



Report to: Development Services Committee

Report Date: May 8, 2012

SUBJECT: Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Hiram Powers House
4802 Highway 7

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

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

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, the Hiram Powers House – 4802 Highway 7, be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 2) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 3) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 4) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to recommend to Council that the "Hiram Powers House" be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:

The building is listed on the Town of Markham Register

The subject building is located at 4802 Highway 7, just east of historic Unionville. It is included in the Markham Register of Property of Cultural Heritage Value or Interest, but is not within the Unionville Heritage Conservation District. The Register is the Town's inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

The Hiram Powers House is a good example of an Arts and Crafts style dwelling of the early 20th century

The house at 4802 Highway 7, c.1930, 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 20th 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.

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.

The Statement of Significance is attached as Appendix 'A'.

The building has been evaluated using the Town's heritage evaluation system

The building was evaluated by Heritage Markham and staff using the Town's Heritage Building Evaluation System. The Hiram Powers House was evaluated as a Group 2 Heritage building. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Act.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (The Hiram Powers House is a good, but late example of domestic architecture influenced by the Arts and Crafts Movement);
 - Displays a high degree of craftsmanship or artistic merit (The design of the building is unique in Markham and retains most of its original character);
- The property has historical value or associative value because it:

- Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (Hiram Powers was a locally significant carpenter, builder and entrepreneur);
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community (Hiram Powers was a local builder in early 20th century Unionville and this house, as his personal residence, is a prime example of his work);
- The property has contextual value because it:
 - Is physically, functionally, visually or historically linked to its surroundings (The house is on its original site and the property retains aspects of its original site character);
 - Is a landmark (The house is a landmark building on Highway 7, just east of historic Unionville).

Heritage Markham has recommended designation

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The historical research and heritage attributes related to this heritage resource were reviewed by Heritage Markham on March 14, 2012 and the committee has recommended that the resource be designated as a property of cultural heritage value or interest (See Heritage Markham Extract, Appendix 'B').

OPTIONS/ DISCUSSION:**The preservation of the heritage resource is consistent with Town policies**

The Town of Markham Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process of an area. These policies support the preservation of heritage resources on their original site, and the integration into new development proposals. The designation of this resource will ensure that its heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's current Provincial Policy Statement which was issued under Section 3 of the Planning Act and came into effect March 2005 includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

Designation will help facilitate the integration of the resource into the planning process

Heritage designation will strengthen the Town's ability to provide for the appropriate integration of the heritage resource into any future planning proposals. It will enhance

the resource's status during changes in ownership and offer protection from potential alterations that may affect the heritage attributes and value.

The owner is aware of Heritage Markham's recommendation

After several years of vacancy and deterioration, recently the building has undergone significant restoration work in consultation with Heritage Section staff and Heritage Markham. The owner has been advised through the circulation of reports to Heritage Markham and extracts from Heritage Markham's meetings of the Town's interest in pursuing designation under Part IV of the Ontario Heritage Act.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

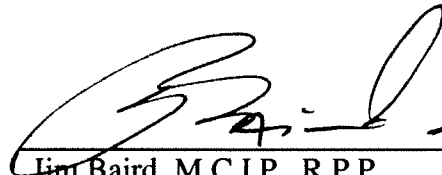
Acceptance of this recommendation to designate the property located at 4802 Highway 7 under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS

Figure 1: Owner/Agent and Location Map

Figure 2: Building Photographs

Appendix 'A': Statement of Significance/ Reasons for Designation

Appendix 'B': Heritage Markham Resolution

FIGURE 1

FILE: q:\development\heritage\property\Hwy 7\4802\DSCMay82012

OWNER: David Friedberg
c/o First Liberty Group
3300 Highway 7, 7th Floor
Concord ON L4K 4M3

AGENT: John McGovern Tel. 905-888-1277 ext.228
Rice Commercial Group Fax 905-888-1440
15 Gormley Industrial Ave. john.mcgovern@ricegroup.ca
Box 215
Gormley ON L0H 1G0

LOCATION MAP:

