



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



# Planning and Urban Design

May 8, 2024

2415145 Ontario Inc.  
90 Tiverton Court – Unit 100  
Markham, Ontario  
L3R 9V2

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, ECKARDT-SABISTON HOUSE, 5011 HIGHWAY 7 EAST**

To whom it may concern:

This will confirm that at a meeting held on May 1, 2024, Markham Council adopted the following resolution:

**That Council state its intention to designate 5011 Highway 7 East under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance**

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (May 8, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at [emanning@markham.ca](mailto:emanning@markham.ca)

Kimberley Kitteringham  
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

RECEIVED  
MAY 13 2024  
Ontario Heritage Trust

## STATEMENT OF SIGNIFICANCE

### Eckardt-Sabiston House

5011 Highway 7 East  
c.1891

The Eckardt-Sabiston House is recommended for designation under Part IV, Section 29 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 Eckardt-Sabiston House is a one-and-a-half storey converted brick dwelling located on the south side of Highway 7 East in front of a commercial strip mall, and opposite the Markville Mall. The building faces north.

#### **Design Value and Physical Value**

The Eckardt-Sabiston House has design and physical value as a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences. Over time, decorative details in the Queen Anne Revival style have been removed as the building was updated by later owners, but the essential form of the c.1891 dwelling remains intact. The cutaway porch with its wide arched openings, now converted to enclosed interior space, is an unusual feature. It reflects the Romanesque Revival style of the 1890s, common in neighbouring Toronto but rare in Markham. The T-shaped plan, multiple gables, and steep centre gable on the west side of the building indicate the influence of the Gothic Revival style.

#### **Historical Value and Associative Value**

The Eckardt-Sabiston House has historical value for its association with the prominent Eckardt Berczy family and for making legible the contribution of later generations of early European families to the agricultural development of their community. Markham Township Lot 10, Concession 6 was purchased by Philip Eckardt, one of most successful members of the original Berczy community, in 1827. He was a farmer, cattle breeder, and lumber dealer. The Eckardt family are considered the founders of Unionville. This was one of a number of properties in the vicinity acquired by Philip Eckardt to be sold to his sons for the establishment of their own farms. His son, George Eckardt, was a long-time owner of the easternmost 50 acres. In 1880, Joseph Eckardt, the youngest son of George and Isabella Eckardt, purchased the property. In 1886, the farm was enlarged with the purchase of the adjoining 50 acres of the eastern half of Lot 10. According to local tradition, the farmhouse at 5011 Highway 7 East was built by Joseph Eckardt in 1891. The former Eckardt farm was purchased in 1913 by the Sabiston family of Toronto. Robert A. Sabiston married Laura M. Eckardt, daughter of Joseph and Joanna Eckardt, and changed his occupation from a manufacturer of horse blankets to farmer. The property remained in the ownership of Eckardt-Sabiston family descendants until the mid-1980s when the property was sold for redevelopment.

### **Contextual Value**

The Eckardt-Sabiston House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since 1891. The Eckardt-Sabiston House is one of a small number of heritage buildings that remain on Highway 7 East between Unionville and Markham Village. It is the only nineteenth century building still standing in this primarily commercial area, and as such is a visual reminder of the rural past of this part of Markham. Its position as a free-standing building adjacent to suburban commercial properties illustrates the transition of the property from rural to urban.

### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Eckardt-Sabiston House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

*Heritage attributes that convey the property's design value or physical value as a locally unique example of a late nineteenth century vernacular farmhouse designed with a blend of stylistic influences:*

- Sideways T-shaped plan;
- Fieldstone foundation;
- Red-orange brick walls with projecting plinth and radiating arches over window openings;
- One-and-a-half storey height;
- Medium-pitched cross-gable roof with steep centre gable on west side;
- Kingposts with ball-shaped pendants in the front and west gables;
- Half-round headed arched openings within the front projecting bay;
- Flat-headed rectangular window openings with projecting lugsills.

*Heritage attributes that convey the property's historical for its association with the prominent Eckardt Berczy family and for the legibility it provides as to contribution of later generations of early nineteenth century families to the agricultural development of their community:*

- The dwelling is a tangible reminder of the Eckardt-Sabiston family that historically resided here, and the improvements made to the property by Joseph Eckardt, grandson of Philip Eckardt, with the construction of a new farmhouse in 1891.

*Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:*

- The location of the building on its original site, facing north.

*Attributes of the property that are not considered to be of cultural heritage value or are otherwise not included in the Statement of Significance:*

- Modern doors and windows within old openings;
- Non-functional shutters;
- External chimney on east gable end;
- Concrete entrance ramp and porch;
- Rear frame additions.