



BY-LAW 2010-24

A by-law to designate a property as being of
Cultural Heritage Value or Interest
The Stiver Tenant House

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 Town of Markham has caused to be served on the owners of the lands and premises at:

Michael Peters
Doreen Peters
James Michael Peters
Penelope Carol Ann Peters
5 Strandhill Road
Scarborough, ON M1J 3A8

and upon the Ontario Heritage Trust, notice of intention to designate The Stiver Tenant House, 9719 to 9721 Kennedy Road 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 TOWN 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:

The Stiver Tenant House
9719 to 9721 Kennedy Road
Town of Markham
The Regional Municipality of York

2. THAT the Town 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
9TH DAY OF MARCH, 2010.



ANDREW BROUWER
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR

**SCHEDULE ‘A’ TO
BY-LAW 2010-24**

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

Pt lot 19 con 6 (Mkm), pt 3 pl 64R5632 except pts 1, 2, 3, 4, 5, 6, 7 & 8 pl 65R27148; MARKHAM

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

STATEMENT OF SIGNIFICANCE

Stiver Tenant House c.1855

9719-9721 Kennedy Road
West Half of Lot 19, Concession 6

The Stiver Tenant 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 Stiver Tenant House is a 1 ½ storey red brick dwelling facing west, fronting onto Kennedy Road. The house is incorporated into a garden centre. To the north is another heritage building, the Henry Pingel Senior House.

Historical Value

The Stiver Tenant House is of cultural heritage value as a remnant of the agricultural community that formerly surrounded the crossroads hamlet of Colty Corners, and for its association with a prominent local Berczy settler family. In 1855, William Stiver, a school teacher who taught at the Colty Corners schoolhouse among others in Markham Township, purchased a 3 acre parcel at the south west corner of Lot 19, Concession 6. William was the son of Francis Stiver, who arrived with his parents John Nicholas Stiver and Anna Stiver in Markham Township in 1794.

William Stiver owned the property but did not reside there. Rather, as rented property, the house illustrates how some successful Markham families acquired additional properties for investment purposes and to supplement their income through earning rent, and in this way provided housing for family members or others in the community that were in need of rental accommodation.

William Stiver lived in his parent's house on Lot 20, Concession 5 for much of his teaching career, that spanned 1851-1884. The property on Lot 19, Concession 6 appears to have been purchased as a site for a home to be constructed for his sister, Ann Catharine, and her husband, Thomas Lee, who married in 1857. Thomas, an English immigrant, was a joiner by trade. The family resided there for about a decade, followed by a number of other families. One of the later tenants, Edward Kirk, eventually purchased the property from the Stiver family in 1905.

Architectural Value

The Stiver Tenant House is a well-preserved, representative example of a mid-19th century rural dwelling in red brick, laid in ornamental Flemish bond on the facade. The architecture has design value as a typical example of a vernacular building reflecting the Georgian architectural tradition and the Classic Revival style. The balanced, symmetrical arrangement of door and window openings, 6/6 sash-style windows, medium pitched gable roof with eave returns and gable-end chimneys, are characteristic of domestic construction in this area in the mid 19th century. The front doorcase, with its flat-headed transom and multi-paned sidelights, is a central feature of the façade. A small, shed-roofed porch shelters the main entrance, in place of a former full-width front veranda that is evidenced from the markings of the vanished roofline preserved on the wall surface.

Contextual Value:

The Stiver Tenant House is one of a cluster of 19th century buildings that are found in the vicinity of the historic crossroads community of Colty Corners, north of Unionville, an area that has been transformed from an agricultural landscape to its present suburban form.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the Stiver Tenant House include:

- Overall form of the building, with its rectangular plan, 3 by 2 bay arrangement of openings and one and a half storey height;
- Fieldstone foundation;
- Red brick walls with brick arches over openings;
- Medium pitched gable roof with eave returns and boxed overhanging eaves with wood soffits and bedmould;
- Single stack, gable-end red brick chimneys;
- Flat-arched 6 over 6 wood sash windows with projecting wood sills, with the windows on the ground floor noticeably larger than those on the second floor;
- Louvered, wood shutters on the front windows;
- Wood front door, with flat-headed transom light (currently boarded over) and multi-paned sidelights.