



SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase IX

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated April 23, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase IX", 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:
 - 5011 Highway 7 East (Ward 3): "Eckardt-Sabiston House"
 - 7792 Highway 7 East (Ward 5): "Armstrong-Coumans House"
 - 7804 Highway 7 East (Ward 5): "Frank and Mary Jarvis House"
 - 7842 Highway 7 East (Ward 5): "Russell and Alma Forster House"
 - 7507 Kennedy Road (Ward 8): "John and Elizabeth Smith House"
 - 10754 Victoria Square Blvd (Ward 2): "William and Hannah Hatton House"
- 3) THAT Council state its intention to designate 5011 Highway 7 East (Ward 3) 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 7792 Highway 7 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 7804 Highway 7 East (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 7842 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 7507 Kennedy Road (Ward 8) 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 10754 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 9) 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;
- 10) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;

11) 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 ninth 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 5-10 designation recommendations for Council consideration at any one time through to December 2024, to meet the imposed Bill 23 deadlines. The six properties identified in this report constitute the eighth 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 (refer to Appendix ‘A’ for images of the six properties).

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 (refer to 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.

Staff note that the material to the owner has been undertaken as a courtesy to provide advance notice of 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 inadvisable. 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

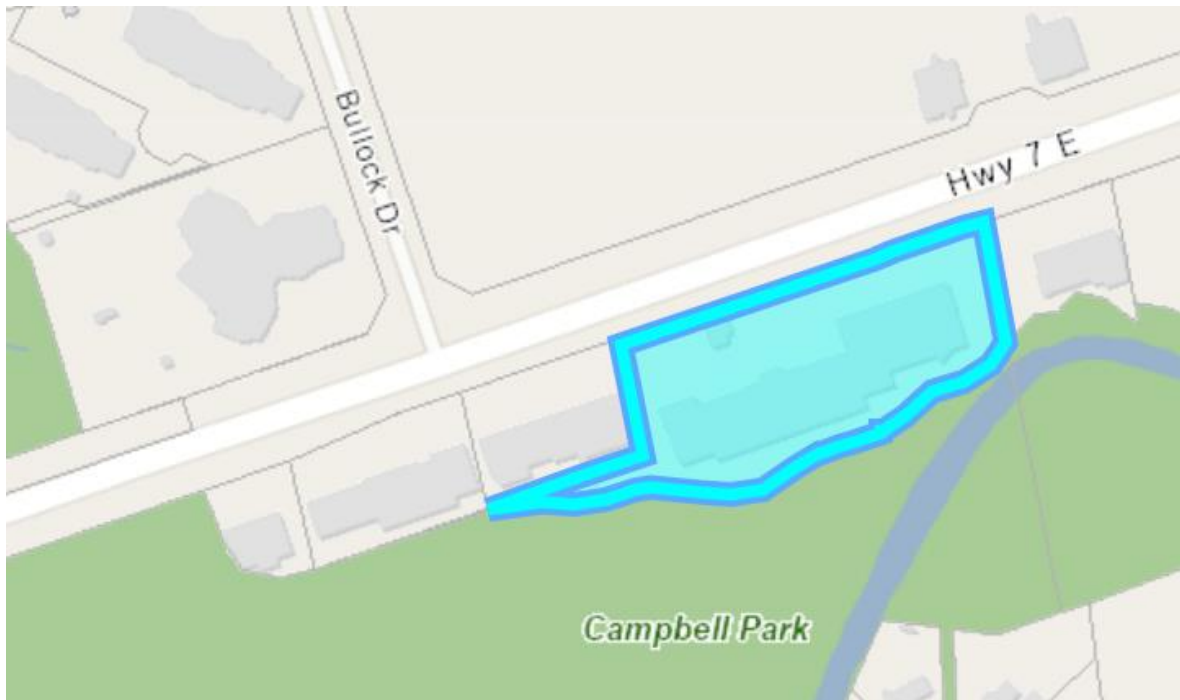
Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

