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Properties

PIN

70014 - 0028   LT

Description

PT LT 11 CON 10 MARKHAM PTS 1 & 2, 65R18272 ; MARKHAM

Address

MARKHAM

RECEIVED  
2024/12/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF MARKHAM

Address for Service

Legal Services Department  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the City of Markham by Frank Scarpitti, Mayor, and Kimberley Kitteringham, City Clerk.

This document is not authorized   under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Schedule: Heritage By-law 2024-146, passed July 17, 2024

Signed By

Carol Lynn Blom

101 Town Centre Blvd.  
Markham  
L3R 9W3

acting for  
Applicant(s)

Signed   2024 12 09

Tel

905-477-7000

Fax

905-479-7764

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE CITY OF MARKHAM

101 Town Centre Blvd.  
Markham  
L3R 9W3

2024 12 09

Tel

905-477-7000

Fax

905-479-7764

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90



CERTIFIED A TRUE  
COPY  
"Kimberley  
Kitteringham"  
c/s  
KIMBERLEY  
KITTINGHAM,  
CITY  
CLERK  
THE CORPORATION  
OF THE CITY OF  
MARKHAM

## By-law 2024-146

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
"ARMSTRONG-COUMANS HOUSE"  
7792 HIGHWAY 7 EAST

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 Armstrong-Coumans House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 1, 2024, has caused to be served on the owners of the lands and premises at:

Sanaz Farshchian & Shuaib Sediqzadah  
7792 Highway 7 East  
Locust Hill, Ontario  
L0H 1J0

and upon the Ontario Heritage Trust, notice of intention to designate the Armstrong-Coumans House, 7792 Highway 7 East, 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:  
  
"Armstrong-Coumans House"  
7792 Highway 7 East  
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 July 17, 2024.

Kimberley Kitteringham  
City Clerk

Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2024-146**

In the City of Markham in the Regional Municipality of York, the property municipally known as 7792 Highway 7 East, Markham, Ontario, and legally described as follows:

PART LOT 11, CONCESSION 10 MARKHAM PARTS 1 & 2, 65R18272;  
MARKHAM

PIN: 700140028

# SCHEDULE 'B' TO BY-LAW 2024-146

## STATEMENT OF SIGNIFICANCE

### Armstrong-Coumans House

7792 Highway 7 East  
c.1925

The Armstrong-Coumans 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 Armstrong-Coumans House is a one-and-a-half storey red brick dwelling located on the north side of Highway 7 East, in the historic hamlet of Locust Hill. The house faces south.

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

The Armstrong-Coumans House is a unique expression of vernacular domestic architecture that displays elements of the Arts and Crafts and Edwardian Classical styles in its form and detailing. The composition of the broad, gable-fronted south (primary) elevation shows is reminiscent of the Arts and Crafts Movement in a generalized form. Selected details indicate specific design influences. The "cottage windows" of the primary elevation, with their large plate glass fixed sash and rectangular transom lights, were popular in both late nineteenth and early twentieth century houses designed in the Queen Anne Revival style as well as in Edwardian Classical houses of the early 1900s. The design of the porch, with its stylized Tuscan columns, also reflect the Edwardian Classical style.

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

The Armstrong-Coumans House has historical value as it is associated with the early twentieth century development of Locust Hill, specifically the creation of building lots on farms intended for the use of family members, and for being associated with the Jarvis, Reesor and Armstrong families, who were locally significant landowners in the early development of Locust Hill and vicinity. This house was constructed c.1925 on a portion of the western half of Markham Township Lot 11, Concession 10, a farm owned by Jonathan Jarvis and Agnes (Reesor) Jarvis. The house was built for Annie (Jarvis) Armstrong, the married daughter of Jonathan and Agnes Jarvis. Anna Adora Jarvis married James McCreight Armstrong of Locust Hill Farm in 1914. James M. Armstrong, a son of William Armstrong and Maria (McCreight) Armstrong, was a veterinary surgeon whose home and office were in the vicinity of Locust Hill. He was a veteran of the Boer War and president of the Markham Agricultural Society in 1910. James and Annie Armstrong moved into the hamlet of Locust Hill in the early to mid-1920s. Annie Armstrong remained in the family home after her husband's death in 1926. In 1948, Annie Armstrong sold to Oswald and Lilah Coumans, schoolteachers, who were long-time owners.

#### **Contextual Value**

The Armstrong-Coumans House has contextual value for being important in defining, maintaining and supporting the character of its area as one of a grouping of late nineteenth and early twentieth century residences that constitute the historic hamlet of Locust Hill.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Armstrong-Coumans 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 unique expression of vernacular domestic architecture that displays elements of the Arts and Crafts and Edwardian Classical styles:*

- Gable-fronted rectangular plan;
- One-and-half storey height;
- Masonry foundation;
- Red brick walls;
- Medium-pitched gable roof with wide overhanging eaves;
- Window openings with cambered, radiating brick arches and projecting lugsills.
- Three-bay composition of the primary (south) elevation with single-leaf door placed slightly off-centre;
- Hip-roofed front porch with square, tapered Tuscan columns and simple railing;
- Ground floor windows along the primary elevation with fixed plate glass sash and flat-headed rectangular transom lights above.

*Heritage attributes that convey the property's historical value for its association with the early twentieth century development of the hamlet of Locust Hill, and for being associated with the Jarvis, Reesor and Armstrong families, who were locally significant landowners in the early development of Locust Hill and vicinity:*

- The dwelling is a tangible reminder of Locust Hill's early twentieth century development and the Jarvis, Reesor and Armstrong families.

*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 on its original site, facing south, within the historic hamlet 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 within old openings;
- Shed-roofed dormers;
- Rear addition;
- Accessory buildings.