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PART E

APPENDICES

APPENDIX 'A'

Design Features Associated With Architectural Styles And Types In Unionville

Building Styles

The District's buildings predominately show stylistic influences from the latter half of the nineteenth century. Gothic Revival, Italianate, Queen Anne and Second Empire styles from this period are well represented. Earlier Georgian/Neo-Classical and Regency characteristics are seen in the oldest buildings along Main Street north of Victoria Avenue and in the form of some later Victorian houses.

Early twentieth century (Post-Victorian) styles are concentrated south of Eckardt Avenue. The American Four Square house (e.g. 14 Pavilion Street), Arts and Crafts bungalows (e.g. 106 Main Street) and Colonial Revival houses and outbuildings (e.g. 12 Pavilion Street) are found in the District's south end. Later twentieth century construction is scattered throughout District.

Two conclusions can be made about the District's building styles:

1. The age of buildings and evolution of styles follow the village's development in a southerly direction: the older buildings and styles being located north of Victoria Avenue, later Victorian styles being predominant through to Eckardt Avenue and Post-Victorian styles being concentrated at the south end.
2. Localised building conditions in the nineteenth century and the evolution of buildings over time have produced vernacular interpretations of then popular styles.

A detailed analysis of each of these styles from the Unionville context is outlined in the following pages:

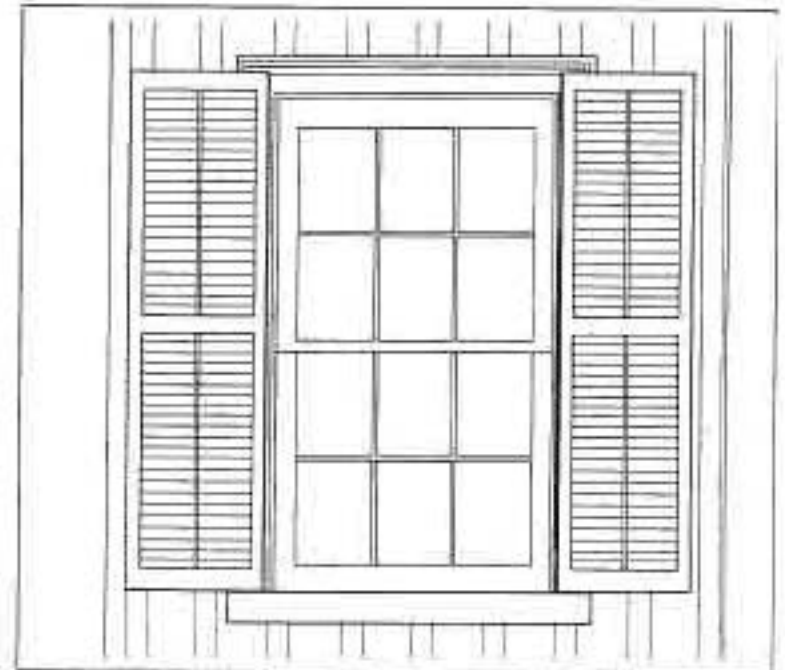


The Eakin House and Unionville Jail, 145 Main Street Unionville:

GEORGIAN (1790 - 1875)

The Georgian Style was named for the first four King Georges, whose reigns -1714-1830 - coincided with the style's major period of popularity in England. The style is derived from Andrea Palladio, whose works were republished in London during the reign of George II and gained immediate popularity in Britain and its colonies. Often considered a plain style, its greatest attribute is a well proportioned design. All Georgian style buildings have balanced facades with 3-5 bays (openings) and centre doors. These openings are always rectangular and windows have small-paned lights. A feature of the Georgian style is the medium pitched roof.

In Unionville, the pure Georgian style is relatively rare. The most significant example is the former village jail at 145 Main Street Unionville, built c. 1845. As a result of its simplicity and efficient use of internal space, the symmetrical proportions of the Georgian Style was widely used in the workers cottages of the village.



Georgian Window 145 Main St. Unionville

The Georgian Style in Unionville



Georgian board and batten cottage, 193 Main Street



Georgian 5 bay facade "The Mill Cottage", 210 Main Street (Demolished)