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

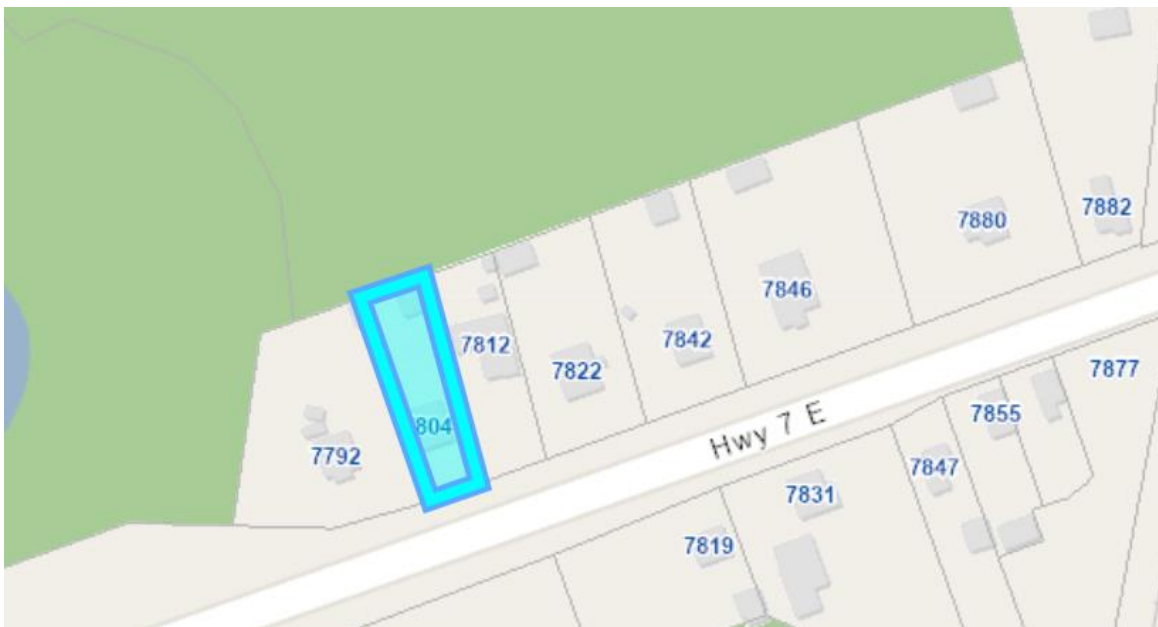
5011 Highway 7 East (Ward 3): "Eckardt-Sabiston House" *Primary Elevation and Property Map*



7792 Highway 7 East (Ward 5): “Armstrong-Coumans House”
Primary Elevation and Property Map



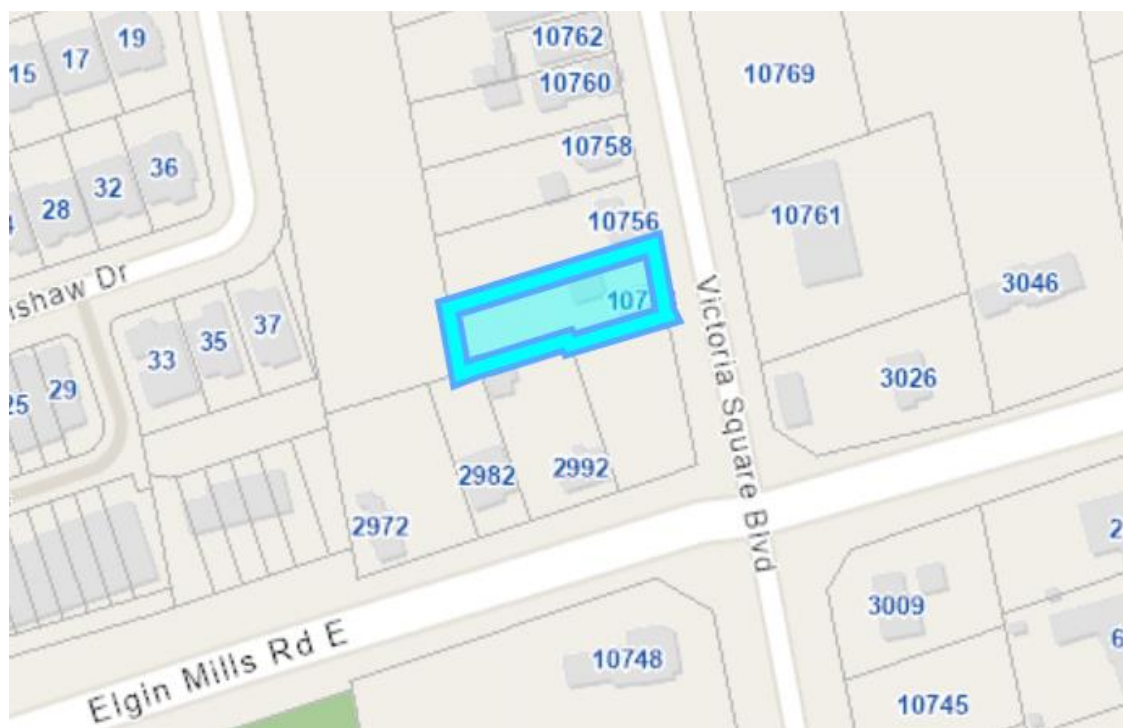
7804 Highway 7 East (Ward 5): “Frank and Mary Jarvis House”
Primary Elevation and Property Map



