

APPENDIX 'D': Research Reports

RESEARCH REPORT



Eckardt - Sabiston House

East Half Lot 10, Concession 6

5011 Highway 7 East

1891

Heritage Section

City of Markham Planning & Urban Design

2024

Update of previous research report, 1992

History

The Eckardt-Sabiston House is located on a portion of the eastern half of Markham Township Lot 10, Concession 6, opposite Markville Mall.

The 200 acres of Lot 10, Concession 6 were originally granted by the Crown to William Berczy, agent for the German Land Company, in 1804. William Berczy's important role in the early settlement of German-speaking settlers in Markham Township is well-documented in Markham's history. Shortly after receiving title to the property, William Berczy and his wife sold to John Gray, a non-resident land speculator.

In 1827, John Gray sold the property to Philip Eckardt, one of the Berczy settlers. The Eckardt family are considered the founders of Unionville. At the time of the purchase, Philip Eckardt lived on the western half of Lot 17, Concession 6. He was a successful farmer, cattle breeder,

and lumber dealer who acquired a number of properties in the vicinity of Unionville that were sold to several of his sons.

Lot 10, Concession 6 was sold by Philip Eckardt in 1827. The western 100 acres were sold to his son Philip Eckardt Jr. and the eastern 100 acres were sold to another son, Andrew Eckardt. Philip Eckardt Jr.'s c.1845 brick farmhouse still stands on its original site at 60 Meadowbrook Lane, overlooking the Rouge River. Andrew Eckardt operated the first store in Unionville and was the first postmaster of the village. He lived most of his life on a farm north of the Union Mills. It is not known if he ever resided on Lot 10, Concession 6.

In 1833, Andrew Eckardt sold the eastern half of Lot 10, Concession 6. The western 50 acres were sold to his brother Philip Eckardt Jr. to enlarge his farm, and the eastern 50 acres were sold to another brother, George Eckardt. George Eckardt lived on Cherry Hill Farm on the eastern half of Lot 11, Concession 6, east of Unionville. This property on Lot 10, Concession 6 was likely purchased as an investment and was occupied by a series of tenants. The converted dwelling at 5011 Highway 7 East stands within the property purchased by George Eckardt.

At the time of the 1851 census, Jacob Kleiser, a clockmaker, lived in a one-storey frame house on the property. Kleiser was related to the Eckardt family by marriage. In 1861, the census recorded Charles Bean, a tenant farmer, as residing on the property. He lived in a one-and-a-half storey frame house.

George Eckardt died in 1862. The property was bequeathed to his eldest son, William P. Eckardt, in 1869. In 1873, William Eckardt sold to his brother, John Eckardt. When the 1871 census was taken, Robinson Gray, a farm labourer, resided on the Eckardt property.

In 1880, Isabella Eckardt *et al* (widow of George Eckardt and probably some or all of the surviving children of George and Isabella Eckardt), sold the property to William Eakin for a nominal sum. William Eakin was the owner of the Unionville Planing Mill and Reeve of Markham Township. It is not certain how the property reverted to Isabella Eckardt from John Eckardt.

William Eakin sold to Joseph Eckardt later in 1880. Joseph Eckardt (1847-1912) was the youngest son of George Eckardt and Isabella (Robinson) Eckardt. He married Joanna Thompson (1850-1932) in 1874. A brief biographical sketch of Joseph Eckardt appears in the book *History of Toronto and County of York Ontario (1885)*, Volume II, Biographical Notices:

“Joseph Eckardt, lot 10, concession 6, the youngest son of George Eckardt, was born in Markham Township., and is one of a family of eight children, all of whom are still living. He was born in 1846, and still lives on the old homestead, where he does a large and profitable trade in the cultivation of small fruits. He married in 1874 the eldest daughter of Hector C. Thompson, formerly of Glasgow, Scotland, by whom he has three children. His grandfather was one of the first settlers in Markham.”

At the time of the 1881 census, there were four households on the eastern part of Lot 10, Concession 6: Joseph Eckardt, John Eckardt, Isaac Quantz and Marshall O'Neil. Both Joseph and John Eckardt were farmers. Isaac Quantz was a carpenter while Marshall O'Neil was a brick-maker.

Joseph Eckardt enlarged his land holdings in 1886 with the purchase of the western 50 acres of the eastern half of Lot 10, Concession 6 from his cousin, Edward Eckardt. This gave him ownership of the entire eastern half of Lot 10. When the 1891 census was taken, there were three adjacent households on the property: Joseph Eckardt, Marshall O'Neil and William Breckon.

Joseph Eckardt resided with his wife Joanna and their four children Lisgar, Laura, Ella and Harvey in a two-storey frame house containing six rooms. Joseph Eckardt was a farmer. Marshall O'Neil, a brick and tile maker, resided in a two-storey brick house containing seven rooms. He may have worked in the Snowball brickworks which operated nearby. William Breckon, a labourer, resided in a two-storey frame house containing six rooms.

According to local tradition, the house at 5011 Highway 7 East was constructed by Joseph Eckardt in 1891. It either replaced the frame dwelling noted in the 1891 census or is the same building clad in brick and updated later in the 1890s. The other two dwellings noted above were still standing in the mid-1980s until they were demolished to make way for the Markham Mews shopping plaza. All three heritage houses were located to the north of the meandering Rouge River.

After the death of Joseph Eckardt in 1912, the property was transferred by Lisgar and Ethel Eckardt, Laura Mona Eckardt, and Ella J. (Eckardt) Mitchell to Joanna Eckardt. In 1913, Joanna Eckardt sold to Anna L. Sabiston and Mary Sabiston, who one year later transferred ownership to Robert A. Sabiston. Robert A. Sabiston (1875-1944) was the Canadian-born son of Scottish immigrants Robert and Ann Sabiston of Toronto. Robert Sabiston Sr. was a blacksmith, and later, an assessor. At the time of the 1911 census, Robert A. Sabiston was a widower, living at 53 Wilson Avenue, Toronto, with his widowed mother and unmarried sisters. He was a manufacturer of horse blankets.

