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Planning and Urban Design

May 31, 2024

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

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
JOHN AND ELIZABETH HILTS HOUSE, 10756 VICTORIA SQUARE BLVD**

To [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham City Council adopted By-law 2024-95 to designate the John and Elizabeth Hilts House 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 2024-95

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
"JOHN AND ELIZABETH HILTS HOUSE"
10756 VICTORIA SQUARE BLVD

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 John and Elizabeth Hilts House;

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:



and upon the Ontario Heritage Trust, notice of intention to designate the John and Elizabeth Hilts House, 10756 Victoria Square Blvd, 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:

"John and Elizabeth Hilts House"
10756 Victoria Square Blvd
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 2024-95

In the City of Markham in the Regional Municipality of York, the property municipally known as 10756 Victoria Square Blvd, Markham, Ontario, and legally described as follows:

LOT 3, CONCESSION RD PLAN 404, MARKHAM

PIN - 030540039

SCHEDULE 'B' TO BY-LAW 2024-95

STATEMENT OF SIGNIFICANCE

John and Elizabeth Hilts House

10756 Victoria Square Blvd.
c.1890

The John and Elizabeth Hilts 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 John and Elizabeth Hilts House is a one-and-a-half storey red brick dwelling located on the west side of Victoria Square Boulevard within the historic community of Victoria Square. The house faces east.

Design Value and Physical Value

The John and Elizabeth Hilts House has design and physical value as a representative example of a vernacular village dwelling in a late rendition of the Georgian architectural style. It is a vernacular building without ornament designed to meet the modest needs of a labourer, tradesman, or retired farmer. The symmetrical plan and formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in Ontario long after the historic Georgian period ended in 1830. This is a late example of its type with a tall wall height and a medium-pitched gable roof without eave returns. The use of two-over-two and one-over-one glazing patterns is typical for the late nineteenth century period of construction.

Historical Value and Associative Value

The John and Elizabeth Hilts House has historical value as it makes legible the early development of the hamlet of Victoria Square, specifically the creation of retirement properties in village settings for retired local farmers. The property also has associative value for its connection to the locally-significant Pennsylvania German Tunkard community within Markham Township. This was the former residence of John and Elizabeth Hilts, retired farmers that were part of the Pennsylvania German Tunkard community of north-west Markham Township. John Hilts Jr. purchased Lot 3, Plan 404 from Christopher Heise in 1892. There may have already been a dwelling on the property built for income purposes by Christopher Heise. The MPAC date of construction is 1890, but the building could be earlier than that. The house is located within a small plan of subdivision created in 1875 on the south-eastern corner of the Heisey farm. Christopher Heise contributed to the development of Victoria Square by severing building lots from his farm that led to the construction of a series of businesses, a temperance hall, and village residences. Prior to moving to Victoria Square, John and Elizabeth Hilts farmed the north-west quarter of Markham Township Lot 27, Concession 3. Their home in Victoria Square was sold out of the family in 1939.

Contextual Value

The John and Elizabeth Hilts House has contextual value as one of a number of nineteenth and early twentieth century buildings are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria Square.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Elizabeth Hilts 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 vernacular village dwelling in a late rendition of the Georgian architectural tradition:

- Rectangular plan of the main block;
- One-and-a-half storey height;
- Red-orange brick veneer with splayed arches over door and window openings and a plinth course.
- Fieldstone foundation;
- Medium-pitched gable roof with open, overhanging eaves;
- Single-leaf front door;
- Flat-headed, two-over-two single-hung windows on the ground floor with lugsills;
- Flat-headed, one-over-one single-hung windows on the second floor with lugsills.

Heritage attributes that convey the property's historical value, providing insight into the early development of the hamlet of Victoria Square, specifically the creation of retirement properties for former local farmers, and its associative value for its connection to the locally-significant Pennsylvania German Tunkard community in Markham Township:

- The dwelling is a tangible reminder of the John and Elizabeth Hilts 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 Victoria Square:

- The location of the building facing east, within the historic hamlet of Victoria Square.

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

- One-storey frame rear addition;
- Frame garage.