7842 Highway 7 East (Ward 5): “Russell and Alma Forster House”
Primary Elevation and Property Map



10754 Victoria Square Blvd (Ward 2): “William and Hannah Hatton 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

Eckardt-Sabiston House

5011 Highway 7 East
c.1891

The Eckardt-Sabiston 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 Eckardt-Sabiston House is a one-and-a-half storey converted brick dwelling located on the south side of Highway 7 East in front of a commercial strip mall, and opposite the Markville Mall. The building faces north.

Design Value and Physical Value

The Eckardt-Sabiston House has design and physical value as a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences. Over time, decorative details in the Queen Anne Revival style have been removed as the building was updated by later owners, but the essential form of the c.1891 dwelling remains intact. The cutaway porch with its wide arched openings, now converted to enclosed interior space, is an unusual feature. It reflects the Romanesque Revival style of the 1890s, common in neighbouring Toronto but rare in Markham. The T-shaped plan, multiple gables, and steep centre gable on the west side of the building indicate the influence of the Gothic Revival style.

Historical Value and Associative Value

The Eckardt-Sabiston House has historical value for its association with the prominent Eckardt Berczy family and for making legible the contribution of later generations of early European families to the agricultural development of their community. Markham Township Lot 10, Concession 6 was purchased by Philip Eckardt, one of most successful members of the original Berczy community, in 1827. He was a farmer, cattle breeder, and lumber dealer. The Eckardt family are considered the founders of Unionville. This was one of a number of properties in the vicinity acquired by Philip Eckardt to be sold to his sons for the establishment of their own farms. His son, George Eckardt, was a long-time owner of the easternmost 50 acres. In 1880, Joseph Eckardt, the youngest son of George and Isabella Eckardt, purchased the property. In 1886, the farm was enlarged with the purchase of the adjoining 50 acres of the eastern half of Lot 10. According to local tradition, the farmhouse at 5011 Highway 7 East was built by Joseph Eckardt in 1891. The former Eckardt farm was purchased in 1913 by the Sabiston family of Toronto. Robert A. Sabiston married Laura M. Eckardt, daughter of Joseph and Joanna Eckardt, and changed his occupation from a manufacturer of horse blankets to farmer. The

property remained in the ownership of Eckardt-Sabiston family descendants until the mid-1980s when the property was sold for redevelopment.

Contextual Value

The Eckardt-Sabiston House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since 1891. The Eckardt-Sabiston House is one of a small number of heritage buildings that remain on Highway 7 East between Unionville and Markham Village. It is the only nineteenth century building still standing in this primarily commercial area, and as such is a visual reminder of the rural past of this part of Markham. Its position as a free-standing building adjacent to suburban commercial properties illustrates the transition of the property from rural to urban.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Eckardt-Sabiston 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 locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences:

- Sideways T-shaped plan;
- Fieldstone foundation;
- Red-orange brick walls with projecting plinth and radiating arches over window openings;
- One-and-a-half storey height;
- Medium-pitched cross-gable roof with steep centre gable on west side;
- Kingposts with ball-shaped pendants in the front and west gables;
- Half-round headed arched openings within the front projecting bay;
- Flat-headed rectangular window openings with projecting lugsills.