Robert A. Sabiston later married Laura Mona Eckardt (1880-1958), a daughter of Joseph and Joanna Eckardt. He changed his occupation to "Farmer" after he moved to Markham Township. In 1915, Robert Sabiston transferred ownership of the former Eckardt property back to Anna and Mary Sabiston. In 1922, the property was transferred to Laura M. Sabiston *nee* Eckardt. During the mid-1940s, the Sabiston family subdivided the land south of the river (Plan 3684, 1949). Oakcrest Avenue, Riverbend Road and Sabiston Drive are located within the subdivided area.

In 1957, Laura M. Sabiston willed the property to her son Donald Robert Sabiston and his wife Evelyn Maude Mary Sabiston. In 1986, Evelyn M. M. Sabiston sold to Snow-Glen Developments Inc., ending the long-term ownership of the land by the Eckardt family and their descendants. A

strip plaza was built along the Highway 7 frontage. The Eckardt-Sabiston House was retained on its original site as a stand-alone commercial building adjacent to the Markham Mews Plaza. The former dwelling has housed a dental office for many years.



Archival photograph of 5011 Highway 7 East showing ornamental woodwork and original windows. Markham Museum Collection.

Architecture

The Eckardt-Sabiston House is a one-and-a-half storey, brick, converted dwelling with a sideways T-shaped plan. The structure rests on a raised foundation of coursed, split and squared local fieldstone. The red-orange local brick is likely a veneer over a frame structure based on the use of stretcher bond. At some point, the brick was cleaned. In that process the brick has lost its original consistent red colour, which was a dye applied to the variegated local, intended to even out the colour. There is a projecting brick plinth on all sides of the building.

A concrete porch and ramp provide access to the front entrance in the street-facing ell. At the rear of the building, a one-storey board and batten addition is located in the ell, and a larger one-storey addition extends across the rear wall of the rear projecting bay. It is also sided in board and batten.

The cross-gabled roof has a medium pitch and projecting, open eaves. Decorative kingposts with ball-shaped pendants are seen in the gable peak of the front projecting bay and in the gable peak of a steeply-pitched centre gable on the west wall. These kingposts are the remnants of the ornate gable ornaments seen in the archival photograph within this report.

A heavy external chimney is located on the right side of the east gable end. It is an obvious later addition. The archival photograph shows that there were once two single-stack chimneys with corbelled caps on the roof ridge, positioned on the east and north gable ends.

Noteworthy features of the former dwelling are the half-round arched openings that once formed a cutaway porch within the front projecting bay. At one time, the opening on the front wall had a railing of turned balusters. That opening has been closed in with a window. The other opening, on the east wall of the front projecting bay, now contains a single-leaf door flanked by sidelights. The wide openings have radiating brick arches bordered with a raised, rock-faced string course of brick.

Window placement is generally regular. All window openings are flat-headed and rectangular, with radiating brick arches and projecting lugsills. They contain modern replacement windows. Originally there were plate glass windows with rectangular transom lights on the ground floor of the north and east gable end walls. The modern windows do not replicate the transom light treatment. Non-functional shutters frame most window openings.

Brick cleaning has removed the outline of the ornate hip-roofed veranda seen in the archival photograph. Its former presence is only indicated by the presence of a wooden nailing strip inset into the brick above the level of the ground floor windows.

The Eckardt-Sabiston House is a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences. Over time, decorative details have been removed as the building was updated by later owners, but the essential form of the 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. The ornate front veranda and gable ornaments seen in the archival photograph are typical of the Queen Anne Revival style that was popular in late nineteenth century Markham with examples in brick and frame. It was the most eclectic style of domestic architecture in the nineteenth century with the use of abundant decorative woodwork encouraged by the availability of machine-made components produced by local planing mills. The missing decorative elements of the Eckardt-Sabiston House could potentially be replicated based on the details shown in the archival photograph as shown above.

Context

The Eckardt-Sabiston House is one of a small number of heritage buildings that remain on Highway 7 between Unionville and Markham Village. It is the only nineteenth century building still standing in this primarily commercial area, and as such it represents a touchstone to the rural past of this part of Markham. Its position as a free-standing building in front of the strip plaza of the late 1980s illustrates the transition of the property from rural to suburban.

Sources

Abstract Index of Deeds for Markham Township Lot 10, Concession 6.
Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York, Ontario (1878).

Property File for 5011 Highway 7 East, Heritage Section, City of Markham Planning & Urban Design.

Research Report by Dorie Billich, Heritage Section, Town of Markham Planning & Urban Design, 1992.

Eckardt Family File, Heritage Section, City of Markham Planning & Urban Design.

Markham Museum Archival Photograph Collection.

Find-a-Grave Website Search for Joseph Eckardt 1847-1912.

“Joseph Eckardt” entry in *History of Toronto and County of York, Ontario*. Toronto: C. Blackett Robinson Publisher, 1885. Page 288.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 17-18, 301.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

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.

The property has historical value or associative value because it is associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Eckardt-Sabiston House has historical value for its association with the prominent Eckardt family, and for because it is representative of the continuing contribution of later generations of early settler families to the agricultural development of their community.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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.

RESEARCH REPORT



Armstrong-Coumans House
West Half Lot 11, Concession 10, Locust Hill
7792 Highway 7 East
c.1920s

Heritage Section
City of Markham Planning & Urban Design, 2023

History

The Armstrong-Coumans House is located on part of the western half of Markham Township Lot 11, Concession 10, in the historic hamlet of Locust Hill.

