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Planning and Urban Design

May 31, 2024

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

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

To [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham City Council adopted By-law 2024-94 to designate the Thomas and Elizabeth Hobbs Bungalow pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on May 31, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUN 04 2024

Ontario Heritage Trust



By-law 2024-94

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“THOMAS AND ELIZABETH HOBBS BUNGALOW”
10476 KENNEDY 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 Thomas and Elizabeth Hobbs Bungalow;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on January 31, 2024, has caused to be served on the owners of the lands and premises at:

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

and upon the Ontario Heritage Trust, notice of intention to designate the Thomas and Elizabeth Hobbs Bungalow, 10476 Kennedy 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:

“Thomas and Elizabeth Hobbs Bungalow”
10476 Kennedy 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 May 29, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 10476 Kennedy Road, Markham, Ontario, and legally described as follows:

PART LOTS 23 & 24, CONCESSION 5, PARTS 18-20, 21 (EXCEPT PT 1 65R26640), 29 & 38, PLAN 65R23784; MARKHAM

PIN - 030560415

SCHEDULE ‘B’ TO BY-LAW 2024-94

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 paneled 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.