Heritage attributes that convey the property's historical for its association with the prominent Eckardt Berczy family and for the legibility it provides as to contribution of later generations of early nineteenth century families to the agricultural development of their community:

- The dwelling is a tangible reminder of the Eckardt-Sabiston family that historically resided here, and the improvements made to the property by Joseph Eckardt, grandson of Philip Eckardt, with the construction of a new farmhouse in 1891.

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 on its original site, facing north.

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 old openings;
- Non-functional shutters;
- External chimney on east gable end;

- Concrete entrance ramp and porch;
- Rear frame additions.

STATEMENT OF SIGNIFICANCE

Armstrong-Coumans House

7792 Highway 7 East
c.1925

The Armstrong-Coumans 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 Armstrong-Coumans House is a one-and-a-half storey red brick dwelling located on the north side of Highway 7 East, in the historic hamlet of Locust Hill. The house faces south.

Design Value and Physical Value

The Armstrong-Coumans House is a unique expression of vernacular domestic architecture that displays elements of the Arts and Crafts and Edwardian Classical styles in its form and detailing. The composition of the broad, gable-fronted south (primary) elevation shows is reminiscent of the Arts and Crafts Movement in a generalized form. Selected details indicate specific design influences. The “cottage windows” of the primary elevation, with their large plate glass fixed sash and rectangular transom lights, were popular in both late nineteenth and early twentieth century houses designed in the Queen Anne Revival style as well as in Edwardian Classical houses of the early 1900s. The design of the porch, with its stylized Tuscan columns, also reflect the Edwardian Classical style.

Historical Value and Associative Value

The Armstrong-Coumans House has historical value as it is associated with the early twentieth century development of Locust Hill, specifically the creation of building lots on farms intended for the use of family members, and for being associated with the Jarvis, Reesor and Armstrong families, who were locally significant landowners in the early development of Locust Hill and vicinity. This house was constructed c.1925 on a portion of the western half of Markham Township Lot 11, Concession 10, a farm owned by Jonathan Jarvis and Agnes (Reesor) Jarvis. The house was built for Annie (Jarvis) Armstrong, the married daughter of Jonathan and Agnes Jarvis. Anna Adora Jarvis married James McCreight Armstrong of Locust Hill Farm in 1914. James M. Armstrong, a son of William Armstrong and Maria (McCreight) Armstrong, was a veterinary surgeon whose home and office were in the vicinity of Locust Hill. He was a veteran of the Boer War and president of the Markham Agricultural Society in 1910. James and Annie Armstrong moved into the hamlet of Locust Hill in the early to mid-1920s. Annie Armstrong remained in the family home after her husband’s death in 1926. In 1948, Annie Armstrong sold to Oswald and Lilah Coumans, schoolteachers, who were long-time owners.

Contextual Value

The Armstrong-Coumans House has contextual value for being important in defining, maintaining and supporting the character of its area as one of a grouping of late nineteenth and early twentieth century residences that constitute the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Armstrong-Coumans 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 unique expression of vernacular domestic architecture that displays elements of the Arts and Crafts and Edwardian Classical styles:

- Gable-fronted rectangular plan;
- One-and-half storey height;
- Masonry foundation;
- Red brick walls;
- Medium-pitched gable roof with wide overhanging eaves;
- Window openings with cambered, radiating brick arches and projecting lugsills.
- Three-bay composition of the primary (south) elevation with single-leaf door placed slightly off-centre;
- Hip-roofed front porch with square, tapered Tuscan columns and simple railing;
- Ground floor windows along the primary elevation with fixed plate glass sash and flat-headed rectangular transom lights above.