The hamlet of Locust Hill began to take shape in the late nineteenth century. The Ontario and Quebec Railway (later absorbed into the Canadian Pacific Railway) was built through this area in 1884, and a station established on the north side of what is now known as Highway 7 East. The station was initially called Green River but was soon renamed to Locust Hill to avoid confusion with the nearby hamlet of Green River in Pickering Township. A hamlet gradually emerged on farmland owned by the Reesor, Button, and Armstrong families. One of the earliest developments was the building of a combined temperance hotel and general store adjacent to the railway line by the Nighswander brothers. In 1885, a post office was established in the community and operated from the general store. William Armstrong Jr., the first postmaster, named the post office after his Locust Hill Farm. A mill, grain elevator, and lumber yard operated near the railway station. A creamery was established in 1893 and for many years it

was operated by the Reesor family. Further to the west of the rail line, a brick Methodist Church was built in 1890 to replace an earlier frame chapel. Development increased in the early twentieth century when several new brick houses were constructed on the north side of what is today Highway 7 East on lots severed from the Reesor and Jarvis family properties.

In 1893, Jonathan Jarvis and Agnes (Reesor) Jarvis purchased the western half of Lot 11, Concession 10, except for the Methodist Church and 2 ½ acres, from John A. E. Reesor who had inherited this property from his father, Christian Reesor. Before this purchase, the Jarvis family had been tenants on the Reesor property on Lot 9, Concession 9 to the south of Locust Hill. Their former home was relocated to Markham Heritage Estates in 2000 (12 Wismer Place).

Anna Adora Jarvis, known as Annie, was a daughter of Jonathan and Agnes Jarvis. In 1914, she married James McCreight Armstrong. James M. Armstrong was the son of William Armstrong and Maria McCreight who farmed Lot 10, Concession 10 (Locust Hill Farm). James M. Armstrong, a graduate of the Ontario Veterinarian College, was a veterinary surgeon. His office and residence were on Lot 12, Concession 10, north of Locust Hill, on a property purchased in 1916. He was a veteran of the Boer War and was president of the Markham Agricultural Society in 1910. In 1920, James M. Armstrong sold the property and moved to Markham Village, residing in a rented home on Church Street. According to the 1921 census, James was age 50, and Annie was age 40. There were no children listed.

James M. Armstrong died in 1926. Annie returned to her childhood home at Locust Hill according to the recollections of long-time local resident Barbara Galbraith. The brick house located at 7792 Highway 7 was constructed during the ownership of Annie's father, Jonathan Jarvis. The MPAC date of construction is 1917, however, the property was not transferred to Annie Armstrong from her elderly father until 1932. It is possible that the house was built for James and Annie Armstrong in the early 1920s. It may be that after selling their rural property, they rented a house in Markham Village while a new house was being constructed for them in Locust Hill. Alternatively, the house may have been constructed for Annie Armstrong once she was widowed, suggesting a date in the mid to late 1920s.

In 1948, Annie Armstrong sold to Oswald and Lilah Coumans, schoolteachers, who were long-time owners.

Architecture

The Armstrong-Coumans House is a brick-veneered frame dwelling, one-and-a-half storeys in height, with a simple, gable-fronted plan. The building rests on a masonry foundation that projects a small amount above grade. The exterior is clad in dark red brick laid in stretcher bond. Originally, the cambered radiating brick arches above door and window openings were the same red brick as the body of the house, however, at some point after 2002, the brick arches were painted in a light colour for contrast.

The roof is a medium-pitched gable, with wide, overhanging eaves. There are small shed-roofed dormers on the east and west slopes. It is uncertain if the dormers are later additions. On the

west side wall is the base of a former exterior chimney which has been removed above the eaves.

The street-facing (south) elevation of the house is composed of three-bays and is gable-fronted. The single-leaf front door is slightly off-centre and is sheltered within a hip-roofed porch with square, tapered, Tuscan columns made of wood. There is a simple railing. On either side of the front door are large plate glass fixed sash windows with a transom light above. There are no pane divisions. Sills are poured concrete. In the peak of the gable is a small window opening that contains a three-over-one paned window. Openings on the sidewalls are asymmetrically placed.

This house is difficult to classify into a stylistic category. It is a unique, vernacular building simply designed and economically constructed. The broad, gable-fronted primary elevation shows echoes of the Arts and Crafts Movement in its form. Selected details indicate specific design influences. The “cottage windows” of the front elevation were popular in late nineteenth and early twentieth century houses in the Queen Anne Revival style, and also in Edwardian Classical style houses of the early 1900s. Design details of the porch, with its stylized Tuscan columns, reflect the Edwardian Classical style.

The overall form and design of the Armstrong-Coumans House, almost hall-like with its gable front and central door, suggests that it may be a re-purposed, non-residential, frame building that was converted to a dwelling in the 1920s and brick-veneered. This possibility can only be verified by a close examination of the underlying structure. If this is the case, the structure is older than the 1920s.

At the time of writing of this report (2023-2024), the construction of an addition to this house is underway.

Context

The Armstrong-Coumans House is one of a grouping of late nineteenth and early twentieth century residences that contribute to and define the character of the historic hamlet of Locust Hill.

Sources

Abstract Index of Deeds for Lot 11, Concession 10, Markham Township.

Canada Census, 1891, 1901, 1911 and 1921.

The Reesor Family in Canada 1804-1980, Pages 190, 385.

Recollections of old houses and their owners in Locust Hill by long-time resident Barbara Galbraith, 2010, in the files of the Heritage Section, City of Markham Planning & Urban Design. Research Report on 12 Wismer Place, Markham Heritage Estates, City of Markham Planning & Urban Design.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Armstrong-Coumans House is a unique expression of vernacular domestic architecture that displays echoes of the Arts and Crafts and Edwardian Classical styles in its form and design details.

The property has historical value or associative value because it has direct associations with a theme, belief, person, activity, organization or institution that is significant to a community.

The Armstrong-Coumans House has historical value as it is associated 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 the community.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Armstrong-Coumans House is one of a grouping of late nineteenth and early twentieth century residences that contribute to and define the character and extent of the historic hamlet of Locust Hill.

RESEARCH REPORT



Frank and Mary Jarvis House
West Half Lot 11, Concession 10, Locust Hill
7804 Highway 7 East
c.1910

Heritage Section
City of Markham Planning and Urban Design
2023

History

The Frank and Mary Jarvis House at 7804 Highway 7 is located on the western half of Markham Township Lot 11, Concession 10, in the hamlet of Locust Hill.

