



By-law 2024-214

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“HASTINGS-VAGUE HOUSE”
11534 MCCOWAN ROAD

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 Hastings-Vague House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on July 17, 2024, has caused to be served on the owners of the lands and premises at:

Antonietta and Joseph Maiorano
11534 McCowan Road
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the Hastings-Vague House, 11534 McCowan Road, 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:

“Hastings-Vague House”
11534 McCowan Road
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 December 4, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-214

In the City of Markham in the Regional Municipality of York, the property municipally known as 11534 McCowan Road, Markham, Ontario, and legally described as follows:

PT LT 31 CON 6 MARKHAM AS IN R267058; MARKHAM

PIN: 03725-0119

SCHEDULE 'B' TO BY-LAW 2024-214

STATEMENT OF SIGNIFICANCE

Hastings-Vague House

11534 McCowan Road
c.1890

The Hastings-Vague 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 Hastings-Vague House is a one-and-a-half storey dwelling located to the northwest corner of McCowan Road and Nineteenth Avenue, and to the east of the historic hamlet of Almira. The house faces east.

Design Value and Physical Value

The Hastings-Vague House has design and physical value as a representative example of a tenant farmer's dwelling in the form of an Ontario Classic farmhouse. The restrained design and frame construction is characteristic of the modest dwellings constructed by landowners as investment properties rented to tenant farmers. The Ontario Classic is a vernacular house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. With its one-and-a-half storey form, centre gable, symmetrical three-bay primary (east) elevation, the house at 11534 McCowan Road is typical of this style and is representative of farmhouses constructed in this area during the latter part of the nineteenth century.

Historical Value and Associative Value

The Hastings-Vague House has historical and associative value as it makes legible Markham's mature agricultural landscape in the late nineteenth century. During this period, well-established farmers purchased additional land for investment purposes and to generate income from tenant farmers. The house is located on the eastern half of Markham Township Lot 31, Concession 6, which was purchased in two parts in 1872 and 1877 by Thomas Hastings Jr. as an investment property. Thomas Hastings Jr. was the son of Irish immigrants Thomas and Sarah Hasty who came to Markham Township in 1818 and settled on the eastern half of Lot 30, Concession 6, east of the mill hamlet of Almira. The family name was changed by later generations to "Hastings." By the 1870s, the family was well-established in the agricultural community and purchased additional land for investment. The 100-acre property was rented to tenant farmers. In 1890, Martha Hastings, the daughter of Thomas Hastings Jr., inherited the land and continued to rent it for income. She became Martha Francy when she married in the early 1890s. Robert Vague, an English immigrant, was a long-term tenant, farming here from the early 1890s to the early 1920s. The tenant farmhouse appears to have been enlarged from a single-storey dwelling to its current form in the early 1890s.

Contextual Value

The Hastings-Vague House has contextual value for being physically, functionally, visually and historically linked to its site where it has stood since c. 1890, and for being historically linked to the Thomas and Sarah Hasty House at 11482 McCowan Road. The Hastings-Vague House is located in a rural setting to the east of the historic hamlet of Almira and is one of a number of farm properties containing nineteenth century residences in the north-central part of Markham.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Hastings-Vague 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 Ontario Classic farmhouse:

- Rectangular-shaped plan of the main block;
- One-and-a-half storey height of the main block;
- Frame wall construction;
- Medium-pitched gable roof with projecting eaves and steep centre gable;
- The presence of single-stack gable end brick chimneys;
- Three-bay configuration of the primary (east) elevation;
- Centrally-placed single leaf door opening on the primary elevation;
- Window openings with segmentally-headed frames (partially concealed by existing aluminum-clad frames) and projecting lugsills where they currently exist.

Heritage attributes that convey the property's historical value and associative value, making legible Markham's mature agricultural landscape in the late nineteenth century where well-established farmers purchased additional land for investment purposes and to generate income through rental to tenant farmers:

- The dwelling, modest in its design, is a tangible reminder of the Hasting family's status as well-established Markham Township farmers and their purchase of additional land for investment and rental to tenant farmers.

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 east, east of the historic mill hamlet of Almira and to the north of the historically linked Thomas and Sarah Hasty House at 11482 McCowan Road.

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

- Aluminum siding and aluminum soffits, fascia, and door and window trim;
- Modern doors and window units;
- Exterior cellar entrance;
- Existing roof cladding;
- Rear wing and additions;
- Accessory buildings;
- Brick bungalow.