Georgian cottage, 145 Main Street



Late Georgian, 2 storey house with symmetrical bays, 198 Main Street



The Phillip Eckart House, 206 Main Street Unionville

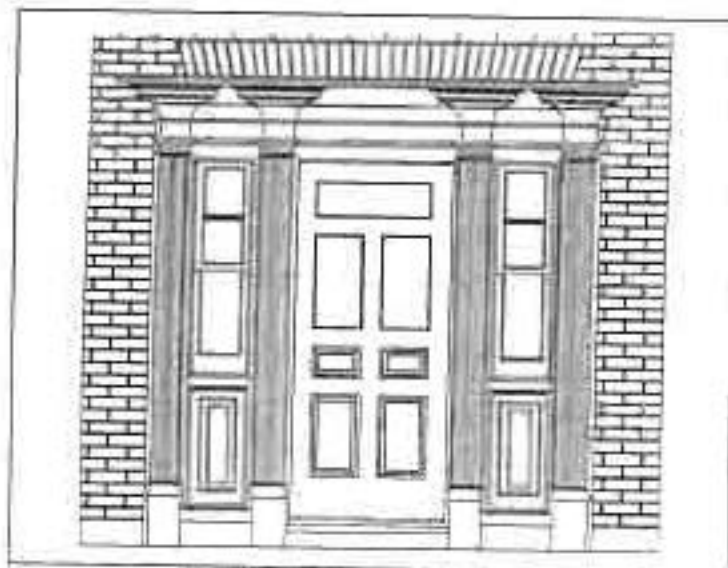
REGENCY COTTAGE (1810 - 1840)

Unionville Heritage Conservation District Plan

The Regency Style began in England in 1815, when the Prince Regent engaged the architect John Nash to redesign the Royal Pavilion at Brighton based on the exotic temples of the east. The style was brought to Canada several years later by soldiers who had served in the British Army and wished to recall the building styles they had encountered in the places where they served.

Typical features of the style included the shallow pitched hipped roof; elaborate central doorway with sidelights and transom; long verandas with trellis-like supports; and generous floor-to-ceiling windows or French doors, typically divided by thin glazing bars into a variety of rectangular panes.

In Unionville a classic example of the Regency Cottage Style is found in the c.1825, Philip Eckardt House at 206 Main Street Unionville. Other homes, such as the William Eckardt house at 124 Main Street Unionville incorporate Regency features within the Ontario Farmhouse form.



Doorway, Philip Eckardt House 206 Main St. Unionville

The Regency Style in Unionville



Regency cottage, 206 Main Street



Regency workers cottage, 152 Main Street (Demolished)



Regency entranceway, 206 Main Street



House with Regency front windows and doorway, 124 Main Street



The Salem Eckardt (Varley-McKay) House, 197 Main Street Unionville

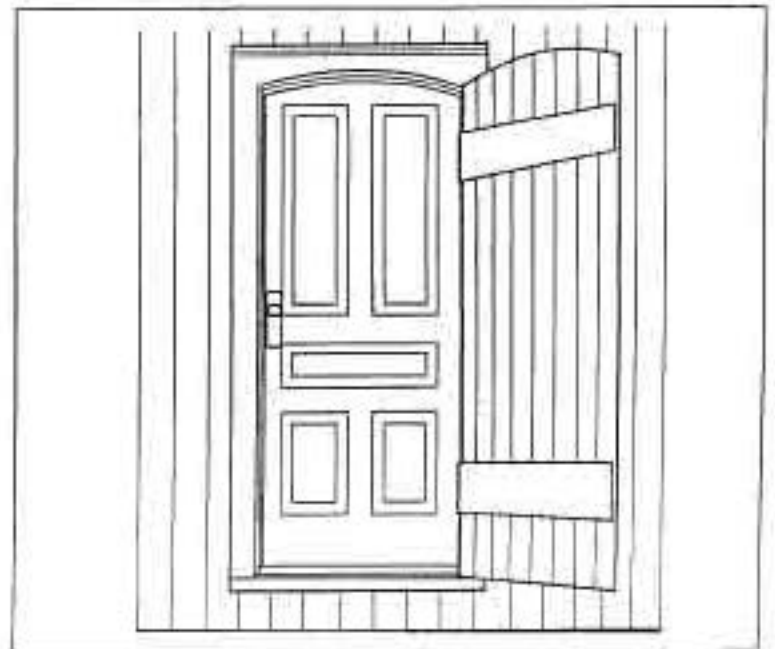
UNIONVILLE VERNACULAR (1790 - 1920)

Unionville Heritage Conservation District Plan

The term Unionville Vernacular is used to describe those regionally distinct buildings which are of no one particular architectural style, but resulted from a series of locally specific cultural and economic factors that existed in Unionville during its early history.

A significant influence was the largely German ethnic makeup of the community, whose culture and building traditions left a strong impact on the architecture of Unionville. Another was the Unionville Planing Mill. Located in the heart of the community, this was the primary source of building products for the village, and resulted in the prevalence of wood frame buildings and architectural ornament such as "Gingerbread" that characterise the village today.

Unionville has a number of significant vernacular structures, the most prominent of which is the c.1835, Salem Eckardt House at 197 Main Street Unionville, with its rare tassel droop vergeboard.



Vernacular Doorway 118 Main Street Unionville

Unionville Vernacular Dwellings



Vernacular with Classic Revival influences, 128 Main Street



Vernacular with Gothic Revival influences, 209 Main Street



Vernacular cottage with Georgian Influences, 187 Main Street



Vernacular workers cottage, 27 Victoria Avenue



The Miller House, 4 Station Lane

GOTHIC REVIVAL (1830 - 1890)

Unionville Heritage Conservation District Plan

The Gothic Revival Style began in England in 1749 when Sir Horace Walpole began to remodel his country house in the Medieval style. Over the next 150 years the style became widely popular and is today probably the most widely recognised of the styles of the Victorian era.

