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November 5, 2012

John McGovern
Rice Commercial Group
15 Gormley Industrial Ave.
Box 215
Gormley, ON L0H 1G0

Dear John McGovern,

Re: By-law 2012-175 - To designate certain property as being of cultural heritage value or interest (Hiram Powers House – 4802 Highway 7)

This will advise that Council at its meeting held on September 12, 2012, passed By-law 2012-175, which designated the "Hiram Powers House", 4802 Highway 7, as being of cultural heritage value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martha Pettit'.

Martha Pettit
Acting City Clerk

Encl.

cc: The Ontario Heritage Trust
R. Hutcheson, Manager, Heritage Planning



BY-LAW 2012-175

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Hiram Powers 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 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, 7th 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
12TH DAY OF SEPTEMBER, 2012.

A handwritten signature in black ink, appearing to read 'Martha Pettit'.

MARTHA PETTIT
ACTING CITY CLERK

A handwritten signature in black ink, appearing to read 'Frank Scarpitti'.

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 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.