

SUBJECT: **Recommendation Report**
Amendment to Designation By-law 4-78
Eckardt-Stiver House, 206 Main Street Unionville, Ward 3

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext.2296

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP
Manager of Heritage Planning, ext.2080

RECOMMENDATION:

- 1) That the staff report titled “Amendment to Designation By-law 4-78, Eckardt-Stiver House, 206 Main Street Unionville”, dated March 18, 2019, be received;
- 2) That By-law 4-78 designating the Eckardt-Stiver House at 206 Main Street, Unionville under Part IV of the Ontario Heritage Act be amended as per Appendix “A” to this report, to update the Statement of Significance to include both exterior and interior architectural features;
- 3) That the Clerks Department serve upon the owner Council’s Notice of Intention to Amend the Designation By-law as per the requirements of the Ontario Heritage Act;
- 4) That if there is no objection to the amendment by the owner in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place an amending by-law before Council for adoption;
- 5) That if there is an objection to the amendment by the owner in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed amendment to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to amend the existing designation by-law to update the Statement of Significance to include both exterior and interior architectural features.

BACKGROUND:**The property is designated under Part IV of the Ontario Heritage Act**

The subject property was individually designated pursuant to the Ontario Heritage Act (the Act) in 1978 by By-law 4-78, along with a number of other properties. The Reasons for Designation (now referred to as the Statement of Significance as per the current legislation) specific to this property forms Schedule H of the by-law. The property is also designated under Part V of the Ontario Heritage Act as part of the Unionville Heritage Conservation District.

Protection of significant interior features is a condition of development approval

The amendment of the designation by-law to include significant interior features has been negotiated with the property owner as part of the development approval process for a new residential building on the subject property and an addition to the existing commercial building (the heritage building). Including interior features of a heritage building is done in special circumstances when the building is found to be of exception cultural heritage value. The Eckardt-Stiver House c.1829 is the oldest building in Unionville and one of the oldest in Markham. It contains interior trimwork that demonstrates a high degree of design value and craftsmanship. The proposed revised Reasons for Designation - Statement of Significance is attached as Appendix "A".

Heritage Markham has been consulted

As per the requirements of the Act, Heritage Markham has been consulted and at their meeting of April 11, 2018, when considering the overall development proposal, recommended that the designation by-law be amended to include interior features.

OPTIONS/ DISCUSSION:**The Ontario Heritage Act has a process to amend designation by-laws**

The Act recognizes that over time, municipal councils may need to update different parts of an existing designation by-law. As of April 2005, for minor amendments, the Act includes an abbreviated process for amending designation by-laws that does not require the public notice required for designation. By-laws can be amended under section 30.1(2) to (10) to:

- Clarify or correct the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes;
- Correct the Legal Description of the property;
- Revise the language of the by-law to make it consistent with the current requirements of the Act or its regulations.

Owner is given notice of amendment

The Owner is aware of the heritage designation process through the Site Plan Control application and approval for the proposed development on the subject property. Notice of the proposed amendment will be sent to the owner of the property who has the opportunity to object. If there is no objection within 30 days then Council can pass the amending by-law. If there is an objection, the proposed amendment will be referred to the Conservation Review Board (CRB) in a process similar to the objection process for designation. Once Council is in possession of the CRB report, it can proceed with the amendment or withdraw its intention to amend. However, Council is not bound to follow the recommendations of the CRB.

The City Solicitor advises to amend by-laws rather than repeal

The Ministry of Culture's guidebook on property designations recommends that a municipality seek the advice of its solicitor when considering the options for amending a by-law. The City Solicitor has advised that it is unnecessary to repeal a by-law for a

change to the Statement of Significance. Instead, the by-law's schedule should be amended to reflect the revised wording.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

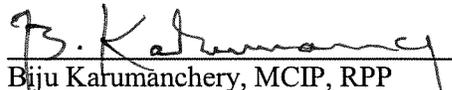
ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed with Legal Services and the Heritage Markham Committee.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director of Planning & Urban Design


Arvin Prasad, MCIP, RPP
Commissioner of Development Services.

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Building Photograph
- Appendix "A": Revised Reasons for Designation/Statement of Significance

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Property Owner: Stiver Lane Inc.