The hamlet of Locust Hill began to take shape in the late nineteenth century. The Ontario and Quebec Railway (later to become part of the Canadian Pacific Railway) was built through this area in 1884, and a station was established on the north side of what is now known as Highway 7 East. The station was initially called Green River but was soon changed to Locust Hill to avoid confusion with the nearby hamlet of Green River in Pickering Township. A hamlet gradually grew up on both sides of what is now known as Highway 7 East on farmland owned by the Reesor, Button and Armstrong families. One of the earliest developments was the building of a combined temperance hotel and general store adjacent to the railway line by the Nighswander brothers. In 1885, a post office was established in the community and operated from the

general store. Its name was changed from Green River Station to Locust Hill in 1886. William Armstrong Jr., the first postmaster, named the post office after his Locust Hill Farm. A mill, grain elevator, and lumber yard operated near the railway station. A creamery was established in 1893 and for many years it was operated by the Reesor family. Further to the west of the rail line, a brick Methodist Church was built in 1890 to replace an earlier frame chapel. Development increased in the early twentieth century when a number of new brick houses were constructed on lots severed from the Reesor and Jarvis family properties.

In 1893, Jonathan Jarvis and Agnes (Reesor) Jarvis purchased the western half of Lot 11, Concession 10, except for the Methodist Church and 2 ½ acres, from John A. E. Reesor who had inherited the property from his father, Christian Reesor. The Jarvis family occupied a modest frame farmhouse that had previously served as a tenant farmer's residence on the Reesor farm. Before the purchase, Jonathan and Agnes Jarvis had been tenants on another Reesor property on Lot 9, Concession 9, south of Locust Hill. Their former home was relocated to Markham Heritage Estates in 2000 (12 Wismer Place).

In 1929, Jonathan Jarvis sold a parcel of his lot to the east of the Little Rouge Creek to his son, Henry Frank Jarvis, for the nominal sum of \$1.00. Henry Frank Jarvis was known as Frank. He married Mary Burns in 1911. According to the 1921 census, Frank Jarvis was a carpenter. The couple had children: Eileen, Helen and Ella. Mary Jarvis died in 1941, followed by her husband in 1951.

The property was sold to George E. Madill in 1951, the year of Frank Jarvis's death. In 1956, George Madill and his wife, Margaret, sold to Vera I. Nelson. In 1959, Vera Nelson sold to Ross and Frances Kennedy who in turn sold to Arthur and Helen Kennedy in 1961. Arthur Kennedy sold to Ann Kennedy in 1969.

The Province of Ontario expropriated the property in 1973 in connection with the proposed Pickering Airport and new community of Seaton but sold it back to the Kennedy family in 1974. That same year, Helen and Ann Kennedy sold to John Torrance and Laura Muriel (Reesor) Torrance. John and Muriel Torrance farmed on the eastern half of Lot 11, Concession 9, west of Locust Hill. They retired from farming in 1965, and prior to moving into Locust Hill, they sold off a number of building lots from their property through the late 1950s to the mid-1960s. Laura Muriel Torrance was the eldest daughter of Frederick E. N. Reesor and Laura Alice (Forster) Reesor. Frederick Reesor was the long-time owner and operator of the Locust Hill Creamery where he worked with his brother Albert C. G. Reesor. Laura Muriel Torrance sold in 1985.

The MPAC date of construction for this house is 1910, a date supported by the architectural character of the home. It wasn't until 1929, however, when the property was sold to Henry Frank Jarvis. This type of restrained, two-and-a-half storey American Foursquare house was built in Markham throughout the first quarter of the twentieth century. It appears that Jonathan and Agnes Jarvis allowed their son to construct a dwelling on their land prior to the formal purchase of the house and property.

Architecture

The Frank and Mary Jarvis House is a two-and-a-half storey dwelling with a cubic shape, faced with red pressed brick. The building rests on a concrete foundation with the main floor raised a varying amount above grade due to the slope of the land toward the front lot line. The hip roof has a wide overhang with flat soffits and a gable-roofed dormer on the south side. This dormer replaced a smaller, shed-roofed dormer with a round-arched window. No historic chimneys remain.

A hip-roofed open veranda extends across the primary (south) elevation. The veranda has square, wooden Tuscan columns resting on brick pedestals with concrete caps. There is a low railing with turned balusters.

Door and window openings are rectangular with cambered radiating brick arches and masonry lugsills. Buff-coloured paint has been applied to the arches, for contrast. The placement of openings generally follows a balanced pattern. The main entrance is a single-leaf door placed slightly off-centre to the left on the front wall. Windows are flat-headed, 1/1 single hung sash that appear to be modern replacements. Non-functional louvered shutters frame the window openings.

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

Context

The Frank and Mary Jarvis House is one of a grouping of late nineteenth and early twentieth century residences that contribute to and define the character and extent of the historic hamlet of Locust Hill.

Sources

Abstract Index of Deeds for Markham Township Lot 11, Concession 10.

Canada Census 1891, 1901, 1921.

The Reesor Family in Canada 1804-1980, pages 385, 386, 455.

Armstrong, Mrs. J. R. in *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Page 65.

Champion, Mary B. (ed). *Markham Remembered – A Photographic History of Old Markham Township*. Markham Historical Society, 1988. Pages 30-31, 64.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Frank and Mary Jarvis House is a representative example of a village dwelling in the form of an American Foursquare, with Edwardian Classical details.

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

The Frank and Mary Jarvis House has historical value or associative value representing the theme of the early twentieth century development of the hamlet of Locust Hill

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Frank and Mary Jarvis House is one of a number of late nineteenth and early twentieth century residences that contribute to and define the character and extent of the historic hamlet of Locust Hill.

