



By-law 2024-66

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Alec and Emily Armstrong House”
7831 Highway 7 East

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 Alec and Emily Armstrong House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Margaret & David Quirke
P.O. Box 77016 RPO Highway 7
Markham, Ontario
L3P 0C8

and upon the Ontario Heritage Trust, notice of intention to designate the Alec and Emily Armstrong House, 7831 Highway 7 East, 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:

“Alec and Emily Armstrong House”
7831 Highway 7 East
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 April 3, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-66

In the City of Markham in the Regional Municipality of York, the property municipally known as 7831 Highway 7 East, Markham, Ontario, and legally described as follows:

PART LOT 10 CONCESSION 10 MARKHAM; PART 1, PLAN 64R3823;
MARKHAM

PIN: 030650102

SCHEDULE 'B' TO BY-LAW 2024-66

STATEMENT OF SIGNIFICANCE

Alec and Emily Armstrong House

7831 Highway 7 East
c.1876

The Alec and Emily Armstrong 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 Alec and Emily Armstrong House is a one-and-a-half storey frame house located on the south side of Highway 7 East in the historic community of Locust Hill. The house faces north.

Design Value and Physical Value

The Alec and Emily Armstrong House has design and physical value as a representative example of a late-nineteenth century vernacular farmhouse updated with an early twentieth century Edwardian veranda. It is a vernacular dwelling in a form associated with the Gothic Revival style, but without any of the distinct Gothic Revival ornamentation. The one-and-a-half storey height, L-shaped plan, and gabled wall dormer are features typical of the picturesque dwellings that began to appear in rural Ontario in the 1860s as builders began to move away from the conservative Georgian architectural tradition. The location of the front entrance on the main, street-facing gable is unusual.

Historical Value and Associative Value

The Alec and Emily Armstrong House has historical value for its association with Locust Hill Farm and with Edwin Alexander Armstrong and Emily Edith (Scott) Armstrong of Locust Hill. The historic dwelling is revealing of the rural development pattern whereby secondary dwellings were constructed on farms intended for the use of family members. The property also has value for its association with the early development of Locust Hill. In 1909, William Armstrong Jr. and Jane Armstrong sold a parcel of land on their Locust Hill Farm on Lot 10, Concession 10, to John Hartley. The purchase price suggested that the property contained a building. This could have been an additional residence on the Armstrong farm for the use of tenant farmers or for other family members, possibly dating from the mid-1870s. In 1915, William Armstrong Jr. died and his sons Robert Peter Alexander and Edwin Alexander "Alec" Armstrong took over the farm. Alec Armstrong married Emily Edith Scott of Weston, Ontario, in 1917. In 1918, John and Martha Hartley sold their home to Alec Armstrong. In 1940, Alec Armstrong sold his share in the family farm to his brother, Robert. He continued to own the house at 7831 Highway 7 East, until his executors sold the property out of the family following his death in 1950.

Contextual Value

The Alec and Emily Armstrong House has contextual value as one of a grouping of late-nineteenth and early-twentieth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Alec and Emily Armstrong 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 late-nineteenth century vernacular farmhouse updated with an early twentieth century Edwardian veranda:

- L-shaped plan;
- One-and-a-half storey height;
- Narrow clapboard siding with corner boards;
- Gable roof with overhanging open eaves and gabled wall dormer;
- Hip and shed-roofed open veranda supported on tapered wood columns resting on brick pedestals with concrete caps;
- Single-leaf front door with 4-paned transom light above;
- Existing, flat-headed window openings.

Heritage attributes that convey the property's historical value and associative value, representing the theme of secondary dwellings being constructed on farms for the use of family members:

- The dwelling is a tangible reminder of the Alec and Emily Armstrong family that historically resided here, and contributed to the early development of Locust Hill.

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 facing north, 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 windows and doors;
- Non-functional window shutters;
- Detached accessory building.