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CORPORATE SERVICES COMMISSION
Clerk's Department

RECEIVED

JUL 25 2001

**CONSERVATION REVIEW
BOARD**

July 16, 2001

The Corporation of the Town of Markham
Attention: Mr. Bob Nicholson, Capital Assets Management
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

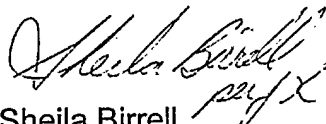
Dear Mr. Nicholson:

Re: By-Law #2001-171 – To Designate Property as being of
Historic and/or Architectural Value or Interest
The George Pingle Jr. House - 4022 Major Mackenzie Drive

This will advise that Council at its meeting held on June 26, 2001 passed By-law 2001-171, to designate "George Pingle Jr. House, 4022 Major Mackenzie Drive, as being of historic and/or architectural value or interest.

A registered copy of the by-law is attached for your information.

Yours truly,


Sheila Birrell
Town Clerk

Encl.

SB/jik

c: ✓ The Ontario Heritage Foundation
Mr. R. Hutcheson, Heritage Planner

✓ 2d.
July 27/01





2001-171

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The George Pingle Jr. 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 historic and/or architectural 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:

THE CORPORATION OF THE TOWN OF MARKHAM
101 Town Centre Boulevard
Markham, Ontario L3R 9W3
Attention: Mr. Bob Nicholson, Capital Assets Management

and upon the Ontario Heritage Foundation, notice of intention to designate The George Pingle Jr. House, located at 4022 Major Mackenzie Drive, Markham, 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;

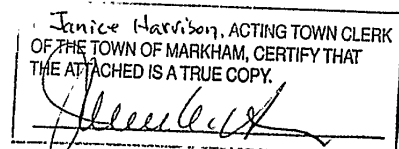
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

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 historic and/or architectural value or interest:

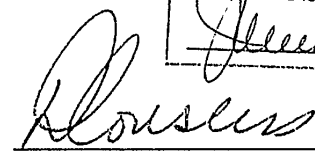
The George Pingle Jr. House
4022 Major Mackenzie Drive
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF JUNE, 2001.




SHEILA BIRRELL, TOWN CLERK


DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2001-171

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

PT. LTS 21 & 22, CON. 5
PTS 1, 3 & 4, PL 65R23342
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2001-171

STATEMENT OF REASONS FOR DESIGNATION

HISTORICAL BACKGROUND

Construction of the house at 4022 Major Mackenzie Drive (Lot 21, Concession 5) is believed to have begun c.1842 by George Pingle Jr. (1810-1877) son of George Pingle (1770-1852) one of the original Berczy settlers. The house achieved its current form c.1895-1900 through the addition of a cream coloured brick veneer and extended basement walls.

George Pingle Sr., was born in Schleswig-Holstein or Denmark in 1770 and came to North America in 1792 with his father Jochim (then 64), mother Anna Maria (then 59) and siblings John Henry, Elizabeth, Henry and Joachim Jr. Jochim drew Lot 22, Concession 6, George drew Lot 21, Concession 6 and John Henry drew Lot 22, Conc. 7. John Henry's son, Henry Pingle, who as a Sergeant in the militia led a detachment of Button's 1st York Cavalry to Detroit in August of 1812, to assist General Brock in his capture of the fort there.

In 1806, George Pingel (later Pingle) was leased 200 acres on Lot 21, Concession 5 from the Crown. The patent for the property was issued to King's College by the Crown on January 3, 1828, however it was never registered. In 1838, Kings College sold the property to George Pingle.

It is not known whether George Pingel Sr. ever lived on the property, since he is listed on the Berczy settlement report of 1798 as being on Lot 21, Concession 6, however, the c.1855 Illustrated History of York County indicates that when he and his wife came to Markham they settled on Lot 21, Concession 5. By the time of the 1851 Census, one year before his death, George Sr. was 79 years old and living with his wife Mary in a brick 1 storey dwelling on Lot 22, Concession 6.

It is most likely that the house was initially constructed in 1842, around the time of the marriage of George Pingle Jr. to Eleanor Robinson (1819-1905) who was born in England. The wide floorboards visible in the basement, supported by bark covered logs, are consistent with the type of construction used in other homes in the area of this vintage.

Together George Jr. and Eleanor Pingle had a family of seven children, three of whom died in infancy. The four surviving children were Albert R., Homer, Eleanor and Agnes. The 1851 Census lists George as a farmer, with his wife and two children in a one storey frame house. Also in the household was Elizabeth Pittch aged 19, along with John Stiver aged 24, and Robert Robinson, aged 38 who were listed as farm labourers. The Pingle family were members of the Church of England. On the adjoining property to the east resided George's elder brother John Pingle with his wife Jane (Hunter) and their six children.