RESEARCH REPORT



Russell and Alma Forster House

Lot 11, Concession 10

7842 Highway 7

c.1933

Heritage Section

City of Markham Planning & Urban Design

2023

History

The Russell and Alma Forster House is located on part of Markham Township Lot 11, Concession 10, within the historic hamlet of Locust Hill.

The hamlet of Locust Hill began to take shape in the late nineteenth century. The Ontario and Quebec Railway (later to become part of the Canadian Pacific Railway) was built through this area in 1884, and a station was established on the north side of what is now known as Highway 7 East. The station was initially called Green River but was soon changed to Locust Hill to avoid confusion with the nearby hamlet of Green River in Pickering Township. A hamlet gradually grew up on both sides of what is now known as Highway 7 East on farmland owned by the Reesor, Button and Armstrong families. One of the earliest developments was the building of a combined temperance hotel and general store adjacent to the railway line by the Nighswander brothers. In 1885, a post office was established in the community and operated from the general store. Its name was changed from Green River Station to Locust Hill in 1886. William Armstrong Jr., the first postmaster, named the post office after his Locust Hill Farm. A mill, grain

elevator, and lumber yard operated near the railway station. A creamery was established in 1893 and for many years it was operated by the Reesor family. Further to the west of the rail line, a brick Methodist Church was built in 1890 to replace an earlier frame chapel. Development increased in the early twentieth century when a number of new brick houses were constructed on lots severed from the Reesor and Jarvis family properties.

Abraham Moore received the Crown patent for the entire 200 acres of Lot 11, Concession 10, in 1828. In 1830, he sold the western 100 acres to Abraham Reesor who died the following year. The property passed to Peter Reesor who sold to Christian Reesor in 1853. Christian Reesor was the owner of considerable property in the Locust Hill area. He resided on Lot 14, Concession 10, in a fieldstone farmhouse that still stands at 9035 Reesor Road, land that is now part of the Rouge National Urban Park.

When Christian Reesor died in 1877, he willed this property on Lot 11, Concession 10, to his son, John Arthur Edward Reesor, who was a child at the time. In 1893, when John A. E. Reesor was 21 years of age, his widowed mother, Melissa Ann (Cornell) Reesor, relinquished her claim on the property, leaving clear title to her son. The southern frontage of the Reesor property became the core of the northern part of the hamlet of Locust Hill as it evolved in the late nineteenth and early twentieth centuries.

In 1908, John A. E. Reesor sold a building lot to Maud Millard. Maud (Reesor) Millard was the daughter of Christian Reesor and Melissa Ann (Cornell) Reesor, and the sister of John A. E. Reesor. Maude Reesor was born in Locust Hill and educated at Alma College in St. Thomas, Ontario. She married Dr. Frederick Payne Millard of Whitewater, Wisconsin, U.S.A. in 1900. He was a doctor of Osteopathy and practiced for a time in Toronto.

Maude Millard transferred ownership of the building lot to Herbert Russell Forster in 1933. Known as Russell, he was the son of William Byron Forster and Susanna (Reesor) Forster. In 1904, Russell Forster married Alma Yeo of Goderich, Ontario. He farmed Lot 13, Concession 9, Locust Hill, a property received from his parents in 1918. In addition to farming, he was an assessor for the Township and a carpenter. 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.

Russell Forster died in 1946. Alma Forster sold to Joseph and Wannetta Thurston in 1948. In 1955, the Thurstons sold to Samuel L. Bath. The property was acquired by the province in 1973 as part of the proposed Pickering Airport and community of Seaton, but was transferred back to Samuel Bath in 1975 and has remained in private ownership ever since.

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.

Architecture

The Russell and Alma Forster House is a one-and-a-half storey brick house with a rectangular plan. The foundation is poured concrete. The brick has a textured “rug brick” surface and its colour is composed of varying shades of red. The ground floor extends past the front wall to form an enclosed space on the west side, and an open cutaway porch on the east, both under a shallow-pitched hipped roof. The porch has a solid brick railing and a single heavy brick column at the outer corner. Exterior single-leaf doors are located within the porch. The main front door is on the south wall, next to the interior corner, and a secondary door leading into the enclosed space at the front of the house is on the east wall of that feature. There is an additional exterior door on the east wall of the house at grade level.

The most distinctive feature of the house is the gambrel roof. The gable-end walls have the same brick treatment as the ground floor walls rather than being shingled. There are two shed-roofed dormers on the west side of the roof, and one on the east side. A single-stack brick interior chimney is centred on the roof ridge.

Window openings are ordered and are single, paired, or triple units. Where there are multiple windows, they are separated by mullions. The tops of the window openings have cambered radiating brick arches, but the single-hung, 1/1 windows they contain are flat-headed.

Overall, the Russell and Alma Forster House retains most of its original architectural character. The gambrel roof places this 1930s dwelling into the stylistic category of Dutch Colonial Revival. It is one of only eight 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. Georgian, or Colonial Revival, and Tudor Revival were two others. The gambrel roof of the Dutch Colonial Revival house provided superior headroom and usable floorspace on the upper floor of one-and-a-half storey houses. Interestingly, this revivalist style was not based on the design of traditional dwellings in Holland, but rather from colonial houses in New England 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 Movement aesthetic rather than the more common Colonial Revival features seen in other examples of Dutch Colonial Revival.

Context

The Russell and Alma Forster House is one of a grouping of late nineteenth and early twentieth century residences that contribute to and define the character of the historic hamlet of Locust Hill.

Sources

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Champion, Isabel (ed). *Markham 1793-1900* (Second Edition, 1989). Markham: Markham Historical Society. Pages 52-53, 246-248.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Russell and Alma Forster House is a representative example of a village dwelling in the Dutch Colonial Revival Style, with Arts and Crafts Movement details.

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.

The Russell and Alma Forster House has historical value or associative value representing the theme of the early twentieth century development of the hamlet of Locust Hill, and as the former residence of Herbert Russell Forster and Alma (Yeo) Forster. Russell Forster was a farmer, a Township assessor, and carpenter. The house was built for them c.1933.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Russell and Alma Forster House is one of a number of late nineteenth and early twentieth century residences that help to define the character and extent of 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. This function makes helps support the village-like character of Locust Hill.

