



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner
Regan Hutcheson, Manager-Heritage Planning

DATE: May 13, 2020

SUBJECT: RESEARCH & EVALUATION
Brick Bungalow
4592 Highway 7 East
Unionville Community

Property/Building Description:

- Brick bungalow, Arts and Crafts style, c.1922. Built for Edward and Margaret Bewell.

Use:

- Commercial (a converted former residence).

Heritage Status:

- Located just outside of the Unionville Heritage Conservation District. Not listed on the Markham Register of Property of Cultural Heritage Value or Interest.

Application/Proposal:

- Recently, a Site Plan Control application was submitted for the property (under the address 4600 Highway 7) by Markville Ford Lincoln (SPC 20 107969).
- This application was not circulated to Heritage Markham as the property is not on the Markham Register of Property of Cultural Heritage Value or Interest

Background:

- At the March 11, 2020 meeting of Heritage Markham, the heritage status of the subject property was discussed by the Committee.
- When staff received inquiries about the heritage status of the building, it was discovered that the property was not listed on the Register, and had not been previously listed on the Markham Inventory of Buildings of Historical and Architectural Importance.

- Based on the fact that the former residence had been integrated into a commercial mall, it was assumed that the building was retained based on some type of heritage status. This was not the case.
- Since the Register contains other buildings of this style and age, it appears that it not being listed was an oversight. For example, the designated Camplin House, also a former dwelling dating from the 1920s, is located nearby, on the south side of Highway 7 East.
- Heritage Markham's recommendation from the March 11, 2020 meeting was to request that staff research and evaluate the building and report back to the committee.

Staff Comment:

Research and Evaluation

- Staff has undertaken the requested research, assisted by Heritage Markham committee member Doug Denby, a long-time resident of Unionville. The report is attached.
- In summary, the brick bungalow was constructed c.1922 for retired farmer Edward Bewell and his second wife, Margaret (Robinson) Bewell. Edward Bewell served in World War One. Margaret Bewell sold the property in 1947. Later owners were the Neill and Tucker families. After many years as a residence, the building was converted to commercial use.
- The Bewell Bungalow is a good example of a dwelling in the Arts and Crafts style, and is very similar in design to 106 Main Street, within the Unionville Heritage Conservation District. The only noteworthy change to the building's original character has been the painting of the brick.
- Following the writing of the research report, the building was evaluated by the Heritage Building Evaluation Sub-Committee and received a Group 2 rating. Group 2 buildings are those buildings of importance that warrant preservation and are potential candidates for designation under the Ontario Heritage Act.
- As part of the evaluation process, it was noted that the building is an isolated older structure within a somewhat unsympathetic commercial environment, factors that contributed to a lower evaluation score.
- However, it should be noted that there are other local examples of heritage buildings preserved within the context of modern development, sometimes with a similar degree of contrast or awkwardness, so this is not a unique situation in a heritage conservation context.
- Given the results of the research and evaluation of 4592 Highway 7, the building meets the basic criteria for inclusion on the Register as a cultural heritage resource based on its age, design, and historical associations.

Policy – Markham Register of Property of Cultural Heritage Value or Interest

- The Official Plan notes that not all properties of cultural heritage value may be on the current Register and properties can continue to be added as the City becomes aware of them through inventory and application review. See below for the policy.

It is the policy of Council:

- 4.5.2.1 To identify Markham's *cultural heritage resources* through a continuing process of:
- a) inventory, survey, research and evaluation, as a basis for the wise management of these resources; and
 - b) researching and documenting the historical, architectural and contextual merit of these resources on an individual basis, and on an area or neighbourhood basis, in conjunction with *heritage conservation district* studies, secondary plans or other special studies as may be appropriate.
- 4.5.2.2 To maintain a *Register of Property of Cultural Heritage Value or Interest* which is accessible to the public and identifies properties to be *conserved* and maintained consistent with standards and guidelines adopted by Council. It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of *conservation* and inclusion in the Register.