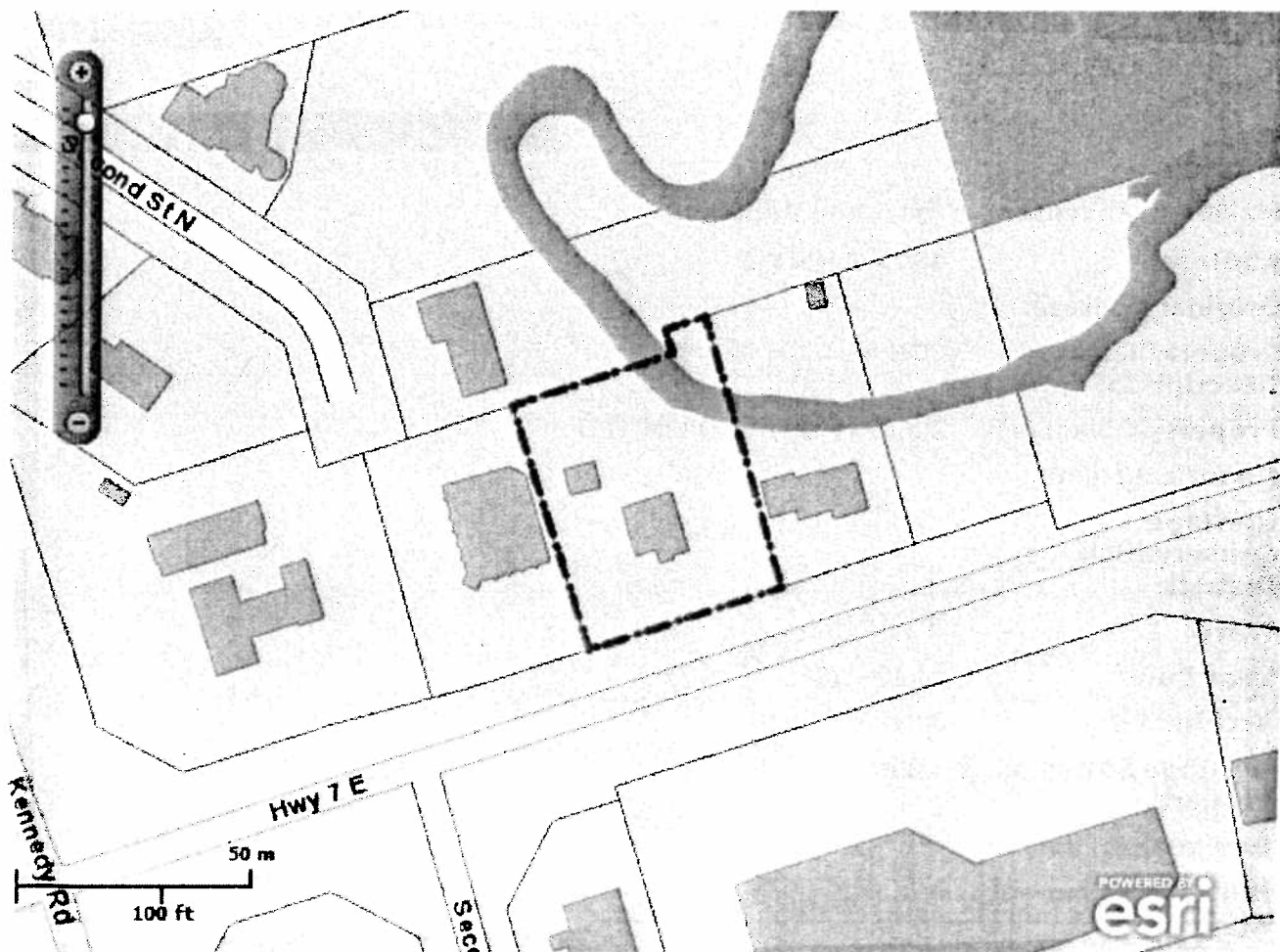


Figure 2: Photographs of the Hiram Powers House, 4802 Highway 7



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 20th 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 20th 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.

HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: March 14, 2012
TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #21 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 14, 2012

21. HERITAGE DESIGNATION
4802 HIGHWAY 7
HERITAGE DESIGNATION HIRAM POWERS HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the research report, and based on the findings of the Evaluation Sub-Committee, recommends the designation of the Hiram Powers House at 4802 Highway 7 under Part IV of the Ontario Heritage Act.

CARRIED