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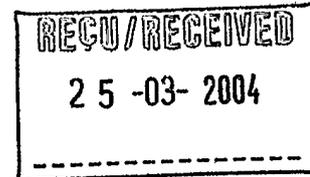
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March 23, 2004

Angus Glen Farm Limited
4495 Major MacKenzie Drive
Markham, Ontario
L6C 1K4



Dear Sirs:

Re: By-law 4-95 - Heritage Designation
The Francis Stiver House - 4075 Major MacKenzie Drive

This will advise that Council at its meeting held on January 17, 1995, passed By-law 4-95, which designated The Francis Stiver House - 4075 Major MacKenzie Drive, as being of historic and/or architectural value or interest.

The reason for the delay in the registration of this by-law was the requirement that a plan of subdivision must be approved for the immediate area that would establish the correct property description for the heritage property. This has now been finalized, and a copy of the by-law with the pertinent registration data is attached for your information.

If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,


Sheila Birrell
Town Clerk

Encls.

c: Ontario Heritage Foundation
Mr. R. Hutcheson, Manager, Heritage Planning

11/05/04
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4-95

A by-law to designate a certain
property as being of Historic
and/or Architectural value or interest

WHEREAS Section 29, Subsection 6 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990 authorizes the Council of a municipality 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 as outlined hereunder:

Angus Glen Farm Limited
4495 Major MacKenzie Road
Markham, Ontario, L6C 1K4

and upon the Ontario Heritage Foundation, notice of intention to designate The Francis Stiver House, 4075 Major MacKenzie Drive, Markham and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

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, being The Francis Stiver House, municipally known as 4075 Major MacKenzie Drive, Markham, more particularly described as outlined in Schedule 'A' hereto attached is hereby designated as being of historic and/or architectural value or interest;
2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described herein in the Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
17TH DAY OF JANUARY, 1995.

"Bob Panizza"

BOB PANIZZA, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A'

DESCRIPTION OF LAND
THE FRANCIS STIVER HOUSE
4075 MAJOR MACKENZIE DRIVE
MARKHAM, ONTARIO

Part of Lots 19 and 20, Concession 5, designated as Part 9, Plan 65R-17399, save and except Part 2, Plan D923, Town of Markham, Regional Municipality of York



SCHEDULE 'B'

STATEMENT OF REASONS FOR DESIGNATION

STATEMENT OF REASONS FOR DESIGNATION

The Francis Stiver House is recommended for designation under Part IV of the Ontario Heritage Act because of its architectural and historical significance.

Architectural Reasons

The Francis Stiver House provides an excellent example of Classic Revival cottage, constructed of semi-dressed fieldstones. The original portion is rectangular in plan, 1½ storeys in height and a relatively rare example of a 5-bay front. The roof is a low pitch gable with returned eaves and a narrow moulded frieze.

The rectangular entrance is centrally located on the north facade, flanked by two rectangular windows on either side. The wooden door is panelled. The sidelights are partial with wooden panels below and a flat transom above. The sidelights and transom have fine geometric tracery forming alternating horizontal and vertical rows of narrow rectangles. A stone patio which spans the eastern 2/3 of the front facade has replaced the original stairway of seven steps which led to the main entrance.

The main floor windows on all facades are rectangular, double hung sashes with 6/6 pane division. They have plain wood trim and lug sills. Two windows are symmetrically located on the main floor of the east and west sides of the home. Only one main floor window remains visible on the rear or south facade.

Second floor windows appear under the gables on the east and west facades. Two windows appear under each gable. Also rectangular double hung sashes with 6/6 pane division, the second floor windows are proportionally smaller and placed more closely together than the main floor windows below them.

Three flush gabled dormers appear on the rear facade of the original structure. Clad in wooden clapboard siding, each contains a rectangular double hung sash window with 6/6 pane division.

The original Francis Stiver House is elaborately decorated with buff brick detailing. All openings have radiating voussoirs and quoined, full-length labels. All four corners of the original structure are also quoined in buff brick.

There are two interior chimneys located centrally at the east and west ends of the original structure. Constructed of buff brick, the chimneys were originally plain but now have a corbelled detail at the top.

Circa 1960, an extremely complimentary addition was made to the home. A second stone house, similar in proportion and architectural detailing to the original, was constructed to the south and joined to the original structure by means of a one-storey breezeway, also constructed in stone. The roof of the breezeway extends on the west side to incorporate a full-length verandah which shelters a central entrance on the breezeway as well as the principal entrance to the residence, now located on the north face of the rear addition. Original architectural details repeated on the addition include the rectangular openings, 6/6 windows, low pitch gable roof with returned eaves and brick detailing.

Over a period of time, further additions, clad in wood and compatible to the original, have been made to the east. The resulting plan of the residence is now irregular.

Historical Reasons

In 1803, Peter (Stoeber) Stiver received the original Crown grant for Lot 20, Concession 5. In 1835, Peter sold the west half lot to his younger brother, Francis Stiver who built this stone home in 1852.

The Stivers were among the Berczy Settlers who emigrated from Germany in 1792 and arrived in Markham Township in 1794. Johan Nicholas Stiver (1743-1831) left Germany with his wife Anna (1749-1825), two daughters Mary and Hannah and their first two sons Peter and Henry. Francis Stiver was born, in 1793, in the United States, before the family arrived in Markham.

Francis Stiver (1793-1879) married Elizabeth (Betsy) Lindsay (1802-1872) and together they had 14 children. The family was Lutheran in faith.

On May 30, 1879, Francis Stiver died and left everything to his son Jacob. Jacob Stiver died intestate in 1892 and Jacob's sons Charles Howard and Francis L. Stiver eventually gained title to the property. The Stiver family retained ownership until the 1950s.

The Stiver family has been very prominent in the local history of Markham and surrounding area. Francis' oldest son, William, was a renowned teacher throughout Markham Township whose career in education spanned the years 1851 to 1884. The Stiver Brothers, dealers in feed, grain, coal, seed and oil, was founded about 1913 by Francis Stiver's grandsons Charles Howard and Francis L. Stiver. With offices in Aurora, Stouffville and Unionville, the mill buildings still stand today and the Stouffville and Unionville operations were active as late as 1967.