The Gothic Revival reflects a rekindling of interest in the building forms and styles of the various periods of English Gothic, Medieval and Elizabethan Architecture. Typical features of the style include steeply pitched roofs, pointed arched windows, decorative siding and brickwork, bargeboards and finials. In Ontario, the style was most frequently used in churches and centre-gable farmhouses.

In Unionville there are a number of significant examples of the Gothic Revival style. These include the James Eckardt House at 137 Main St, Central United Church and E.J. Lennox' renowned Congregational Church at 150 Main Street.



Gothic Pointed Window 154 Main Street Unionville

The Gothic Revival Style in Unionville



Gothic Revival house with picturesque influences, 137 Main Street



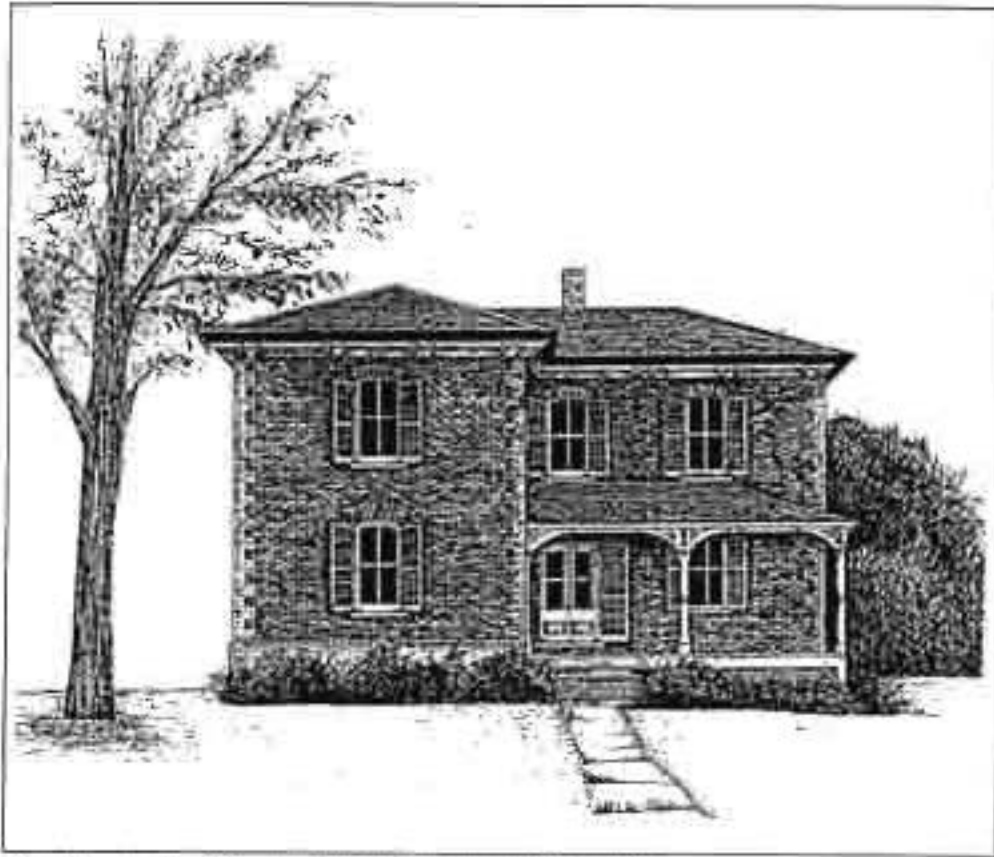
Gothic Revival cottage with multi-chromatic brick, 33 Union Street



Gothic Revival L-shaped house with bay window, 147 Main Street



Gothic Revival vertical wood cottage, 136 Main Street



The Harrington House, 141 Main Street Unionville

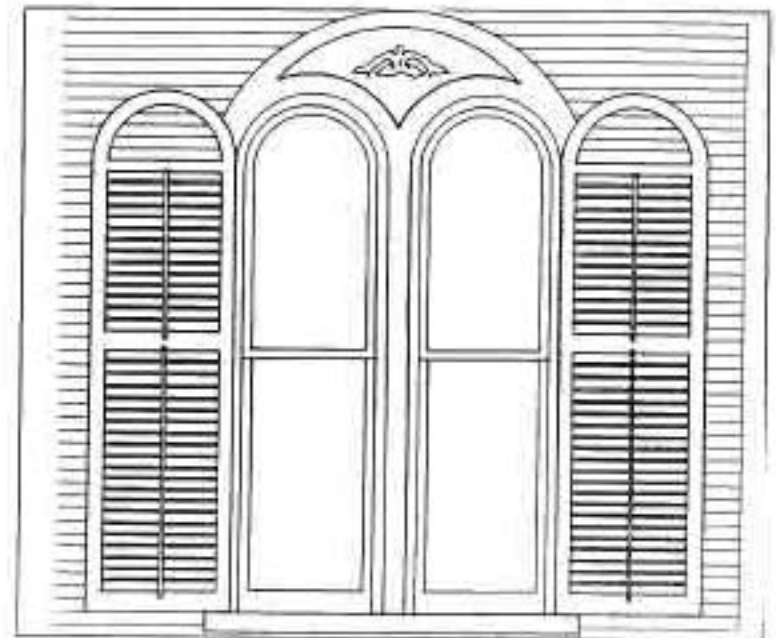
ITALIANATE (1840 - 1890)

