:

PART LOT 25, CONCESSION 8, PART 1, PLAN 65R5142; MARKHAM

PIN - 030620009

SCHEDULE 'B' TO BY-LAW 2024-93

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. 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 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 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.