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# Planning and Urban Design

June 18, 2025

Summerlane Realty Corp.  
8600 Dufferin Street  
Vaughan, Ontario  
L4K 5P5

**RECEIVED**  
2025/06/18  
(YYYY/MM/DD)  
Ontario Heritage Trust

## RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, CHRISTIAN AND NANCY HOOVER HOUSE, 10224 HIGHWAY 48

To whom it may concern:

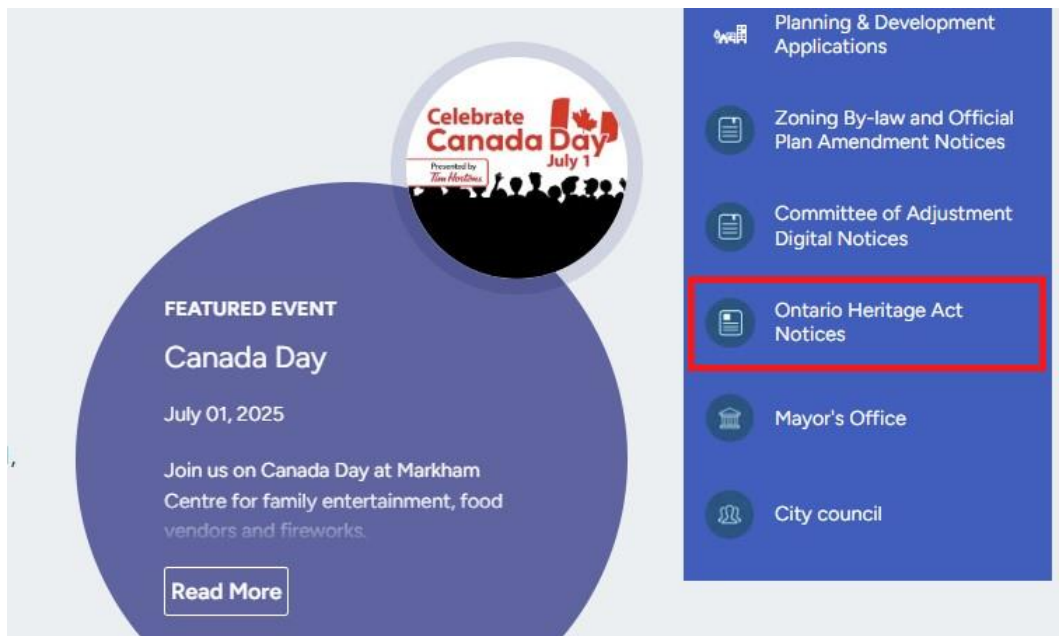
This will confirm that at a meeting held on April 22, 2025, Markham Council adopted the following resolution:

**That Council state its intention to designate 10224 Highway 48 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 June 23, 2025).

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.



City of Markham, Anthony Roman Centre,  
101 Town Centre Blvd., Markham, ON L3R 9W3  
905.477.5530 | [markham.ca](https://www.markham.ca)





## Planning and Urban Design

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

### Christian and Nancy Hoover House

10224 Highway 48  
c.1882

The Christian and Nancy Hoover 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 Christian and Nancy Hoover House is a one-and-a-half storey brick farmhouse located on the west side of Highway 48, in the historic community of Milnesville. The house faces east.

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

The Christian and Nancy Hoover House has design and physical value as a fine representative example of a late-nineteenth century Ontario Classic farmhouse. This house form was popular from the 1860s to the 1890s, with similar examples constructed throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gables ornamented with turned finials and kingposts, and the eyebrow-like window and door heads. With its one-and-a-half storey form, T-shaped plan, symmetrical 3-bay front, patterned brickwork, and segmentally-headed 2 over 2 windows, this vernacular building is representative of farmhouses built in old Markham Township in the third quarter of the nineteenth century.

This house is also one of Markham's best examples of polychromatic or patterned brickwork, a style that originated as a revival of the colourful brickwork of Medieval Venice that was in vogue in Southern Ontario from the mid-1840s to the 1880s.

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

The Christian and Nancy Hoover House has historical value or associative value representing the religious and cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century. The Hoover family were Pennsylvania Germans of the Mennonite faith that came to Markham from Lancaster County, Pennsylvania in the 1810s. There were four brothers: John, Martin, Daniel and Christian. The Christian Hoover that purchased Lot 22, Concession 7 in 1864 was the son of Daniel Hoover and Anna Stouffer. Christian Hoover and his wife, Anne (Barkey) Hoover lived on Lot 29, Concession 7, a number of farm lots to the north, therefore this property was purchased as an investment, likely with the idea that one of their sons would farm there.

In 1875, Christian and Anne Hoover sold the farm to their son, Christian B. Hoover, who was noted as living on the property at the time of the 1871 census. He was married to Anna (Burkholder) Hoover, who went by Nancy. In 1882, the family built a new brick farmhouse, representing the theme of improvements to nineteenth century farmsteads as the agricultural

community progressed past the early settlement phase and a certain degree of wealth was achieved. The house was occupied by their descendants until the 2000s.

### **Contextual Value**

The Christian and Nancy Hoover House has contextual value as a farmhouse historically linked to the rural community of Milnesville. It is one of several local properties historically associated with other Pennsylvania-German families including Koch, Wideman, Raymer, Byer and other members of the Hoover family. Wideman Mennonite Church and Cemetery are located to the north of this property at 10530 Highway 48.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Christian and Nancy Hoover House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

*Heritage attributes that convey the property's design value or physical value as a very good representative example of late nineteenth century Ontario Classic farmhouse:*

- T-shaped plan;
- One-and-a-half storey height;
- Common bond red and buff brick walls;
- Marble datestone;
- Fieldstone foundation;
- Medium-pitched cross-gable roof with projecting, open eaves and steep centre gables with turned finials and kingposts on east and north sides;
- Front doorcase with single-leaf glazed and paneled wood door, three-part segmentally-headed transom light, and two-paned sidelights with paneled aprons;
- Elaborately turned wood half posts on either side of the front door and a wooden nailing strip above the ground floor door and window openings (remnants of a former full-width veranda);
- Single-leaf, wood door in the front gable;
- Single-leaf wood doors on the north and south sides of the rear wing;
- Gable-roofed, brick exterior cellar entrance enclosures on south wall of the main block and west wall of rear wing;
- Segmentally-headed 2/2 single-hung wood windows with projecting lugsills;
- Shed-roofed veranda on south side of rear wing.

*Heritage attributes that convey the property's design value or physical value as one of Markham's best examples of polychromatic or patterned brickwork and the high quality of its solid brick construction:*

- Common bond red brick body trimmed with buff brick accents consisting of a plinth, quoins, window and door heads, and belt course.

*Heritage attributes that convey the property's historical value or associative value, representing the cultural mosaic theme of Pennsylvania German Mennonites being attracted to Markham Township in the early nineteenth century, as the former residence of several generations of the Hoover family, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling built in 1882 is a tangible reminder of the Hoover family that historically resided here.

*Heritage attributes that convey the property's contextual value as a building historically linked to the historic community of Milnesville:*

- The location of the building facing east, within the historic community of Milnesville.

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

- Existing front porch;
- Exterior concrete block chimney;
- Enclosed area of veranda on south wall of rear wing;
- Shed-roofed veranda on north wall of rear wing;
- Frame summer kitchen and woodshed.