Unionville Heritage Conservation District Plan

The Italianate Style began in England in the early 1800s as a revival of dignified architectural forms of the Italian Renaissance, and specifically of the Italian country villas of that period. The style was established as a middle ground between the rigid Georgian and Neo-Classical and the high gables and gingerbread of the Gothic Revival.

Typical features of the style include the prolific use of brackets under the eaves; low-pitched, hipped roofs; contrasting materials; repetition of decoration and round headed windows. Variations of the style include such features as towers, belvederes, and flat roofs.

In Unionville, examples of the Italianate Style include the L-shaped Harrington House at 141 Main Street Unionville, and the flat-roofed 237 Main Street Unionville. One of the most unusual examples of the style was R. Stiver's turreted Italian villa which stood at 127 Main Street Unionville until it burned in 1924.



Italianate Window 121 Main Street Unionville

The Italianate Style in Unionville



Italianate Villa in wood and stucco, 127 Main Street (Demolished)



Italianate L-shaped house, 126 Main Street



Italianate cross-gable house, 121 Main Street



Italianate house, with multi-chromatic brick and brackets, 141 Main Street



The E. Summerfeldt House, 123 Main Street Unionville

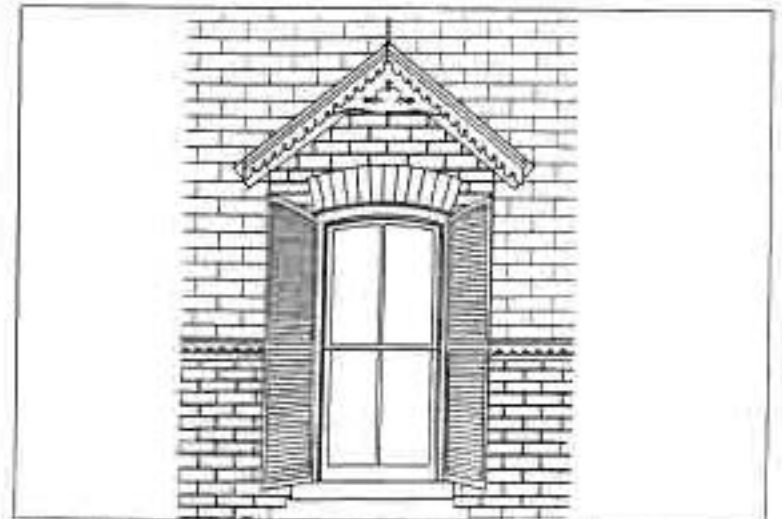
SECOND EMPIRE (1860 - 1900)

Unionville Heritage Conservation District Plan

The Second Empire Style is derived from the official style in France and its colonies during the reign of Napoleon III. The most prominent feature of this architectural style is the mansard roof, developed by 18th century French architect, François Mansard. Other features include a frequent use of bay windows, iron cresting and round headed windows.

Most of the residential buildings tend to be square, sometimes with a projecting wing. A variety of decorative elements are also used in Second Empire buildings, including bell cast verandas, brackets, and repetition of ornate details.

The Second Empire Style was particularly popular for use in hotels of the period since it permitted the use of a full upper storey of attic space. This was not lost on the proprietors of the Queen's Hotel at 174 Main Street Unionville, who were able to utilise all three floors of space for clientele. Other examples in Unionville include the wood frame E. Summerfeldt House at 123 Main Street Unionville and the red brick Pringle House at 117 Main Street Unionville.