RESEARCH REPORT



John and Elizabeth Smith House
South-West Quarter Lot 4, Concession 6, Milliken
7507 Kennedy Road
c.1850

Heritage Section
City of Markham Planning & Urban Design
2024
Update of a Research Report from 1993

History

The John and Elizabeth Smith House is located on a portion of the south-west quarter of Markham Township Lot 4, Concession 6, in the historic community of Milliken.

This part of Markham, known as Milliken, began as a rural crossroads hamlet that straddled the border between Markham and Scarborough Townships. When a local post office was established in 1859, it was named Milliken Corners after a prominent United Empire Loyalist family that settled here in 1807.

In the early twentieth century, a number of village lots were severed from farms in the area and modest homes were constructed on the east and west sides of Kennedy Road north of Steeles Avenue. Turff Avenue and Thelma Avenue were established in 1930. Victory (originally Victor)

Avenue was constructed at a later date. Older buildings in the area include a small number of nineteenth century houses remaining from Milliken's early history, and twentieth century houses dating from about 1900 to the mid-1950s. Many of the later houses are typical of the modest homes built by returning veterans of World War II – hence the name Victory Avenue.

Shivers Cozens received the Crown Patents for Markham Township Lots 3 and 4, Concession 6, in 1802. Cozens was a member of a family of United Empire Loyalists from New Jersey that received generous land grants in Upper Canada in compensation for their losses during the American Revolution. In 1804, Cozens sold both lots to Ira Bentley who began to sell his properties in smaller parcels shortly after his purchase. Ira Bentley was one of four or five brothers that came to Upper Canada in about the year 1800. Elijah Bentley, believed to have been Ira Bentley's brother, purchased the western half of Lots 3 and 4 in 1807. He was an Anabaptist preacher. In 1813, Elijah Bentley was charged and tried by the colonial government of Upper Canada for disloyal behavior during the American occupation of the Town of York during the War of 1812.

There were numerous transactions involving both of these properties in the early nineteenth century. In 1844, John Smith purchased the south-west 50 acres of Lot 4, Concession 6 from Simon P. Dumond. John Smith (1803-1851) was an English immigrant. In 1838, he married Elizabeth Milliken (1811-1886), known as "Betsy." They were members of the Wesleyan Methodist Church. Betsy Milliken was the daughter of Norman and Susannah Milliken, prominent members of the Milliken community. Norman Milliken was a United Empire Loyalist who came to Markham via New Brunswick in 1807. He was engaged in the lumber industry, supplying timber to the British naval authorities.

In the early years of John and Betsy Smith's marriage, they resided on an 11-acre parcel of Lot 1, Concession 5 that Betsy Smith inherited from her father in 1843. Brown's Directory of Markham Township, 1846-47, placed John Smith on that property. It appears that the brick farmhouse on Lot 4, Concession 6 had not yet been constructed.

By the time of the 1851 census, John and Betsy Smith were residing in a one-and-a-half storey brick dwelling on Lot 4, Concession 6 (7507 Kennedy Road). John Smith was a farmer, age 49. Betsy Smith was 41. In the same household was their daughter Mary, age 13, their son John, age 7, and Betsy's brother John Milliken, a farmer.

John Smith died later in 1851. He bequeathed the 50 acres in the south-west corner of Lot 4, Concession 6 to his son John B. Smith, and the 11-acre parcel on Lot 1, Concession 5 to his daughter Mary.

Betsy Smith (nee Milliken) married Henry Sanders in 1858. The 1861 census lists Henry and Betsy Sanders as residing on the eastern half of Lot 2, Concession 3 in the general vicinity of German Mills. Henry Sanders' children from his previous marriage, as well as Betsy's youngest child, John Smith Jr., were also listed in the household. The property on Lot 4, Concession 6 in Milliken was occupied by a tenant in the 1860s, according to Markham Township assessment

rolls from that period. Betsy's daughter, Mary, and her husband, Robert Vardon, farmed the property until John Smith Jr. was old enough to farm there himself.

The 1871 census listed John Smith Jr. with his widowed mother on Lot 4, Concession 6. Henry Sanders had passed away, and Elizabeth/Betsy had reverted to her previous surname, "Smith." Mary Vardon, John Smith Jr.'s married sister, and her son William, were also listed in the household.

By the time of the 1881 census, John Smith Jr. was married. John and Margaret Smith were both 34 years old and had three children between the ages of eight and one. Margaret Smith was known as "Maggie." John Smith Jr. was a farmer. The family were of the Methodist faith. In 1891, there were six children in the Smith household. Their dwelling was described as a two-storey brick structure containing seven rooms.

In 1892, John and Maggie Smith mortgaged their property to Lady Sarah E. C. Mulock, wife of The Honourable Sir William Mulock of Toronto, for \$3,500. They subsequently defaulted on the mortgage payments and lost the property in 1903 when it was sold under power to John Reid, a farmer and carpenter. John Reid was the owner until 1918. After that, the property passed through a series of owners and was reduced in size until the existing house remained on a small portion of the original 50-acre farm. By the mid-1970s, the house was converted to commercial use, serving as an office for Action Communications Limited.

Architecture

The John and Elizabeth Smith House is a one-and-a-half storey brick building with a rectangular plan. The building, a former dwelling, rests on a fieldstone foundation. The brick walls, laid in Flemish bond, have been painted for many years. A full-width shed-roofed veranda extends across the west or front elevation, supported on slender wood posts. This veranda does not appear to date from the nineteenth century. It has been in place since at least the mid-1970s. A two-storey frame addition of indeterminate age is located along the rear wall.

The medium-pitched gable roof has projecting, boxed eaves and eave returns. There is a bedmould below the flat soffits and a simple wood frieze along the raking eaves. Up until the 2010s there were single-stack brick chimneys with elaborately corbelled caps at each gable end. Now only the bases of those chimneys remain.