Heritage attributes that convey the property's historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and for being associated with the Jarvis, Reesor and Armstrong families, who were locally significant landowners in the early development of Locust Hill and vicinity:

- The dwelling is a tangible reminder of Locust Hill's early twentieth century development and the Jarvis, Reesor and Armstrong families.

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 on its original site, facing south, within the historic hamlet 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 within old openings;
- Shed-roofed dormers;
- Rear addition;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

Frank and Mary Jarvis House

7804 Highway 7 East
c.1910

The Frank and Mary Jarvis 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 Frank and Mary Jarvis House is a one-and-a-half storey red brick dwelling located on the north side of Highway 7 East, in the historic community of Locust Hill. The house faces south.

Design Value and Physical Value

The Frank and Mary Jarvis House has design value and physical value as a representative example of a village dwelling in the form of an American Foursquare with Edwardian Classical details. It is typical of the spacious, simply detailed houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The house was constructed in the form of an American Foursquare, with a functional, compact shape and deep front veranda. The red pressed brick cladding and two-and-a-half storey form of the house with a broad hip roof are representative features of the style. Its architectural detailing reflects Edwardian Classicism, a style popular from the early 1900s through the 1920s.

Historical Value and Associative Value

The Frank and Mary Jarvis House has historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and specifically the creation of building lots on farms intended for the use of family members, and for its association with Henry Frank Jarvis and Mary (Burns) Jarvis from 1911 to the mid-twentieth century. The house was built c.1910 on a parcel of the Jonathan Jarvis and Agnes (Reesor) Jarvis farm that was eventually sold to their son, Henry Frank Jarvis (known as Frank), in 1929. He was a carpenter by trade. The construction of the house pre-dated the formal transfer of the land.

Contextual Value

The Frank and Mary Jarvis House has contextual value for being important in defining, maintaining and supporting the character of the area as one of a grouping of late nineteenth and early twentieth century residences that together constitute the historic hamlet of Locust Hill.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a representative example of a village dwelling in the form of an American Foursquare with Edwardian Classical details:

- Cubic form;
- Two-and-a-half storey height;
- Concrete foundation;
- Red brick veneer;
- Hip roof with overhanging, closed eaves.
- Three-bay primary (south) elevation with single leaf door, placed slightly off-centre.
- Rectangular window openings with cambered, radiating brick arches, and concrete lugsills;
- Open front veranda with hip roof and square, tapered wood columns resting on brick pedestals with concrete caps, and low railing with turned balusters.

Heritage attributes that convey the property's historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and specifically the creation of building lots on farms intended for the use of family members as the former residence of Frank and Mary Jarvis from 1911 to the mid-twentieth century:

- The dwelling is a tangible reminder of Locust Hill's early twentieth century development and the Jarvis family that historically resided there.

Heritage attributes that convey the property's contextual value as a building that helps define the character and extent of the historic hamlet of Locust Hill:

- The location of the building on its original site, facing south, within the historic hamlet 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:

- Front dormer.
- Non-operational window shutters;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Russell and Alma Forster House

7842 Highway 7 East
c.1933

The Russell and Alma Forster 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 Russell and Alma Forster House is a one-and-a-half story brick house located on the north side of Highway 7 East, in the historic community of Locust Hill. The house faces south.

Design Value and Physical Value

The Russell and Alma Forster House has design value and physical value as a representative example of a village dwelling in the Dutch Colonial Revival Style with Arts and Crafts details. The gambrel roof places this 1930s dwelling into the stylistic category of Dutch Colonial Revival. It is one of the few examples of this style in Markham. The Dutch Colonial Revival style was one of several revivalist architectural styles that were popular in the early twentieth century. This revivalist style was not based on the design of traditional dwellings in Holland, but rather from colonial houses in the New England states where the gambrel roof was used by some English and Dutch colonists. The grouped windows, textured brick, and cutaway porch reflects an Arts and Crafts aesthetic, rather than the more commonly used Colonial Revival features seen in other examples of Dutch Colonial Revival.

