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# Planning and Urban Design

May 8, 2024

**RECEIVED**  
2024/05/13  
(YYYY/MM/DD)  
Ontario Heritage Trust

[REDACTED]  
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**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, ARMSTRONG-COUMANS HOUSE, 7792 HIGHWAY 7 EAST**

To [REDACTED]

This will confirm that at a meeting held on May 1, 2024, Markham Council adopted the following resolution:

**That Council state its intention to designate 7792 Highway 7 East under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance**

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (May 8, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at [emanning@markham.ca](mailto:emanning@markham.ca)

Kimberley Kitteringham  
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

## 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.