By the time of the 1861 Census, George and Eleanor Pingle were living in a 1½ storey dwelling with their three children. In 1871, George and Eleanor Pingle are approaching retirement age on the property. George is still listed as a farmer and is reported to be of Danish origin. They were joined at this time by their son, Albert, daughter Agnes and a Thomas Vague, a farmer, born in England aged 51 years.

George Pingle died in 1877, and the property was sold to Jacob Stiver in the same year. Eleanor Pingle moved to Lot 11, Concession 6 to live with her son, Albert aged 31, who was a physician.

By the time of the 1881 census, the property was occupied by George Stiver, a farmer aged 37 and his wife Elizabeth (Simpson). George Stiver was the eldest son of Francis Stiver (Stoeber) (1793-1879), who as an infant arrived in Markham Berczy Settlers in 1794 with his father John Nicholas Stoeber and mother Anna.

It is believed that George and Elizabeth Stiver died childless, since in 1892 their Estate was sold by his brothers and sisters to their nephews Charles H. Stiver and Francis L. Stiver, sons of Jacob Stiver, (1831-1892), the eighth child of Francis Stiver and Elizabeth Lindsay. In 1896 Francis Stiver sold his part of the property to Charles H. Stiver.

Charles H. Stiver was born on March 27, 1869 to parents Jacob and Mary (Lownsborough) Stiver. C.H. as he was known eventually became one of the most successful members of the local business establishment in the area. He started in business by taking over the running of the general store on Main Street (186 Main Street Unionville, now demolished), from his second cousin Reuben Stiver. C.H. Stiver gradually entered into politics and gained more influence with those in power. In the late 1890's he was a member of the Markham Township Reform Association.

C.H. Stiver was also involved with the Unionville literary society, where he participated in their regular debates. They were often held in "Stiver Hall", above the general store on Main Street. In addition he was very involved in Bethesda Lutheran church.

On January 9, 1899, at a mere thirty years of age, he was appointed township clerk and treasurer of the Markham Township Council. Stiver was also involved with his brother Francis Lownsborough Stiver in the operation of the Unionville grain elevators, which he bought in the early 1900s (Dominion Coal building). The grain buying business proved to be a great success, and within a few years they had elevators at Stouffville and Aurora as well as offices at Uxbridge.

In 1907, Charles H. Stiver built his large home at 202 Main Street Unionville for his family. Unfortunately, Stiver tragically passed away at the young age of 49, after drowning in Wilcox Lake. Stiver continued to own the farm at 4022 Major MacKenzie Drive until his death, however, it is not clear as to whether he ever lived there or for how long. It is possible that he may have resided there for a brief time in the mid-1890s, before coming to Unionville, however by the 1901 Census, the house was lived in by the family of Edmund Brown who were tenants on the site.

Edmund Brown was aged 45 at the time of the 1901 Census, he was listed as a farmer, of English origin born in Ontario. He lived there with his wife Margaret (aged 29), sons George (aged 8) and Martin (aged 4) and daughter Mabel (aged 6). Also in the household was a Mr. Wyerland, aged 18 who is listed as a servant. The house at that time is listed as being of brick construction with 10 rooms. Brown was farming 194 acres of property and had four outbuildings on the site.

According to Ms. Mary (Kerr) Stiver, widow of Howard Francis Stiver, one of the sons of C.H. Stiver, the property was leased to a number of other families over the years. In about the year 1905 the home was leased to Robert Smith and his wife Sarah (Hoover). According to Town of Markham, Official Historian Lorne Smith, (a grandson of Robert and Sarah Smith), they operated a mixed general farm at the time. Robert and Sarah came to the house from Toronto with their two daughters, and two of their sons, were born on the property. The younger son was Nelson Smith, father of Lorne Smith. Nelson Smith remembered that his room included the front centre gable. The Smith family lived in the house until 1917. Lorne Smith is now the Town of Markham official Historian.

Marein Stocton Stiver (Burknolder) (1876-1965) widow of Charles Howard Stiver owned the farm from the time of the death of her husband in 1918 to 1956 when it was sold to her son, Howard Francis Stiver. At the time of their assumption of the property, Howard Francis Stiver and his wife Mary built a new brick ranch style bungalow on land located immediately to the west.

According to Mary Stiver, at the time they took over the property, they embarked on some improvements, including the laying down of a new floor surface, addition of a bathroom and improvement of the kitchen. Mrs. Stiver remembers that at that time, the house was not painted, and that the original cream coloured brick was exposed. Mrs. Stiver also remembers that the rear addition was in existence at that time. Among the tenant families that Mrs. Stiver remembers were the Hill family in the late 1950s followed by Jack Harper, the Chivas family and the Huehn family.

Howard Francis Stiver is of note for his planting of the large pine forest in the rear of the property which still exists today. He did so with the help of Lionel Dawson, a British evacuee that Howard and Mary took during the Second World War. According to Lorne Smith, Howard Stiver ran a pipe from a spring in the forest to his barns to feed and water his livestock.

