



## BY-LAW 2012-175

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
Hiram Powers House

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WHEREAS Pursuant to Part IV of the Ontario Heritage 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;

AND WHEREAS the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

David Frieberg  
c/o First Liberty Group  
330 Highway 7, 7<sup>th</sup> Floor  
Concord, ON L4K 4M3

and upon the Ontario Heritage Trust, notice of intention to designate the Hiram Powers House, 4802 Highway 7 and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming 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:

Hiram Powers House  
4802 Highway 7  
Town 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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
12<sup>TH</sup> DAY OF SEPTEMBER, 2012.

MARTHA PETTIT  
ACTING CITY CLERK

  
FRANK SCARPITTI  
MAYOR

**SCHEDULE 'A' TO  
BY-LAW 2012-175**

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

PT LT 11, CON 6, AS IN MA109327 & R448936; MARKHAM

CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

## **SCHEDULE 'B' TO BY-LAW 2012-175**

### **STATEMENT OF SIGNIFICANCE**

#### **Hiram Powers House**

**c.1930**

**4802 Highway 7**

The Hiram Powers 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 Hiram Powers House is a one and a half storey stucco and wood shingled house on the north side of Highway 7, just east of Kennedy Road, overlooking the Rouge River valley.

#### **Historical and Associative Value**

The house at 4802 Highway 7 has historical and associative value as the former home of Hiram and Sara Powers. Hiram Powers was a local carpenter, builder and entrepreneur who worked in the Unionville area in the early decades of the 20<sup>th</sup> century. He owned a grain elevator adjacent to the railway station and worked on prominent projects such as the Crosby Arena and the dam at the mill pond. He contributed to the growth of Unionville through his subdivision in 1938 that created East Drive.

#### **Design or Physical Value**

The Hiram Powers House has design or physical value as a good, but late example of domestic architecture influenced by the Arts and Crafts Movement. Its character reflects English Arts and Crafts Movement design, expressed in the complex building outline, steep gable roof with multiple gables, shingled gable ends, stuccoed walls, grouped windows and the robust detailing of the front porch, all of which are evocative of the Tudor Revival subset of Arts and Crafts Movement domestic design.

#### **Contextual Value**

Sited on a remnant of its original property overlooking the Rouge River valley, the Powers House retains some aspects of the original site character and illustrates early 20<sup>th</sup> century development along Highway 7. Well-treed valleylands provide a green backdrop to the house.

#### **Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Hiram Powers House include:

- Irregular plan and overall form of the one and a half storey building;
- Stucco wall finish;
- Wood shingled walls and porch railing;
- Steeply-pitched gable roof with multiple gables and projecting, open eaves;
- Hip roofed front dormer with wood-shingled walls;
- Red brick fireplace chimney;
- 2 over 1 windows, singly or in groups;
- Glazed and panelled front door;
- Front porch with clipped gable roof and shed roof, supported by grouped, shaped wood columns supported on fieldstone pedestals.