The three-bay primary (west) elevation has a centrally placed single-leaf door with a wood panel occupying the former location of a flat-headed transom light. The door is a modern replacement. On either side of the door are flat-headed rectangular window openings with projecting lugsills and radiating brick arches. Fixed plate glass replacement windows occupy these window openings as well as all others on the historic structure. Windows are flanked with non-functional decorative louvered shutters.

On the gable end walls, windows on the second storey are smaller in proportion to those on the ground floor. A large plate glass window has been inserted in the north gable end wall positioned towards the west front corner of the building.

The John and Elizabeth Smith House is a representative example of a mid-nineteenth century brick farmhouse in the Georgian architectural tradition. This style persisted in Ontario long after the Georgian period ended in 1830. The essential principles of uncluttered designs with a sense of symmetry, balance and formality carried forward to influence vernacular architecture for much of the nineteenth century. In Markham, most examples of this style were constructed in the 1850s.

Alterations to the c.1850 dwelling have taken place 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.

Context

The John and Elizabeth Smith House 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. The former farmhouse is on its original site and represents a still point in a neighbourhood that has undergone significant suburban growth beginning in the 1970s.

Sources

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Research Report on the Widow Smith House by Dorie Billich, Heritage Section, Town of Markham Planning & Urban Design, 1993.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Page 161, 276.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The John and Elizabeth Smith House has design value and physical value as a representative example of a mid-nineteenth century brick farmhouse in the vernacular Georgian architectural tradition.

The property has historical value or associative value because it is associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The John and Elizabeth Smith House has historical value, representing the locally significant theme of agriculture as the former farmhouse of John and Elizabeth Smith, and for its association with the significant wave of British families that arrived in Markham Township in the 1820s-1830s. It also has historical value for its association with the prominent Milliken family after whom the community takes its name.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The John and Elizabeth Smith House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1850.

RESEARCH REPORT



William and Hannah Hatton House

**Lot 2, Plan 404, Victoria Square
10754 Victoria Square Boulevard**

c.1830

**Heritage Section
City of Markham Planning & Urban Design
2023**

History

The William and Hannah Hatton House is located on Lot 2, Plan 404, which is a portion of the eastern half of Markham Township Lot 26, Concession 3, in the historic hamlet of Victoria Square. The property was formerly municipally-known as 10754 Woodbine Avenue.

William Hatton was an English immigrant who arrived in Read's Corners (later known as Victoria Square) in the early 1830s. He was married to Hannah Cook, a widow from Yorkshire, England, who settled in Markham Township with her husband 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. The Lawsons were from Cumberland, England. In 1831, the Reverend William Summerside arrived in York, and the number of adherents grew to the point where a York Mission was established. On February 14, 1832, Reverend Summerside noted in his journal: "*Travelled into Markham and preached in Bro. Hatton's house. He had been a member of the Primitive Methodist connection in England. We*

had a full house and after preaching I tried to form a class. About eight or ten remained, and I set down four names and appointed Wm. Hatton leader.”

William Hatton was locally known as “Daddy Hatton”. This naming convention for their leaders was a practice of the Primitive Methodists, many of whom were lay preachers rather than ordained ministers during this time period. Before a church building was constructed on the opposite side of the Fourth Concession Road (Victoria Square Boulevard), services were held in William and Hannah Hatton’s house. No information has been found to indicate William Hatton’s occupation, other than in the Markham Township assessment roll of 1853, where he was listed as a “gentleman,” meaning “retired”.

William and Hannah Hatton were tenants on the property of farmer Jacob Heise. It may be that the modest frame house they rented (10754 Victoria Square Boulevard) was first the home of Hannah Cook and her husband, and William Hatton’s marriage to the widowed Hannah is what brought him from York to this part of Markham Township.

In 1849, William Hatton purchased a one-acre property on Lot 26, Concession 4 across the road from his rented dwelling, and next door to the Primitive Methodist Church and cemetery. On the north part of this property, c.1850 he built a new frame house in a similar style to the one he occupied as a tenant (10761 Victoria Square Boulevard). A minister, Reverend William Gledhill, was included in the Hatton household according to the 1851 census. The tenant house on the Heise property appears to have been rented in the early 1850s by John Cook, a farmer, who may have been Hannah Cook’s son.

In 1857, William Hatton and his wife sold their property, which contained two frame dwellings and an inn made of adobe brick, to John L. Harrison. By the time of the 1861 census, Hannah Hatton was a widow, age 89, living in the household of her widowed daughter, Hannah Lee. Hannah Lee, formerly Hannah Walker, was born Hannah Cook. They resided in the frame house on the Heise farm.

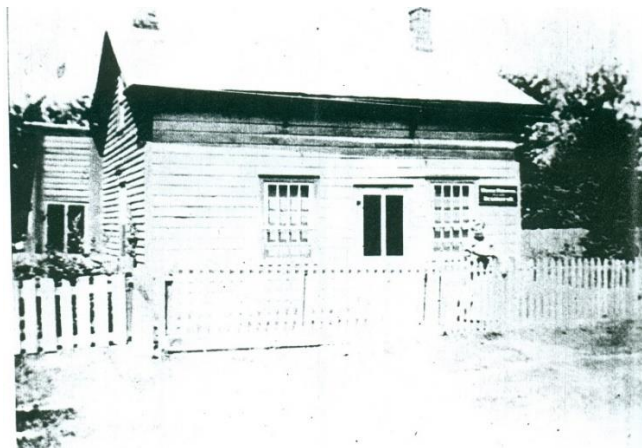
The former Hatton House on the Heise property was eventually included on a village lot within a formal plan of subdivision (Lot 2, Plan 404). Plan 404, laid out by Peter S. Gibson P.L.S. for Christopher Heise in 1875, formalized a lot pattern that had been informally established before the creation of the plan through the sale of parcels of varying sizes at the eastern end of the Heise farm. The irregular sizes of the lots suggest that some accommodated pre-existing buildings. Christopher (also known as Christian) acquired the eastern 75 acres of Jacob Heise’s farm on Lot 26, Concession 3 in 1867. He and his wife Leah lived in a brick farmhouse further west on the property that still stands at 2730 Elgin Mills Road. Christopher Heise helped develop the northwestern quadrant of Victoria Square by selling lots and by building houses at the crossroads. In addition to houses, this area of Victoria Square contained a general store, blacksmith shop, carriage factory, and temperance hall.

