



By-law 2024-144

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“ECKARDT-SABISTON HOUSE”
5011 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 Eckardt-Sabiston House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on May 1, 2024, has caused to be served on the owners of the lands and premises at:

2415145 Ontario Inc.
90 Tiverton Court – Unit 100
Markham, Ontario
L3R 9V2

and upon the Ontario Heritage Trust, notice of intention to designate the Eckardt-Sabiston House, 5011 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:

“Eckardt-Sabiston House”
5011 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 July 17, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-144

In the City of Markham in the Regional Municipality of York, the property municipally known as 5011 Highway 7 East, Markham, Ontario, and legally described as follows:

PART LOT 10 CONCONCESSION 6 (MKM) PTS 1, 2 & 5 PL 65R8368 & PT 1 PL 65R11058; EXCEPT PTS 1,2 & 3, 65R30248; S/T R441539, R442265; S/T EASE OVER PTS 7 & 8 PL 65R11030 AS IN LT1447659. S/T EASE OVER PT 2 PL 65R24652 AS IN YR284949 CITY OF MARKHAM

PIN: 029633670

SCHEDULE 'B' TO BY-LAW 2024-144

STATEMENT OF SIGNIFICANCE

Eckardt-Sabiston House

5011 Highway 7 East
c.1891

The Eckardt-Sabiston 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 Eckardt-Sabiston House is a one-and-a-half storey converted brick dwelling located on the south side of Highway 7 East in front of a commercial strip mall, and opposite the Markville Mall. The building faces north.

Design Value and Physical Value

The Eckardt-Sabiston House has design and physical value as a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences. Over time, decorative details in the Queen Anne Revival style have been removed as the building was updated by later owners, but the essential form of the c.1891 dwelling remains intact. The cutaway porch with its wide arched openings, now converted to enclosed interior space, is an unusual feature. It reflects the Romanesque Revival style of the 1890s, common in neighbouring Toronto but rare in Markham. The T-shaped plan, multiple gables, and steep centre gable on the west side of the building indicate the influence of the Gothic Revival style.

Historical Value and Associative Value

The Eckardt-Sabiston House has historical value for its association with the prominent Eckardt Berczy family and for making legible the contribution of later generations of early European families to the agricultural development of their community. Markham Township Lot 10, Concession 6 was purchased by Philip Eckardt, one of most successful members of the original Berczy community, in 1827. He was a farmer, cattle breeder, and lumber dealer. The Eckardt family are considered the founders of Unionville. This was one of a number of properties in the vicinity acquired by Philip Eckardt to be sold to his sons for the establishment of their own farms. His son, George Eckardt, was a long-time owner of the easternmost 50 acres. In 1880, Joseph Eckardt, the youngest son of George and Isabella Eckardt, purchased the property. In 1886, the farm was enlarged with the purchase of the adjoining 50 acres of the eastern half of Lot 10. According to local tradition, the farmhouse at 5011 Highway 7 East was built by Joseph Eckardt in 1891. The former Eckardt farm was purchased in 1913 by the Sabiston family of Toronto. Robert A. Sabiston married Laura M. Eckardt, daughter of Joseph and Joanna Eckardt, and changed his occupation from a manufacturer of horse blankets to farmer. The property remained in the ownership of Eckardt-Sabiston family descendants until the mid-1980s when the property was sold for redevelopment.

Contextual Value

The Eckardt-Sabiston House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since 1891. The Eckardt-Sabiston House is one of a small number of heritage buildings that remain on Highway 7 East between Unionville and Markham Village. It is the only nineteenth century building still standing in this primarily commercial area, and as such is a visual reminder of the rural past of this part of Markham. Its position as a free-standing building adjacent to suburban commercial properties illustrates the transition of the property from rural to urban.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Eckardt-Sabiston House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences:

- Sideways T-shaped plan;
- Fieldstone foundation;
- Red-orange brick walls with projecting plinth and radiating arches over window openings;
- One-and-a-half storey height;
- Medium-pitched cross-gable roof with steep centre gable on west side;
- Kingposts with ball-shaped pendants in the front and west gables;
- Half-round headed arched openings within the front projecting bay;
- Flat-headed rectangular window openings with projecting lugsills.

Heritage attributes that convey the property's historical value for its association with the prominent Eckardt Berczy family and for the legibility it provides as to contribution of later generations of early nineteenth century families to the agricultural development of their community:

- The dwelling is a tangible reminder of the Eckardt-Sabiston family that historically resided here, and the improvements made to the property by Joseph Eckardt, grandson of Philip Eckardt, with the construction of a new farmhouse in 1891.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its original site, facing north.

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 doors and windows within old openings;
- Non-functional shutters;
- External chimney on east gable end;
- Concrete entrance ramp and porch;
- Rear frame additions.