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December 14, 2023

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, MARTIN AND ANNIE HOOVER HOUSE, 7882 HIGHWAY 7 EAST**

Dear [REDACTED]:

This will confirm that at a meeting held on December 13, 2023, Markham Council adopted the following resolution:

**That Council state its intention to designate 7882 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 (January 13, 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

Received

DEC 18 2023

Ontario Heritage Trust

## STATEMENT OF SIGNIFICANCE

### Martin and Annie Hoover House

7882 Highway 7 East  
c.1900

The Martin and Annie 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 Martin and Annie Hoover House is a two-storey frame dwelling located on the north side of Highway 7 East, next to the C.P.R. railway tracks, in the historic community of Locust Hill. The house faces south.

#### **Design Value and Physical Value**

The Martin and Annie Hoover House has design and physical value as a representative example of a transitional vernacular dwelling, illustrating the evolution of domestic architecture from the Late Victorian to Edwardian periods. The block-like massing and hipped-roofed are suggestive of both the Italianate style and the American Foursquare, the latter of which was a functional, design approach used often for new houses throughout Markham Township in the first quarter of the twentieth century.

#### **Historical Value and Associative Value**

The Martin and Annie Hoover House has historical and associative value, making legible the early development of the hamlet of Locust Hill, and revealing the rural development pattern whereby building lots were severed from farms to create and expand settlements. The house was built c.1900 on a building lot purchased from the estate of William Marr Button in 1908. It appears that the house was constructed some years before the formal purchase of the land by Fidelia (Annie) Hoover. The property has additional historical value and associative value, representing the theme of industry, innovation and economic development for its association with Martin Reesor Hoover, a grain dealer and grist mill operator who worked in the Armstrong-Hoover grain elevator near the Locust Hill railway station.

#### **Contextual Value**

The Martin and Annie Hoover House has contextual value as one of a number 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.

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## **Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a representative example of a transitional vernacular dwelling:*

- Two-storey rectangular main block and rear wing;
- Vertical tongue and groove siding;
- Hipped-roofed open veranda on the south and east elevations of the building supported on simple wooden posts;
- Polygonal conservatory along the east elevation;
- Hipped roof with overhanging eaves and single-stack brick chimney;
- 2-bay facade with single-leaf door and segmentally-headed transom light;
- Cottage window with plate glass window including two-paned margins;
- Existing window openings on all sides of the building.

*Heritage attributes that convey the property's historical value and associative value as the former residence of Martin and Annie Hoover:*

- The dwelling is a tangible reminder of the Martin and Annie Hoover family that historically resided here.

*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 south toward Highway 7 East, within the historic community 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;
- Non-functional window shutters;
- Accessory building.