Historical Value and Associative Value

The Russell and Alma Forster House has historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and specifically the creation of retirement properties for former local farmers as the former residence of Herbert Russell Forster and Alma (Yeo) Forster. Russell Forster was a farmer, township assessor, and carpenter. He farmed the Forster family homestead on Lot 13, Concession 9, and married Alma Yeo of Goderich, Ontario in 1900. In 1933, the farm was sold and Russell and Alma Forster moved into the hamlet of Locust Hill where they built a modest, one-and-a-half storey brick house in the Dutch Colonial style on a building lot purchased from Maude (Reesor) Millard in 1933. The Forster family were the owners until 1948.

Contextual Value

The Russell and Alma Forster House has contextual value for being important in defining, maintaining and supporting the character of the area as one of a number of late nineteenth and early twentieth century buildings that constitute the historic hamlet of Locust Hill. Locust Hill's Post Office has been housed at 7842 Highway 7 for a number of years after being relocated from the Locust Hill General Store that formerly stood across the road.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Russell and Alma Forster 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 village dwelling in the Dutch Colonial Revival Style with Arts and Crafts details:

- Rectangular plan;
- Concrete foundation;
- Red brick walls with segmental brick arches above door and window openings;
- Gambrel roof with shed-roofed dormers;
- Single-stack brick chimney;
- Cutaway porch with brick railings and brick column;
- Single-leaf doors;
- Existing window openings containing flat-headed, 1/1 single-hung windows.

Heritage attributes that convey the property's historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and specifically the creation of retirement properties for former local farmers as the former residence of Russell and Alma Forster:

- The dwelling is a tangible reminder of the early twentieth century development of the hamlet of Locust Hill and of the Russell and Alma Forster family that historically resided here and were the original owners of this house.

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 on its original site, facing south, within the historic hamlet of Locust Hill.

Attributes of the property that are not considered to be of cultural heritage value or are otherwise excluded from the Statement of Significance:

- Detached accessory building.

STATEMENT OF SIGNIFICANCE

John and Elizabeth Smith House

7507 Kennedy Road
c.1850

The John and Elizabeth Smith 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 Smith House is a one-and-a-half storey brick former dwelling located on the east side of Kennedy Road in the historic community of Milliken. The building faces west.

Design Value and Physical Value

The John and Elizabeth Smith House is a representative example of a mid-nineteenth century brick farmhouse in the vernacular Georgian architectural tradition. This style persisted in Ontario long after the Georgian period ended in 1830. The essential design principles of symmetry, balance and formality extended beyond the 1830s to influence local vernacular architecture for much of the nineteenth century. In Markham, most examples of this conservative approach to domestic architecture were constructed in the 1850s. Alterations to the c.1850 dwelling were made as part of its conversion to commercial use, but its essential form has remained intact and its character as a mid-nineteenth century farmhouse is readily discernable.

Historical Value and Associative Value

The John and Elizabeth Smith House has historical value, representing the locally significant theme of agriculture through its function as the former farmhouse of John and Elizabeth Smith, and for its association with the significant wave of British families who arrived in Markham Township in the 1820s-1830s. It also has historical for its association with the locally prominent Milliken family after whom the community takes its name. John Smith, an English immigrant, married Elizabeth “Betsy” Milliken in 1838. Elizabeth Milliken was the daughter of Norman Milliken, a United Empire Loyalist who came to Markham via New Brunswick in 1807. In 1844, John Smith purchased a small farm on the south-west quarter of Markham Township Lot 4, Concession 6. A brick farmhouse was constructed there c.1851. The property was later farmed by John and Betsy Smith’s son, John B. Smith, until 1892.

Contextual Value

The John and Elizabeth Smith House has contextual value for being physically, functionally, visually and historically linked to its surroundings. It is one of a small number of nineteenth century buildings that remain in south-central Markham, and one of the few remnants of the agricultural past in the community of Milliken.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Elizabeth Smith 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 mid-nineteenth century brick farmhouse in the vernacular Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Brick walls in Flemish bond;
- Medium-pitched gable roof with projecting eaves and eave returns;
- Three-bay primary (west) elevation with a centrally placed single-leaf door and transom light remnant;
- Flat-headed rectangular window openings with projecting lugsills and radiating brick arches.