Planning Application

- As noted, a planning application has been submitted to build a new, two storey Ford Automobile dealership on the property. The application was not forwarded to Heritage Markham Committee as the property was not identified on the Register.
- The building on the property (Bewell House) is shown as “building to be removed” in the submitted site plan. However, the current placement of the new building and driveways does not appear to impact the heritage building although four parking spaces would be removed if the building was to be retained. See attached drawings.
- The site plan also illustrates a proposed new property boundary reflecting land requested by the Region of York for future road widening. However, if the building was determined to be of heritage significance and was to be retained, the Region has indicated it could allow the building to remain in-situ and not take that portion of the land.

Conclusion

- Given that there is a current development application on the property that does not propose to incorporate the subject building, adding the property to the Register would not appear to be useful at this time.
- The Committee needs to determine if the subject building warrants protection as a property of cultural heritage value to the municipality. If the Committee is of the opinion that the building is worthy of protection and retention, staff suggests that this be conveyed to the Planning Department and to the property owner.
- If the Committee is of the opinion that the building should not be protected/retained, the research material can be received as information. The Committee could also choose to recommend that the building be advertised in the local newspapers for relocation or salvage by others.
- Further, if the Committee does not support retention, but wishes to commemorate the building, the Committee could recommend that as a condition of development approval, the owner provide a Markham Remembered plaque on the property

Suggested Heritage Markham Recommendation:

THAT Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7;

and if the Committee wishes, consider the following options

Option 1

THAT Heritage Markham acknowledges that the subject building is not listed on the *Markham Register of Property of Cultural Heritage Value or Interest*, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality and should be protected through designation and retained in any development application on the property;

Or

Option 2

That Heritage Markham does not support any additional heritage protection of the building or the incorporation of the building in any development application on the property, but does recommend that the owner be required to undertake the following as a condition of development approval:

- advertise the availability of the building for relocation or salvage of building components to help reduce waste in landfill sites; and
- commemorate the building, through the provision of a standard City of Markham “Markham Remembered” plaque to be placed on the property.

File Path:

Q:\Development\Heritage\PROPERTY\HWY7\4592\HM May 13 2020.doc

4592 Highway 7



Location Map



Google Streetscape

Research Report



Bewell Bungalow

4592 Highway 7 East
c.1922

This brick bungalow is located on the west half of Markham Township Lot 11, Concession 6. This area to the east of Main Street and Bruce Creek was purchased by Francis “Frank” H. Elliott in 1913. In 1920, a large amount of the property was transferred to his son, William F. Elliott. W. F. Elliott sold off some parcels in the early 1920s, and in 1926 created Plan 2489, a small subdivision. This house was built on the one acre lot immediately to the west of the subdivision boundary, sold to Edward and Margaret Bewell in 1922. Edward Bewell (1862 – 1931), born in Greenbank Village, Reach Township, served in World War One. He was a retired farmer when he moved here. His first wife was Harriet Camplin, and his second wife was Margaret Robinson.

The bungalow’s architectural style and details, reflecting the stylistic influence of the American Arts and Crafts Movement, are typical of the 1910s – 1920s. A very similar house at 106 Main Street Unionville was constructed in 1920 according to MPAC data, which suggests that the same builder was responsible for its construction. The building type is suburban in character, with a compact form and simple plan outline. A topographical map dated 1936 illustrates a cluster of three houses in the area, one of which is believed to be this one.

Margaret Bewell sold the property to Jennie Neill in 1947. The long-time owners after that were Edward and Hazel Tucker, from 1954 to until 1973, when Cocca Construction Company Limited bought the Tucker property. The house retains most of its original detailing in spite of being

converted from residential to commercial use. The most noteworthy alteration is the painted brick, a late 20th century renovation.



**Archival photograph of 106 Main Street, Unionville, constructed c.1920.
Very similar in design to 4592 Highway 7 East.**



4480 Highway 7 East, constructed c.1925, also similar in design to 4492 Highway 7

Application for Auto Dealership



