

# John Stickley House

10536 McCowan Road,  
City of Markham, ON

Prepared for:  
**Minotar Holdings Inc.**

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Our File: '1935A'



<b>To:</b>	Clay Leibel, Minotar Holdings Inc.
<b>From:</b>	Rachel Redshaw, Heritage Planner, MHBC & Dan Currie, Managing Director of Cultural Heritage, MHBC
<b>Date:</b>	January 31, 2020
<b>File:</b>	1935-B
<b>Subject:</b>	Scoped Cultural Heritage Evaluation Report for 10536 McCowan Road, "The John Stickley House"

## Background

We understand that your proposed redevelopment of the site located at 10536 McCowan Road (Concession 6, Lot 24) involves the demolition of the existing house on-site, also known as the "John Stickley House."

The property includes a two storey house with a right wing addition, barn and silo which are vacant. There are remnants of a rear addition to the rear of the house. The property includes agricultural fields, wooded areas and open space. The house and barn are significantly setback from the McCowan Road streetscape. The driveway to the house and barn is a dirt road lined with overgrown vegetation (see Attachment 1 for Location Map).

## Policy Framework

The house located at 10536 McCowan Road is listed on the City of Markham's Register of Property of Cultural Heritage Value or Interest. In accordance with the Ontario Heritage Act, Section 27 (3), an owner of a property that is listed shall not demolish a building on the property or permit the demolition of the building unless the owner gives the council of the municipality at least 60 days, notice in writing of the owner's intention to demolish the building or to permit the demolition of the building. This notice of demolition shall be accompanied by plans and information as the council may require (Section 27 (5)).

We understand that a demolition permit application has not yet been submitted to the City of Markham's Building Department. A demolition permit application may be submitted as a form of notice to the municipality; the 60 day notice would commence from the date of submission. If the municipality issues a Notice of Intention to Designate within the 60 days, the permit will become void.

In order to evaluate whether or not the building warrants designation, which would restrict demolition, is through a Cultural Heritage Evaluation under the prescribed *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. Although building conditions and heritage integrity are not part of this regulation, they are considered in the overall evaluation as recommended in the *Ontario Heritage Toolkit*. If the building merits at least one (1) of the criteria, the building could warrant designation under Part IV of the Ontario Heritage Act.

### **Scoped Cultural Heritage Evaluation**

The prescribed *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* evaluates three (3) primary criteria including: Design/ Physical Value, Historical/ Associative Value and Contextual Value. The following is a summary of the evaluation completed on the "John Stickley House."

#### Physical/ Design Value:

The John Stickley House is a wood frame house constructed in the Gothic Revival style. It has an "L" shaped floor plan which consists of the main house, right wing addition and rear addition. The front façade of the main house displays a modest, unadorned pitched gable. There is a chimney on the end gable on the south gable of the main building and two other chimneys on the right wing additions constructed of red brick. Both the main house and addition have medium-pitched open gabled roofs. Window openings and frames are original; original wooden window frames are heavily rotted although protected from the exterior by storm windows as a result of moisture entering the interior of the house through the exposed roof and elevations.

The house is identified as Gothic Revival due to the pitched gable on the main façade of the house and symmetrical layout of the main facade, however, is not indicative of other key elements of Gothic Revival architecture such as: lancet window openings, decorative fascia or high-pitched roofs. It does not display a high degree of craftsmanship or artistic merit or technical and scientific achievement.



*Figure 1: Photograph of main façade in January, 2020 (MHBC, 2020)*

#### Historical/ Associative Value:

The property at 10536 McCowan Road is located within the eastern half of Lot 24 of Concession 6. Lot 24 was patented from the Crown to Joseph Tomlinson on October 18, 1847 which included 100 acres (LRO). In 1850, the 100 acres of land was granted from Joseph Tomlinson to George H. Summerfeldt who sold this land to his son Asa H. Summerfeldt in September of 1856 (around the same year that the George Summerfeldt Sr. House was constructed at 10411 Kennedy Road) (LRO).

A building appears on the 1860 Tremaine Map showing that the house was not constructed by John Stickley but by Asa H. Summerfeldt between 1856 and 1860. Asa H. Summerfeldt was involved in agriculture (records show he competed in local agricultural fairs). He is listed in the 1861, 1871, 1881 censuses as the innkeeper at an inn in Cashel (intersection of Elgin Mills and Kennedy Road) (Library and Archives Canada).

