



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



RECEIVED
2024/03/15
(YYYY/MM/DD)
Ontario Heritage Trust

Planning and Urban Design Department

February 8, 2024

Angus Glen Development Ltd.
10060 Kennedy Road
Markham, Ontario
L6C 1N9

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, THOMAS AND ELIZABETH HOBBS BUNGALOW, 10476 KENNEDY ROAD**

To whom it may concern:

This will confirm that at a meeting held on January 31, 2024, Markham Council adopted the following resolution:

That Council state its intention to designate 10476 Kennedy Road 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 (February 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

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

STATEMENT OF SIGNIFICANCE

Thomas and Elizabeth Hobbs Bungalow

10476 Kennedy Road
c.1927

The Thomas and Elizabeth Hobbs Bungalow 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 Thomas and Elizabeth Hobbs Bungalow is a one-and-a-half storey brick dwelling located on the west side of Kennedy Road, south of the historic crossroads community of Cashel. The house faces east.

Design Value and Physical Value

The Thomas and Elizabeth Hobbs Bungalow has design and physical value as a vernacular dwelling typical of its 1920s period of construction, displaying elements of the American Arts and Crafts Movement in its general form and character but without some of the typical features such as casement windows, a deep porch, and decorative rafter ends. Overall, the house has a sense of symmetry and rationality. Although the windows and the front door have been replaced with modern materials, their design is quite compatible with the architectural character of the dwelling as they share commonalities with the original materials.

Historical Value and Associative Value

The Thomas and Elizabeth Hobbs Bungalow has historical value for its association with Markham's long standing agricultural community, and for the insight it provides into the built-form evolution of farmsteads between the nineteenth and early twentieth centuries. In 1921, English immigrants Thomas and Elizabeth Hobbs moved to a 60-acre farm in Markham Township that included lands on the eastern portions of Lots 23 and 24, Concession 5. The property contained a frame house built by Samuel Eakin in the early nineteenth century. His sons William, George and John operated a wagon shop adjacent to the Eakin family home. The Hobbs family became the owners of their farm in 1927 and replaced the old house with a modern brick bungalow at around that time. They owned the property until 1946.

Contextual Value

The Thomas and Elizabeth Hobbs Bungalow has contextual value as one of a number of older buildings relating to the former agricultural community that was located in the general vicinity of the crossroads hamlet of Cashel, and is historically linked to the property where it has stood since c.1927.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Thomas and Elizabeth Hobbs Bungalow 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 vernacular dwelling typical of its 1920s period of construction, displaying elements of the American Arts and Crafts Movement in its general form and character:

- Square plan;
- One-and-a-half storey height;
- Red brick masonry;
- Steep hip roof with wide overhang, flat soffits, and hip-roofed front dormer with paired single-hung windows with six-over six-pane division;
- Three-bay primary elevation with centre glazed and panelled single-leaf door;
- Brick and concrete front porch with sidewalls;
- Window openings with radiating cambered brick arches and projecting concrete lugsills containing single-hung windows with a nine-over-nine pane division, paired on the front elevation.

Heritage attributes that convey the property's historical value for its association with Markham's long standing agricultural community, and for the insight it provides into the built-form evolution of farmsteads between the nineteenth and early twentieth centuries.

- The dwelling is a tangible reminder of the early twentieth century updating of a nineteenth century farmstead.

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 dwelling facing eastwards, where it has stood since c.1927.

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

- Sunroom addition;
- Accessory buildings.