In 1986, Howard Francis Stiver sold the farm to the Stollery Family (Angus Glen Developments). Howard Francis Stiver passed away in 1995. Mary Stiver continues to reside today in Markham. In 2000, the house was purchased by the Town of Markham as the site of a future recreation centre.

Historical Summary

The George Pingle Jr. House at 4022 Major MacKenzie Drive is believed to have been built c.1842 by George Pingle Jr (1810-1877) the son of George Pingle (1770-1852) who was one of the original Berczy settlers. The original house was likely a frame dwelling built in the Neo-Classical Style. In 1881, the property was acquired by George Stiver, the son of Francis Stiver (originally Stoeber) who arrived in Markham in 1794 as an infant with the original Berczy settlers. In 1892 the property was acquired by Charles H. Stiver, a leading figure in the Unionville Community and remained in the ownership of his family until 1986. It is believed that soon after the house was acquired by the Stivers, major modifications were carried out including the addition of a brick veneer and the changing of the roofline to a Gothic Revival form. Since the Stivers lived elsewhere in the community, the house at 4022 Major MacKenzie Drive was occupied for most of the 20th Century by tenant farmers, one of whom was Robert Smith, a descendant of a Berczy Settlers and the father of Town Historian Lorne Smith.

ARCHITECTURAL BACKGROUND

The house at 4022 Major Mackenzie Drive is believed to have been constructed c.1842 by George Pingle, who was the son of Berczy settlers.

Based on the design of the nearby John Henry Pingle House, built c.1830, and the visible proportions, it is believed that the original design of the house was likely a one storey, neo-classical frame house. The quality of the floorboards visible in the basement indicates that the original house was very well built.

In the late 1890s, consistent with other early Markham Township houses (e.g. The Phillips-Teasdale House), the Classic Revival Pingle house was renovated to the Gothic Revival Style. Brick was added to the exterior of an unusual cream coloured tone. It is believed that at this time the height of the roof was raised, and the foundation was extended with a layer of early concrete, in order to support the brickwork. The brickwork is remarkably similar to that seen on the Vincent Wagg House, built in 1897 located immediately to the east on the east side of Kennedy Road (now 60 Drawbridge Road in the Mattamy Subdivision).

According to a Mrs. Mary Stiver, the wife of a Howard F. Stiver, a former owner of the house, the building was painted only in the last 50 years. At the time of their acquisition of the property, the house had 1/1, wood double hung windows and gable end corbeled brick chimneys. The existing rear kitchen addition was in existence. The existing wood porch, was built c.1986 and is a close reproduction of the original, which is documented in Heritage Markham photographs dated c.1977.

Although the house has been altered in recent years, the late 19th Century form of the house is still very much discernible. The c.1897 front door is also in existence, as are the angled brick voussours over the windows and doors, the original wide plank floors.

In order to restore the house to its c.1897 appearance the following works would be required to be undertaken:

- 1) clean brickwork;
- 2) re-install, wood frame, double hung 1/1 windows
- 3) lower front porch to original height, 'eliminate ceiling (interior slope should be consistent with exterior slope);
- 4) re-install wood sill on lower, west elevation;
- 5) re-install original corralled brick chimneys on gable ends;
- 6) install a 3/8" taper sawn cedar shingle roof with a 4½" weather;
- 7) re-point veneer brickwork with brick of a lime rich mortar;
- 8) remove vinyl cladding from rear;

It is unclear how much of the original house remains. Given the sturdy construction techniques employed in those parts of the original house that are visible, it is clear that the George Pingle House was well built from the outset. Most likely the original frame walls and floors are extant beneath the brickwork. Given the height and relatively steep slope of the roof, it appears that the original roof was likely of a medium pitch with returned cornice, similar to that seen at the John Henry Pingle House at 9641 Kennedy Road. The original windows were likely 6/6 pane division, with a six panelled cross and bible door. It is unclear what the original siding would have been.

CONTEXTUAL BACKGROUND

The George Pingle House is of contextual significance for its strong association with the Berczy settlers, the founders of the Town of Markham. Given that there are so few first generation Berczy houses existing in Markham, the second generation houses such as this represent one of the most tangible links with the origins of present day Markham.

The house is part of the rural community of Colty Corners, which was focused on the schoolhouse at the intersection of Kennedy Road and Major MacKenzie Drive East.

The house is also part of an historic grouping of homes and buildings which were associated with the Stiver family in the immediate vicinity.

TERMS OF REFERENCE

The house is located on the site of a proposed Town of Markham recreation centre. Avenues for the adaptive reuse of the dwelling are being explored. Potential uses include an office, daycare facility or a senior's drop in centre. Restoration of the house to the c.1897 period would be most preferable, since a relocation to the c.1842 period would be largely conjectural.