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# Planning and Urban Design

August 14, 2024

Joseph and Antoinetta Mairano  
11534 McCowan Road  
Markham, Ontario  
L3P 3J3

**RECEIVED**  
2024/08/16  
(YYYY/MM/DD)  
Ontario Heritage Trust

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, HASTINGS-VAGUE HOUSE, 11534 MCCOWAN ROAD**

To Joseph and Antoinetta:

This will confirm that at a meeting held on July 16, 2024, Markham Council adopted the following resolution:

**That Council state its intention to designate 11534 McCowan 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 (publication will occur on August 19, 2024).

Click on the 'Ontario Heritage Act Notices' icon on the City's landing page to find your address (<https://www.markham.ca/wps/portal/home>)

The notice of objection must include the reasons for the objection and all relevant facts.



# Planning and Urban Design

## UPCOMING EVENTS

JUL 2024

3 WED	Special Development Services Committee Meeting Live stream 9:00 AM - 11:00 AM
9 TUE	General Committee Meeting Live stream 9:00 AM - 12:00 PM
10 WED	Electronic Committee of Adjustment Meeting Zoom Platform and Livestream 7:00 PM - 11:45 PM
16 TUE	Development Services Committee Meeting Live stream 9:20 AM - 2:00 PM
17 WED	Council Meeting Live stream 1:00 PM - 4:20 PM

[See All Markham Events](#)

**FEATURED EVENT**  
**2024 Canada Day**

Jul 1, 2024 Join us as we celebrate Canada Day at Markham Centre in Downtown Markham (Birchmount Rd/Enterprise Blvd).

[View Event Details](#)

- REGISTER FOR A PROGRAM
- PAY A PARKING TICKET
- BUILDING PERMIT APPLICATIONS
- PLANNING & DEVELOPMENT APPLICATIONS
- ONTARIO HERITAGE ACT NOTICES
- MAYOR'S OFFICE
- CITY COUNCIL

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

### Hastings-Vague House

11534 McCowan Road  
c.1890

The Hastings-Vague 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 Hastings-Vague House is a one-and-a-half storey dwelling located to the northwest corner of McCowan Road and Nineteenth Avenue, and to the east of the historic hamlet of Almira. The house faces east.

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

The Hastings-Vague House has design and physical value as a representative example of a tenant farmer's dwelling in the form of an Ontario Classic farmhouse. The restrained design and frame construction is characteristic of the modest dwellings constructed by landowners upon investment properties rented to tenant farmers. The Ontario Classic is a vernacular house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. With its one-and-a-half storey form, centre gable, symmetrical three-bay primary (east) elevation, the house at 11534 McCowan Road is typical of this style and is representative of farmhouses constructed in this area during the latter part of the nineteenth century.

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

The Hastings-Vague House has historical and associative value as it makes legible Markham's mature agricultural landscape in the late nineteenth century. During this period, well-established farmers purchased additional land for investment purposes and to generate income from tenant farmers. The house is located on the eastern half of Markham Township Lot 31, Concession 6, which was purchased in two parts in 1872 and 1877 by Thomas Hastings Jr. as an investment property. Thomas Hastings Jr. was the son of Irish immigrants Thomas and Sarah Hasty who came to Markham Township in 1818 and settled on the eastern half of Lot 30, Concession 6, east of the mill hamlet of Almira. The family name was changed by later generations to "Hastings." By the 1870s, the family was well-established in the agricultural community and purchased additional land for investment. The 100-acre property was rented to tenant farmers. In 1890, Martha Hastings, the daughter of Thomas Hastings Jr., inherited the land and continued to rent it for income. She became Martha Francy when she married in the early 1890s. Robert Vague, an English immigrant, was a long-term tenant, farming here from the early 1890s to the early 1920s. The tenant farmhouse appears to have been enlarged from a single-storey dwelling to its current form in the early 1890s.

### **Contextual Value**

The Hastings-Vague House has contextual value for being physically, functionally, visually and historically linked to its site where it has stood since c. 1890, and for being historically linked to the Thomas and Sarah Hasty House at 11482 McCowan Road. The Hastings-Vague House is located in a rural setting to the east of the historic hamlet of Almira and is one of a number of farm properties containing nineteenth century residences in the north-central part of Markham.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Hastings-Vague 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 Ontario Classic farmhouse:*

- Rectangular-shaped plan of the main block;
- One-and-a-half storey height of the main block;
- Frame wall construction;
- Medium-pitched gable roof with projecting eaves and steep centre gable;
- The presence of single-stack gable end brick chimneys;
- Three-bay configuration of the primary (east) elevation;
- Centrally-placed single leaf door opening on the primary elevation;
- Window openings with segmentally-headed frames (partially concealed by existing aluminum-clad frames) and projecting lugsills where they currently exist.

*Heritage attributes that convey the property's historical value and associative value, making legible Markham's mature agricultural landscape in the late nineteenth century where well-established farmers purchased additional land for investment purposes and to generate income through rental to tenant farmers:*

- The dwelling, modest in its design, is a tangible reminder of the Hasting family's status as well-established Markham Township farmers and their purchase of additional land for investment and rental to tenant farmers.

*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 building on its original site, facing east, east of the historic mill hamlet of Almira and to the north of the historically linked Thomas and Sarah Hasty House at 11482 McCowan Road.

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

- Aluminum siding and aluminum soffits, fascia, and door and window trim;
- Modern doors and window units;
- Exterior cellar entrance;
- Existing roof cladding;
- Rear wing and additions;
- Accessory buildings;

- Brick bungalow.