Heritage attributes that convey the property's historical value and associative value, representing the themes of agriculture and immigration, as the former farmhouse of John and Elizabeth Smith, and for its association with the locally prominent Milliken family:

- The dwelling is a tangible reminder of the Smith-Milliken family that historically resided here from and farmed the land c.1850 to 1892.

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 on its original site, facing west, within the historic community of Milliken.

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

- Shed-roofed front veranda;
- Modern windows;
- Non-functional shutters;
- Modern front door;
- Rear addition.

STATEMENT OF SIGNIFICANCE

William and Hannah Hatton House

10754 Victoria Square Boulevard
c.1830

The William and Hannah Hatton 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 William and Hannah Hatton House is a one-and-a-half storey stucco dwelling located on the west side of Victoria Square Boulevard, just north of Elgin Mills Road East, in the historic hamlet of Victoria Square. The house faces east.

Design Value and Physical Value

The William and Hannah Hatton House has design value and physical value as a locally rare example of plank frame construction, and dating from c.1830, it is the oldest house still standing in the historic hamlet of Victoria Square. It is a modified, early, representative example of a village dwelling in the vernacular Georgian architectural tradition. Renovations undertaken in 2006-2011 were carried out in a sympathetic historical style. The underlying construction of the front portion of this house is vertical plank combined with timber framing, or “plank frame,” an uncommon building technology that was in use in this area of the province in the first half of the nineteenth century. In this structural system, stout planks set vertically form the walls between the post and beam structural members.

Historical Value and Associative Value

The William and Hannah Hatton House has historical value and associative value, representing the locally significant home of immigration, particularly the substantial wave of British families who arrived in Markham Township from 1820s-1830s onward. It has further associative value as it represents the religious diversity of early Markham Township for its association with William Hatton, former resident of the dwelling, who was also the first leader of Victoria Square’s Primitive Methodist Church. William Hatton was an English immigrant that came to Read’s Corners (later known as Victoria Square) in the early 1830s. He was married to Hannah Cook, a widow from Yorkshire, England, who with her husband had settled in Markham Township in 1829. William Hatton was a member of a group of Primitive Methodists that were established by William Lawson and his wife in the Town of York in 1829. In 1832, the Reverend William Summerside formed a “class” of Primitive Methodists and appointed William Hatton as leader. Worship services were held in the Hatton House until a church was built across the road in the early 1830s. William and Hannah Hatton rented this modest frame house from the Heise family until they constructed a new dwelling next to the Primitive Methodist in approximately 1850.

Contextual Value

The William and Hannah Hatton House has contextual value because it is one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic hamlet of Victoria Square, and because it is historically linked to the site of the Victoria Square Primitive Methodist Church at 10769 Victoria Square Boulevard, as well as the Hatton-Baker House at 10761 Victoria Square Boulevard.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the William and Hannah Hatton 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 locally rare example of plank frame construction, and a modified, early, representative example of a village dwelling in the vernacular Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Stucco finish;
- Saltbox profile of the north elevation;
- Medium-pitched gable roof with overhanging boxed eaves and eave returns;
- Three-bay composition of the east (primary) elevation with a centrally placed single-leaf door flanked by six-over-six single hung windows;
- Multi-paned windows in varying sizes on the north and south gable-end walls;
- Underlying plank frame construction of the front portion of the building.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the significant wave of British who arrived in Markham Township from 1820s-1830s onwards, as well as the religious diversity of Markham Township through its association with William Hatton, founder of a Primitive Methodist Church in Victoria Square:

- The dwelling is a tangible reminder of the Hatton-Cook family, English immigrants who historically resided here, and of the early history of the Victoria Square Primitive Methodist Church.

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 on its original site, facing east, within the historic crossroads hamlet of Victoria Square.

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 opposite the site of the Victoria Square Primitive Methodist Church and the restored Hatton-Baker House.

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

- Concrete foundation;
- North side door with gable-roofed canopy;
- Detached garage.

APPENDIX 'D': Research Reports

Provided under separate cover