Second Empire Window & Trim, 117 Main Street

The Second Empire Style in Unionville



Second Empire house with clapboard and decorative shingles, 192 Main Street



Second Empire in brick with bay window, 117 Main Street



Second Empire, vertical wood house, 123 Main Street



The Queen's Hotel, an example of the Second Empire style, 174-78 Main Street



The Herbert Eckardt House, 108 Main Street Unionville

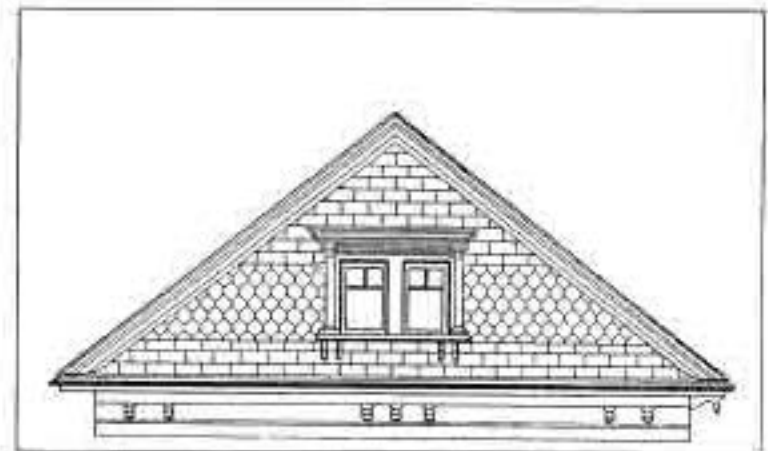
The Queen Anne Style was established by a group of British architects led by Richard Norman Shaw in the late 1800s, who were inspired by the English architecture of the late Medieval and early Renaissance periods. Although named for Queen Anne, who reigned from 1702 to 1714, the style has little to do with buildings of that period, apart from the extensive use of brick.

The style is characteristic of the late Victorian age, when, the fashion for variety, asymmetry and complexity emerged in all aspects of life. Typical features of the style are the asymmetrical composition of towers, bays, tall chimneys, windows of varying sizes and shapes, and decorative works in brick, wood, shingle and tile.

In Unionville the best example of the style is the landmark Herbert Eckardt home at 108 Main Street Unionville. A variant of Queen Anne, sometimes referred to as the "Stick Style", is also visible in Unionville. These homes were built almost exclusively of wood, and are distinguished by extensive wood decoration. Significant examples include 114 and 117, and 201 Main Street Unionville.

QUEEN ANNE (1880 - 1910)

Unionville Heritage Conservation District Plan



Queen Anne Gable 130 Main Street Unionville

The Queen Anne Style in Unionville



Queen Anne style house in vertical wood with shingles, 114 Main Street



Queen Anne brick cottage, 268 Main Street



Queen Anne, gambrel roofed cottage, 17 Pavilion Street



Queen Anne house with vertical wood siding, 107 Main Street



The C.E. Stiver House, 14 Pavillion Street

EDWARDIAN CLASSICISM (1900 - 1930)

Unionville Heritage Conservation District Plan

The Edwardian Classicism Style developed as a reaction to the increasingly complex architectural styles of the late Victorian era. The simple but formal composition of the Edwardian Home, with an emphasis on classical motifs, was indicative of the direction that architecture was to take in the twentieth century.

Features of the style included balanced facades, simplified, gable and pyramidal roofs, large dormers, classical ornamentation and heavy columned verandas with classical columns and brick piers.

In residential architecture, the most recognized example of the Edwardian Classicism Style was the large, box-like house known as the "Four Square". In Unionville a number of examples of this type exist such as 7, 9 and 15 Eckardt Avenue and 4, 7, 10, 11 and 14 Pavillion Street. A significant example of Edwardian commercial architecture was the now demolished Brown's Bank at 158 Main Street Unionville.



Typical Edwardian Dormer, 14 Pavillion Street

The Edwardian Classicism Style in Unionville



Edwardian house clad with horizontal wood siding, 11 Pavillion Street



Edwardian House, 4 Pavillion Street



Edwardian house with wrap-around veranda, 202 Main Street



Edwardian Classicism house, 14 Pavillion Street

Architectural Style Variations in Unionville



Italianate Villa with late Victorian eclectic influences, 249 Main Street



Vernacular influenced, Classic Revival house, 109 Main Street



Picturesque late Victorian L-Shape with Queen Anne influence, 11 Euclid St.



Edwardian bungalow with Arts and Crafts influence, 11 Eckardt Avenue

Building Types

The predominant building type in the District is residential; which frequently occurs as single detached dwellings in a variety of historic and modern styles. A number of other building types also exist. The most visible of these include religious buildings, barns, commercial buildings, hotels, industrial buildings and the railway station. Together, these buildings comprise an impressive collection of nineteenth and early twentieth century structures. A detailed analysis of each of these types from the Unionville context is outlined in the following pages:



Central United Church, 131 Main Street Unionville

RELIGIOUS BUILDINGS

Unionville Heritage Conservation District Plan

At its peak in the late 19th and early 20th Centuries, the Village of Unionville was home to five major religious denominations, the Anglicans, Lutherans, Methodist or United, Congregationalist and Presbyterians.

The story of religious architecture in Unionville has its beginnings to the north of the present village at the junction of 16th Avenue and Kennedy Road, near the pioneer Lutheran and Anglican Cemeteries that exist today. There in 1794, members of the largely German community established St. Philip's Lutheran Church. Some years later, in 1839 another church was erected in the vicinity of the Anglican Church. The Anglicans adopted the St. Philip's name while the Lutheran church was renamed Bethesda.