After being a rental property for many years, Christopher and Leah Heise sold Lot 2, Plan 404, to Samuel L. Brown in 1886. He was employed as an insurance agent. He and his wife Hannah

sold the property to Elizabeth Forster, a married woman, in 1902. In 1907, Henry and Elizabeth Forster sold to Charles Dennie, a butcher and drover, who lived on a property now municipally-known as 10737 Victoria Square Boulevard. In 1912, Charles and Anna Dennie sold the rear portion of Lot 2, Plan 404 to Edward Brown and the front portion containing the house to Lillian Forster. Lillian Forster sold to Walter Ridley in 1935, who in turn sold to Charles Stansbury in 1941. The property has since passed through the ownership of a number of others.

Architecture

The William and Hannah Hatton House is the oldest dwelling remaining in the historic hamlet of Victoria Square. This modest frame house has gone through three stages of development, each of which has been documented in photographs. The oldest photograph, dating from the early twentieth century, is from the archives of Victoria Square United Church. Its quality is poor, since the image is a photocopy of a photographic print.



Archival image of 10754 Victoria Square Blvd
Source: Victoria Square United Church Archives.

In its earliest form, the William and Hannah Hatton house was a low, one-and-a-half storey, clapboarded village dwelling with a saltbox profile formed by a rear lean-to that extended past the south gable end wall. The three-bay composition of the primary (east) elevation was asymmetrical in the placement of openings in contrast to the more common formal composition typical of Georgian architecture. In this vernacular building, the front door and flanking 12/8 windows are shifted to the right. This arrangement is often an indication of the former presence of a heavy internal cooking fireplace which would have been at the south end of the building based on the large wall space to the left of the window. When a fireplace projected into a room, windows were shifted so they would not be opposite the side of the chimney. In this house, the fireplace was later replaced by a wood stove and that is why there is a small, single-stack brick chimney at the north gable end.

In its intermediate form, the front door was covered over and the front windows were updated to a 2/2 glazing pattern. Non-functional shutters were added to the front windows, and above those windows were decorative half-circle panels. The exterior was covered in horizontal

vinyl siding and small windows were added including an octagonal window in the knee wall of the east elevation. Additional windows were added on the gable end walls. A detached garage was built on the north side of the property.



10754 Victoria Square Blvd in the early 2000s.
Source: City of Markham

In 2006-2011, extensive renovations were carried out that resulted in the building being placed upon a new concrete foundation and the rear lean-to being rebuilt and reconfigured into a gable-roofed rear wing. The saltbox profile of the north gable end was retained in this renovation project, and eave returns were restored. Work was also undertaken on the primary elevation. The three-bay configuration of this elevation with a door was restored, but the openings were altered and shifted to create a symmetrical façade. The new front door is non-functional. The exterior was clad in textured stucco that approximates the appearance of a historical roughcast finish.



10754 Victoria Square Blvd as renovated between 2006 and 2011.
Source: City of Markham

During this work, it was discovered that the underlying construction 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 principal post and beam structural members.

The William and Hannah Hatton House is a modified, early, representative example of a village dwelling in the vernacular Georgian architectural tradition. The renovations that were undertaken in 2006-2011 were carried out in a sympathetic matter, but the alterations to the primary elevation have removed the asymmetrical placement of the original openings. The plank frame construction of the front portion of the house is noteworthy and locally rare.

Context

Victoria Square is a former Heritage Conservation District Study Area that contains 44 properties, 22 of which are listed on the *Register of Property of Cultural Heritage Value or Interest*.

The William and Hannah Hatton House is located on a village lot north of a vacant property that used to be the site of Victoria Square's general store and post office. The house is sited close to the street. A recent detached garage stands to the north-west of the dwelling. Several properties listed on the *Register of Property of Cultural Heritage Value or Interest*, also fronting on Victoria Square Boulevard, are located to the north of this property.

The William and Hannah Hatton House is historically linked to the Hatton-Baker House at 10761 Victoria Square Boulevard, designated under Part IV of the Ontario Heritage Act (refer to By-law 2012-4), and the historic cemetery at 10769 Victoria Square Boulevard which is the former site of the Primitive Methodist Church with which William Hatton was associated. The Primitive Methodists worshipped here from the early 1830s until 1884.

Sources

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Deed Abstracts for Lot 2, Plan 404.

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Rempel, John I. *Building with Wood and other aspects of nineteenth-century building construction in central Canada*. Toronto: University of Toronto Press, Revised Edition, 1980. Pages 174-176.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest.

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.

The William and Hannah Hatton House has design value and physical value as a locally rare example of plank frame construction. Dating from c.1830, it is also the oldest house still standing in the historic hamlet of Victoria Square. It is a modified, early, representative example of a dwelling in the vernacular Georgian architectural tradition.

The property has historical value or associative value because it has direct associations with a theme, event, belief system, person, activity, organization or institution that is significant to a community.

The William and Hannah Hatton House has historical value and associative value, representing the theme of immigration, particularly the significant wave of British families who arrived in Markham Township from the 1820s-1830s onward. The property also has associative value as the former home of William Hatton, the first leader of Victoria Square's Primitive Methodist Church, making legible the religious diversity of early Markham Township.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The William and Hannah Hatton House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic hamlet of Victoria Square.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The William and Hannah Hatton House has contextual value because it is historically linked to the site of the Victoria Square Primitive Methodist Church at 10769 Victoria Square Boulevard, and to the Hatton-Baker House at 10761 Victoria Square Boulevard.