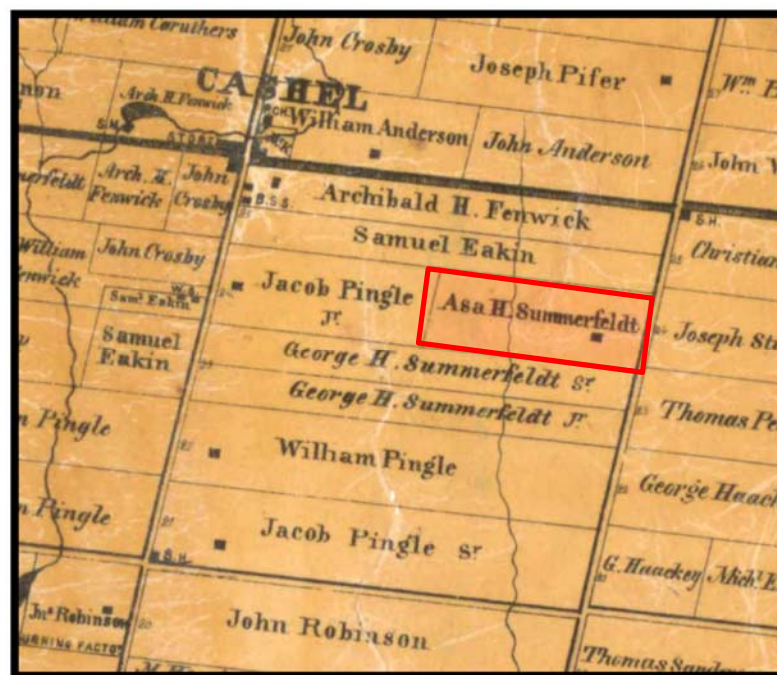


Figure 1: 1860 Tremaine Map; red box identifies property.

In 1874, the property, including the existing house, was granted to John Stickley for \$6,300 (LRO).

1770	G	22 Jan 1874	14 Feb 1874	Asa H. Summerfeldt et ux	John Stickley	\$6200.	All 100 a
1771	D.H.	23 Jan 1874	14 Feb 1874	Canada Pnt B & S Sec.	Asa H. Summerfeldt	\$4749.	All 100 a 705
2080	H	18 Feb 1875	22 Feb 1875	John Stickley et ux	John H. Byer	\$1866.	E 1/2 100 a
2965	Will	9 Sept 1874	4 Jan 1878	John Stickley	John Stickley et al		N 1/2 & S 1/2 S to P.

John Stickley was born in 1829 and married to Mary (Smith) and together they had five (5) children: Catharine, Joseph (Jr), John (Jr), William and Margaret. They also had a servant Margaret Mason (ancestry.ca). In 1874, John Stickley created a will which included the property; the following year in 1875, Mr. Stickey died at the age of 46 years old. The property was willed to his son Joseph Stickley Jr. who inherited the land at the age of 19 (LRO).





Figure 2: Photograph of Mary Smith and John Stickley (Source: Ancestry.ca)

In the 1878 Illustrated Atlas of the Township of Markham, the property appears to have an orchard to the rear of the house. The property is listed as being Joseph Stickley's (the son of John Stickley).

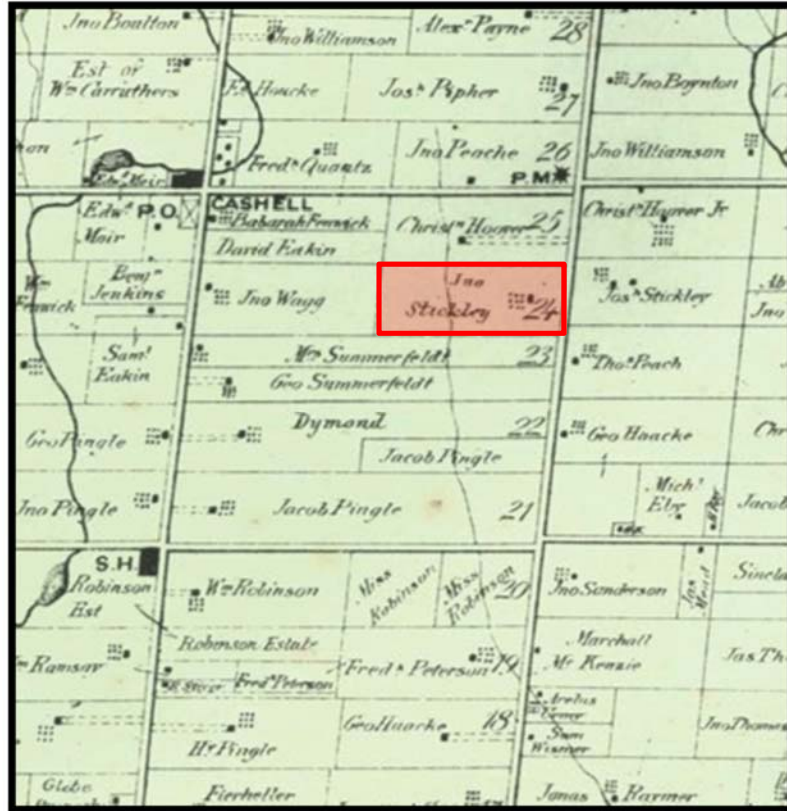


Figure 3: 1878 Illustrated Atlas of Township of Markham; red box identifies property.