Figure 1: Location Map

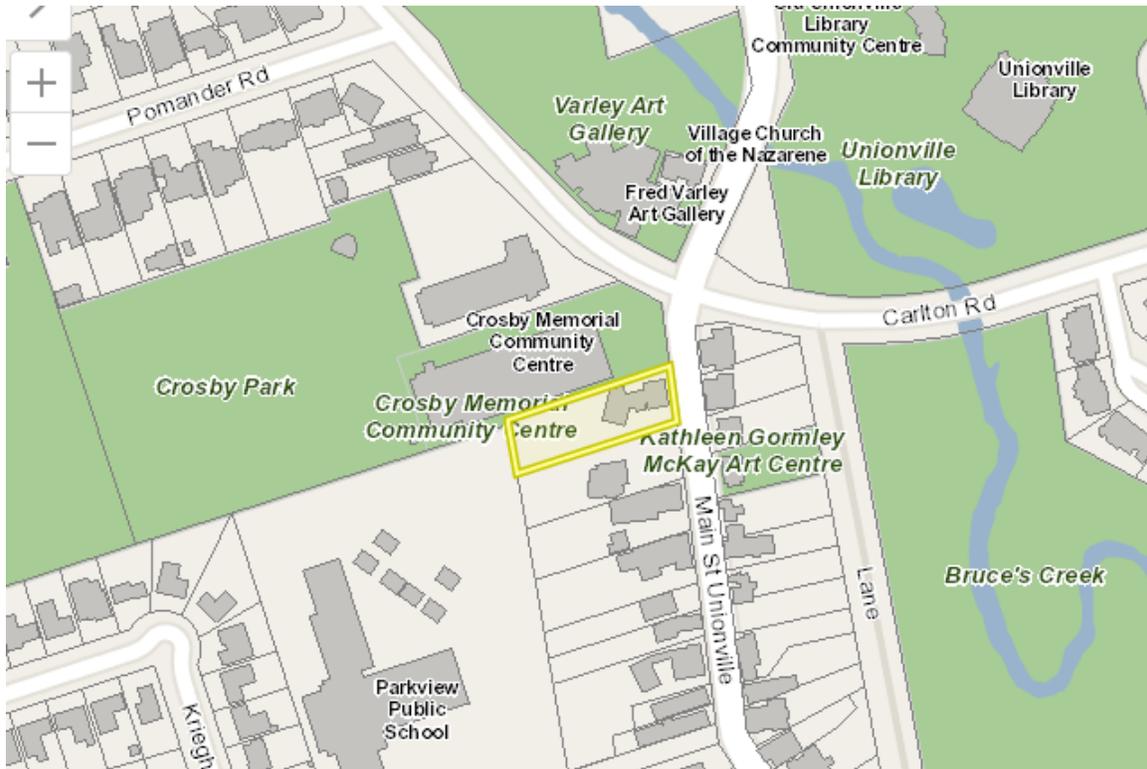


Figure 2: Buildign Photograph



The Eckardt-Stiver House, c.1829, 206 Main Street Unionville

Eckardt-Stiver House **c.1829** **206 Main Street, Unionville**

The Eckardt-Stiver House is recommended for designation under Part IV 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 Eckardt-Stiver House is a one storey adobe brick building on the west side of Main Street, Unionville, within the commercial core of the village.

Historical and Associative Value

The Eckardt-Stiver House has historical and associative value as the oldest remaining building in the village of Unionville, constructed c.1829 for Frederick Eckardt, one of the sons of Berczy settler Philip Eckardt. Frederick Eckardt created a plan of village lots in the 1840s that in time became the centre of the village. He was primarily a farmer that resided north of the village and only lived in this dwelling for a short time. In William Berczy's original plan for his settlement of German immigrants, this property was earmarked for a doctor. In 1874, the property was sold to Daniel Burkholder, who was married to Agnes Jenkins, granddaughter of Reverend William Jenkins, the well-known Presbyterian clergyman. The house was named "Fern Cottage." Daniel and Agnes Burkholder's daughter Marein married Charles Howard Stiver, Township clerk and local entrepreneur. They built a new house next door at 202 Main Street. Marein Stiver gifted the house at 206 Main Street to her son Ewart Jenkins Stiver, and it remained in the Stiver family's ownership until 2008. During the time when Unionville was the self-proclaimed "antique capital of Ontario" the Stiver House became a popular retail store selling antiques and other merchandise relating to country decorating.

Design or Physical Value

The Eckardt-Stiver House has design or physical value as an excellent example of an Ontario Regency Cottage. It is also of particular note as a rare example of an adobe brick structure. Brick cladding was added to the front and portions of the side walls in the 1850s. The front entrance, with a Neo-classical style wood door surround and sidelights, is a fine example of the style and period. The entrance is flanked by multi-paned Venetian windows. The interior retains early wood trim reminiscent of the designs of American architect Asher Benjamin, who published architectural pattern books that were widely distributed throughout the 1820s and 1830s.

Contextual Value

The Eckardt-Stiver House has contextual value as one of a grouping of 19th and early 20th century buildings that define the character of Unionville's historic commercial core. Some of these buildings were constructed as commercial structures. Others, such as the Eckardt-Stiver House, are former residences converted to commercial use.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Eckardt-Stiver House include:

- One-storey form, rectangular plan, on a raised fieldstone foundation;
- Adobe brick construction with brick and stucco cladding;
- Low-pitched hipped roof with wide overhanging eaves, wood soffits and trim;
- Brick chimney on the south wall;
- Front doorcase with its Neo-classic style wood surround, sidelights, and modified 8-panelled wood door;
- Six-panelled south side wood door.
- Front three-part Venetian windows with multi-paned wood sash;
- Side windows with multi-paned wood sash.

Interior, character-defining elements that embody the cultural heritage value of the Eckardt-Stiver House include:

- Early pine moulded wood trim around door and window openings;
- Early pine panelled doors;
- Early pine moulded baseboards;
- Early pine fireplace mantel and brick fireplace in the south room;
- Early pine panelled wainscoting in the south room;
- Early pine plank floors underlying modern floor coverings.