Over time, the centre of Unionville moved south to the Union Mills at Main and Carlton Streets and, in 1910 and 1913, respectively, both the Lutherans and Anglicans relocated their congregations and churches to the centre of the village. As a result, the two oldest church buildings in the village, originally Gothic Revival, are today a blend of early 19th and early 20th century features and styles.

The third major congregation in Unionville were the Primitive Methodists, later United, who built the attractive Gothic Revival Central Methodist Church in red and buff brick at 131 Main Street.

The Congregationalists had a relatively brief existence, yet they contributed two significant buildings to the village. The first was a Georgian frame building at 149 Main Street. Later, in 1880 this was rented to the Presbyterians while the Congregationalists moved to the fine brick church at 150 Main Street Unionville, designed by E.J. Lennox, the architect of Toronto Old City Hall and Queens Park. The Congregationalists left in the 1890s and the building is now the Unionville Veterans Hall.



The Toronto and Nipissing Railway Station at Unionville, 7 Station Lane

The Unionville Railway Station, erected in 1871, represents one of the few remaining 19th century train stations of rural Ontario. The line, built by the Toronto and Nipissing Railway Company, was a narrow gauge 3'6" laid with 40 pound rails. Although originally intended to by-pass the village, it came through Unionville mainly due to the lobbying efforts of H.P. Crosby, owner of the Union Mills. The coming of the railway ensured Unionville's long term survival, while other villages without connections, such as Hagerman's Corners and Buttonville stagnated and declined.

During its heyday in the late 19th and early 20th centuries, the railway station was the focal point of the community. It was from here that grain went to market, and Unionville residents had access to such destinations as the High School in Markham Village and points across the country on the Grand Trunk Railway system.

The station is a typical example of the modest rural stations of the smaller railway companies, built during the mid- 19th Century. The structure is a one-storey frame building covered by a gable roof. Although the design of the station is not ornate, it is its very simplicity and functionality which contribute to its appeal. Its most prominent feature is the roof overhanging the train platform on the southern side of the building supported by eight simple brackets set at 45 degrees. The exterior walls are covered in vertical board and batten with a single row of horizontal planks finishing the base.

In 1989, the station was restored to its original condition. Although not in railway service today, the station, now a community centre, retains its traditional role as a landmark of the community.

RAILWAY STATION

Unionville Heritage Conservation District Plan



The Abraham Summerfeldt Store, 182 Main Street Unionville

COMMERCIAL BUILDINGS

Unionville Heritage Conservation District Plan

Main street commercial structures, more than any other building type, provide a remarkable record of the economic fortunes of a community.

This is certainly evident in Unionville which reached the peak of its prosperity, from the various milling operations, during the third quarter of the 19th Century. As a result, it is from this period that a majority of the commercial buildings in Unionville were built. Many of these are preserved today as a remarkable collection of wood frame, front gabled structures with attractive 19th century shopfronts.

A typical example of commercial architecture in Unionville is the Abraham Summerfeldt Store, c.1850. This two-storey, wooden frame mercantile store, clad in board and batten, is long and narrow in appearance and includes such features as paired 2/2 windows on the second floor; a detailed entablature over the shop front, with traditional signage on the fascia. Also visible are ornate pilasters at the corners of shop front level of the building; tall shop windows divided into quartered panels; wooden panel boards beneath the window; traditional recessed entrance and a transom over the door.

Examples of similar stores include the Braithwaite-Trunk Store at 154 Main Street Unionville, Devlin's Harness Shop at 177 Main Street Unionville and Perkins Hardware at 159 Main Street Unionville. The Sovereign Bank, at 186 Main Street Unionville, which was demolished in the 1960s was also of this style. A variation on this shopfront is the "boomtown front" seen on both 192 and 156 Main Street.

A unique feature of Unionville's commercial architecture was the Unionville Bank at 158 Main Street Unionville, built c.1920. This fine example of Beaux Arts Classical Architecture provided an interesting contrast to the Main Street before its demolition in the 1980s.

Historic Commercial Architecture in Unionville



Vernacular gable-end commercial building, 154 Main Street Unionville



Typical Unionville storefront with recessed entrance, 156 Main Street



Storefront of former Unionville hardware store, 159 Main Street



Residence with commercial section at left, 161 Main Street



James Eckardt Gambrel Barn, 24 Maple Lane

Since it was a rural village until relatively recent times, Unionville retains a considerable collection of urban barns and outbuildings among its heritage resources. These buildings are typically plain, wood framed and purely vernacular, yet their presence adds significant contextual value to the village.

The best example of this type of structure is the substantial gambrel barn at 24 Maple Lane. This timber frame barn is clad in barn-board, with a stone foundation and is the last of the many full size farm barns that once existed in the vicinity of Unionville. The structure is a remnant of the days when Maple Lane was a farm lane, and the house and barn formed the James Eckardt farmstead. Other features of the farm environment include the diagonal cross fencing, and earthen ramp.