The property was used for agricultural purposes (both the Summerfeldt and Stickley family were farmers in the community). The Stickley family were of German origin and are listed as farmers and part of the German United Brethren Church.

The house remained in the Stickley Family until it was rented to tenants between 1951 and 1965 to Norman R. Jarvis and Mary his wife and then granted and released to Bruce Carr and Lillian his wife, who were previously tenants, in 1956. In 1965, Bruce and Lillian Carr granted the land to Etsuko Toguri.

The property does not have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to the community. It was used as an agricultural property, which at the time of its operation was widespread throughout South-western Ontario. It does not yield information as it contributes to an understanding of a community or culture or demonstrate the work or idea of an architect, artist, building, designer, theorist who is significant to the community.

#### Contextual Value:

According to historical cartography, particular to the 1878 Illustrated Atlas, it appears that there was an orchard/ garden to the rear of the house which no longer exist. There barn on-site is of a contemporary construction and was not historically part of the original farmstead. The ceasing of agricultural practices on the property and functional, cohesive use of these buildings no longer exists.

In a 1954 aerial photograph, there was no designed treed boulevard to the house. There appears to have been a designed treed area along the north and west of the immediate land surrounding the homestead which no longer exists.



*Figure 4: 1954 aerial photograph of Markham (Courtesy of the University of Toronto); red circle indicates the subject property.*

The property is not important in defining, maintaining or supporting the character of an area. It is a historic farm property, however, the surrounding context no longer maintains this character. The property is hidden from the McCowan Road streetscape and unassuming and not a notable feature to the public realm. As a farm property that is currently vacant and surrounded by encroaching development, it is not physically, functionally, visually linked to its surroundings and is not considered a landmark.

#### **Summary of Evaluation under Ontario Regulation 9/06**

The evaluation concludes that the property located at 10536 McCowan Road is representative of Gothic Revival style, however, aside from the pitched gable and symmetrical design, there are no other features which ascertain that it is excellent representation of this style. The property is associated with Asa Summerfeldt and the Stickley Family who were both involved in farming; this was a general practice in the community in that time period. Original contextual features such as the original barn and associated outbuildings as well landscape features have since been removed.



### Building Conditions

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity* and *Physical Condition* of *properties* in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*. In this case, the tangibility and therein physical form of the building as it pertains to the house poses a predicament as it applies to designation.

A structural assessment was completed by Zaretsky Consulting Engineers Inc. on January 16, 2019 (see Attachment 2). At the time, the house was in poor condition. This report concluded the following:

*The framing (perimeter walls, floor partitions, roof) has been completely deteriorated. This house should be demolished, not renovated, as it will pose a danger to the repair crew entering the premises.*

A site visit was completed by MHBC Staff on January 21, 2020. Observations concluded that the building is in poor condition. The interior has been stripped by the former owner including copper piping, ceiling tiles, front door (etc.) and the flooring is unstable. The interior was only seen from an exterior rear door opening as it was unsafe for staff to enter. The exterior wood frame has partially collapsed in areas as well as the roof. The associated chimneys are crumbling. A former rear addition has partially collapsed and has been exposed to the elements. Photographic Documentation is included in this report (see Attachment 3) which demonstrates the degradation of the building in so much that very little of its heritage integrity remains, in addition to its lack of structural integrity.



Figures 2 & 3: (Left) Photograph of main façade in January, 2020 (Right) View of interior from rear exterior door (MHBC, 2020)



### **Conclusions**

It is concluded that the property is modestly representative of the Gothic Revival Style but in its condition, has lost the majority of its heritage integrity. There are 58 properties designated under Part IV of the Ontario Heritage Act on the Markham Register of Property of Cultural Heritage Value or Interest for being excellent examples of the Gothic Revival style and therefore, several excellent examples exist to testify of this architectural style within the community. The property does not have historical/ associative or contextual value. Based on this analysis, it is recommended that the removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest be considered.

### **MHBC**



**Rachel Redshaw, MA, HE Dipl.**

Heritage Planner

**Attachment No.1-** Location Map

**Attachment No. 2-** Structural Report by Zarentsky Engineering Inc. January 2019

**Attachment No. 3-** Photographic Documentation by MHBC in January 2020

**Attachment No. 1**