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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,
PERCY AND MABEL WILSON HOUSE, 7819 HIGHWAY 7 EAST**

To Mr. [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham City Council adopted By-law 2024-100 to designate the Percy and Mabel Wilson 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 2024-100

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“PERCY AND MABEL WILSON HOUSE”
7819 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 Percy and Mabel Wilson 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:

[REDACTED]

and upon the Ontario Heritage Trust, notice of intention to designate the Percy and Mabel Wilson House, 7819 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:

“Percy and Mabel Wilson House”
7819 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 May 29, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-100

In the City of Markham in the Regional Municipality of York, the property municipally known as 7819 Highway 7 East, Markham, Ontario, and legally described as follows:

PART LOT 10 CONCESSION 10; PART 3, PLAN 64R4520; MARKHAM

PIN - 030650101

SCHEDULE 'B' TO BY-LAW 2024-100

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 Percy and Mabel Wilson 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.