A variety of other wood frame outbuildings exist in other parts of Unionville. Many of these were all purpose drive-sheds or garages. Some, however were built for a particular purpose, and may have housed a rural industry. One such example of this type of structure is the urban barn at 31 Victoria Avenue, which served as a bakery for the village.

Other significant urban barns include the vertical wood structure at 17 Euclid Street, and the board and batten drive-shed at 19 Victoria Avenue. In some instances, features of the historic urban barns have been translated into new urban barn structures.

Typical features of the historic urban barns include vertical wood or board and batten cladding, hipped or gambrel roofs, vertical or diagonal tongue and groove doors with either a swing or slide opening mechanism and multi-pane windows, the majority of which are of the 2/2 variety

BARNs AND OUTBUILDINGS

Unionville Heritage Conservation District Plan

Traditional Unionville Garages and Urban Barns



Horizontal wood garage with outswinging wood doors, 16 Victoria Avenue



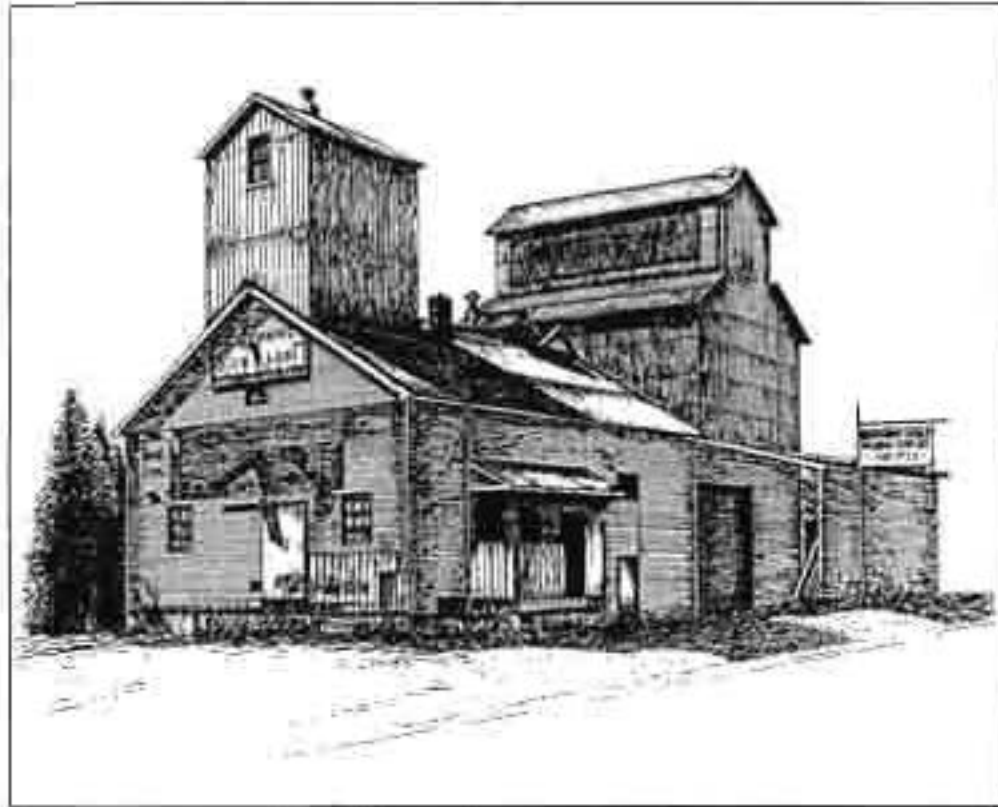
Historic urban barn, 17 Euclid Street



New urban barn built in historic style, 137 Main Street



Early 20th Century garage, 141 Main Street



The Stiver Brothers Elevator Complex, 9 Station Lane

The industrial buildings of Unionville were the dominant features of the village landscape and economy for well over a century. Although only one major industrial complex, the Stiver Brothers Coal Mill remains, the influence of Pioneer Industry is still seen today in the modern reproduction architecture of the Planing Mill Complex and the village name itself, which is said to have been derived from the Union Mills which stood at the south end of the bridge over the Rouge at Main Street, until it burned in 1934.

Union Mills was the earliest mill in Unionville. Built in the 1840s by Ira White, its purpose was to grind the grain which was grown in abundance in the vicinity. The subsequent prosperity of Union Mills caused the commercial centre of the village that existed on Kennedy Road at 16th Avenue to migrate southward to the mill complex. This large structure was typical of the pioneer industry of the time with board and batten siding and 6/6 windows.

In order to meet the growing demand for lumber, the Unionville Planing Mill was built south of the commercial centre of the village. This enterprise supplied the lumber for many houses in Unionville and was operated from 1874 to 1896 by Robert Harrington, who lived, ironically, in a house built of brick.

