



By-law 2024-119

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“JOSEPH AND FRANCES HOOVER HOUSE”
10982 HIGHWAY 48

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Joseph and Frances Hoover House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on April 3, 2024, has caused to be served on the owners of the lands and premises at:

EL-EN Reality Limited
200 Great Gulf Drive
Vaughan, Ontario
L4K 5W1

and upon the Ontario Heritage Trust, notice of intention to designate the Joseph and Frances Hoover House, 10982 Highway 48, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Joseph and Frances Hoover House”
10982 Highway 48
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed June 26, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2024-119

In the City of Markham in the Regional Municipality of York, the property municipally known as 10982 Highway 48, Markham, Ontario, and legally described as follows:

PART LOT 27, CONCESSION 7, MARKHAM PARTS 1, 2 & 3, PLAN
65R10339; S/T MA41531 MARKHAM

PIN: 030620089

SCHEDULE 'B' TO BY-LAW 2024-119

STATEMENT OF SIGNIFICANCE

Joseph and Frances Hoover House

10982 Highway 48
c.1895

The Joseph and Frances Hoover House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Joseph and Frances Hoover House is a one-and-a-half storey buff brick dwelling located on the west side of Highway 48, in the vicinity of the historic communities of Milnesville and Dickson Hill. The house faces east.

Design Value and Physical Value

The Joseph and Frances Hoover House has design and physical value as an altered representative example of a late-nineteenth century farmhouse designed with the influences of the Gothic Revival and High Victorian Queen Anne Revival styles. This is seen in its form and steep centre gable, both of which are indicative of the Gothic Revival style, and in the treatment of the front projecting bay with its semi-elliptical headed window and projecting frontispiece which are both typical of the Queen Anne Revival style. It is a vernacular building that may have been constructed in two stages, the first phase being the southern wing, which was a centre-gabled farmhouse in the Ontario Classic style. The Ontario Classic is a vernacular house form that was popular from the 1860s into the 1890s, emblematic of the landscape of rural Ontario. The second phase was the addition of a projecting wing at the northern end of the original building in the High Victorian Queen Anne Revival style which was locally used in the design of larger rural and village residences during the 1880s-1890s. Alternatively, the building may have been constructed in its current form in the mid-1890s.

Historical Value and Associative Value

The Joseph and Frances Hoover House has historical value as it is associated with the locally significant theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed well past the early settlement phase.

Christian Hoover, a member of a prominent Pennsylvania German Mennonite family that arrived in Markham Township from Lancaster County, Pennsylvania in 1804, purchased the eastern half of Markham Township Lot 27, Concession 7, in 1859. This property was an investment as his home farm was on the eastern half of Lot 29, Concession 7. By the early 1890s, Joseph H. Hoover, Christian Hoover's grandson, resided on Lot 27 with his wife Frances. In the mid-1890s, the frame farmhouse on the property was either enlarged and brick-veneered to take its current form, or a new farmhouse was constructed. Joseph and Frances Hoover retired to the village of Stouffville in the early 1920s, and the farm was sold out of the family in 1928.

Contextual Value

The Joseph and Frances Hoover House has contextual value as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural communities of Milnesville and Dickson Hill, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since c.1895. The property is also historically related to the John and Anna Hoover

House at 11274 Highway 48 which was the farm of Joseph H. Hoover's grandfather, owner of this property from 1859 to 1882.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as an altered representative example of a late nineteenth century farmhouse designed with the influences of the Gothic Revival and High Victorian Queen Anne Revival styles:

- L-shaped plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Buff brick veneer with projecting brick plinth and radiating brick arches over door and window openings;
- Medium-pitched cross-gabled roof with projecting eaves and steep gable-roof wall dormer;
- Single leaf door openings within the street-facing ell;
- Flat-headed two-over-two single-hung windows with projecting lugsills
- Projecting bay with projecting frontispiece containing a flat-headed fixed plate glass window on the ground floor and a pair of one-over-one single-hung windows with a semi-elliptical transom light on the second floor complete a radiating brick arch with a string-course border of rock-faced masonry.

Heritage attributes that convey the property's historical value for its association with the Pennsylvania German Mennonites who arrived in Markham Township in the early nineteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase into a period of prosperity:

- The dwelling is a tangible reminder of the Pennsylvania German Mennonite Hoover family that historically resided here, and of their place in the community as successful farmers which enabled them to construct this spacious farmhouse c.1895.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The continued presence of the building facing east on its original parcel, where it has stood since c.1895.

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

- External chimney on south gable end wall;
- West gable end chimney;
- Barn complex and other accessory buildings.