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February 8, 2024

RECEIVED
2024/03/15
(YYYY/MM/DD)
Ontario Heritage Trust

RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, PERCY AND MABEL WILSON HOUSE, 7819 HIGHWAY 7 EAST

To [REDACTED]

This will confirm that at a meeting held on January 31, 2024, Markham Council adopted the following resolution:

That Council state its intention to designate 7819 Highway 7 East 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 (February 8, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

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

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

STATEMENT OF SIGNIFICANCE

Percy and Mabel Wilson House

7819 Highway 7 East
c.1945

The Percy and Mabel Wilson 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 Percy and Mabel Wilson House is a one-and-a-half storey frame dwelling located on the south side of Highway 7, east of the Little Rouge Creek, in the historic community of Locust Hill. The house faces north.

Design Value and Physical Value

The Percy and Mabel Wilson House has design and physical value as a representative example of post-war domestic architecture in the Tudor Revival style, one of the nostalgic revivalist styles popular for new dwellings immediately after the end of the Second World War. Tudor Revival and Colonial Revival houses were evocative of simpler times, and their traditional designs were especially popular in suburban developments after the war as soldiers returned to civilian life. The construction of these revivalist houses soon gave way to the modernism of the 1950s and the heyday of the ubiquitous bungalow.

The house almost has a storybook quality about it, with its compact form, steep gables, and projecting front bay with an arched door surround and tiny accent windows. This picturesque version of the Tudor Revival style differs from the more common type which features false half-timbering combined with a brick or stone base. What is particularly interesting about the Fred and Maryon Armstrong House is that it is nearly identical to a pair of houses built c.1946 for brothers Charles and Harry Maynard at 36 and 38 Eureka Street in the village of Unionville. The similarity of these three houses suggests that they were built from a stock plan.

Historical Value and Associative Value

The Percy and Mabel Wilson House has historical value, making legible early twentieth century development within the hamlet of Locust Hill, and associative value for its connection to Percy Wilson. Percy R. Wilson ran the Locust Hill Lumber and Coal Co. adjacent to the C.P.R. railway line that runs through Locust Hill, a business previously owned and operated by Albert C. G. Reesor and Frank Albert Reesor. From 1924 to 1941, Percy Wilson served as Locust Hill's postmaster, during which time he was the owner of the old Nighswander Temperance Hotel and General Store.

Contextual Value

The Percy and Mabel Wilson House is one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Percy and Mabel Wilson 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 post-war domestic architecture in the Tudor Revival style:

- Rectangular plan with shallow, projecting bay;
- One-and-a-half storey height;
- Wide clapboard siding with narrow corner boards;
- Steeply-pitched gable roof with tight eaves, front gable with flared eaves, and shed-roofed front dormer;
- Single-stack brick chimney;
- Existing window openings with their upright rectangular shape;
- Single-leaf front door with round-arched, moulded door surround.

Heritage attributes that convey the property's historical value, making legible the early twentieth century development of Locust Hill, and its associative value as the former residence of Percy and Mabel Wilson who played an important role in the economic development of Locust Hill:

- The dwelling is a tangible reminder of the Percy and Mabel Wilson 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 Locust Hill:

- The location of the building facing north, 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 windows.
- Detached accessory building.

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

- Accessory building attached to the single-storey stucco east wing;
- Single-storey frame addition on north wall of main block;
- Barn complex and other detached accessory buildings.