By the mid 1850s, a number of other industries were being established in homes and commercial buildings such as Gottlieb Eckardt's Blacksmith Shop at 166 Main Street, Brown's Bakery at 158 and the Ramer Cheese Factory at 233. The last of the historic industrial complexes to be introduced was the Stiver elevators, built c.1916 at 9 Station Lane. This classic example of an early storage elevator still stands today and is a prominent landmark of the village.

INDUSTRIAL BUILDINGS



The Queen's Hotel, 174-178 Main Street Unionville

HOTELS

Unionville Heritage Conservation District Plan

The most prominent landmark of the commercial centre of Unionville is almost certainly the Queen's Hotel, built by John Stephenson in the early 1870s. With its high mansard roof, large balcony and attractive multi-chromatic brickwork, the Queen's was specifically designed to attract tired and thirsty travellers, journeying between Toronto and the north along Kennedy Road.

In the past, the Queens Hotel performed an important role as the focal point of both political and social life in the Village of Unionville. For many years the Queen's Hotel was the location of Markham Township Council meetings and the Magistrates Court as well as being the village's social centre. Dances with live orchestras, receptions, plays and medicine shows, were just some of the many activities held at the hotel.

The imposing building, the only three storey building on the street, occupies a key position within the historic commercial core of Unionville and as a result, it plays an important role in the formation of the historic context of the village. Architecturally the original building had a three sided mansard roof with belcast eaves of a type that became popular during the 1860s and 70s. A significant feature of the hotel is the second storey balcony, a reconstruction of an original 19th century feature.

The Queen's was one of a number of hotels in Unionville. The others, located in the vicinity of the original centre of the village, north of the Rouge River included "The Centre House" kept by Joseph Ferris and "The Union House", kept by Anthony Size. One that still exists is the "Crown Inn", located at 249 Main Street Unionville, which was operated first by William Size and later by John Devlin, who operated it as a temperance house.

Architectural Details

The early buildings in the District were characteristically simple in adornment, a reflection of the taste of the local population and the fact that until the mid-19th Century any mouldings or decorative woodwork had to be produced with hand tools. By 1850 however, with the increasing availability of powered scroll saws, mortise and tenon cutters, planing machines, moulders, shingle machines and lathes, architectural details became more readily available, and the architecture of the village began to change as a result. The quality, quantity and originality of architectural details in Unionville was no doubt enhanced by the fact that one of the primary producers of this material in the Township was the Unionville Planing Mill, located on Main Street in the centre of the village.

The Unionville Planing mill operated in Unionville for almost 150 years, until it burned to the ground in the early 1980s. In other areas, elaborate, but fragile architectural details were not replaced when they deteriorated. However, residents of Unionville, with access to the original patterns, were able to easily repair or accurately replace, their original wood trim. The legacy of this is that today, there are numerous vernacular examples of historic wood trim-work remaining in Unionville, as can be seen in the Salem Eckardt House at 197 Main Street, or the former Hardware Store building at 159 Main Street.

A detailed analysis of some of Unionville's historic porch, veranda and gable details is outlined on the following pages:



A Band Saw, c.1900

UNIONVILLE PLANING MILLS

BUILDERS' MATERIAL

Sash, Doors, Interior Trim, Hardwood Floors, etc.

LUMBER

Of all kinds, Cedar Posts, Lath, Shingles, etc.
If you are thinking of building, let me estimate on
your bill, and order now as lumber is advancing in price.

P. J. DIXON

Bell Phone

UNIONVILLE

19th Century Advertisement for the Unionville Planing Mill



Gingerbread Trim, Salem Eckardt House

Historic Gable Details in Unionville



Gothic Revival



Late Victorian Queen Anne



Gothic Revival detail



Storefront with mid-Victorian gingerbread



Unique vernacular gingerbread from planing mill



Simple Classic Revival cornice and returns



Gothic Revival gingerbread



Italianate gable window



Traditional Unionville
clover leaf, gable detail



Second Empire window



Gothic Revival with
Picturesque detail

Historic Porch and Veranda Details in Unionville



Late Victorian circle detail and drop



Late Victorian spandrel detail



Mid Victorian Corner Bracket



Board and batten roof on Italianate veranda



Italianate veranda with low balcony



Enclosed Italianate veranda



Simple Vernacular veranda



Gothic Revival veranda with turned posts



Second Empire veranda and stoop



Stoop porch



Late Victorian wrap around veranda



Edwardian veranda

Historical Architecture in Unionville



Italianate Villa, 127 Main Street (Burned down in the 1930s)



Picturesque Gothic Revival, 124 Main Street



The Unionville Vernacular Salem Eckardt House, 197 Main Street



The Queen Anne styled Unionville Public School, 300 Main St. (Demolished)

Unionville Heritage Conservation District Plan

APPENDIX 'B'

Heritage Permit Forms

Please see Chapter 8.0 of the Unionville Heritage Conservation District Plan under “Implementation” for further information about Heritage Permit forms.