



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: January 13, 2021

SUBJECT: Site Plan Control Application
Zoning By-law Amendment and Site Plan Control Application
5560 14th Ave.
The McCauley-Cooperthwaite House
SPC 20 116893 & ZA 116893

Property/Building Description: 1 ½ storey single detached frame dwelling constructed c. 1870

Use: Former Farmhouse (Vacant)

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The owner of the property has submitted a site plan and zoning amendment application to the City seeking permission to construct a new two storey multi-unit building containing 23 warehouse units and to retain the existing heritage dwelling to also be converted to a warehouse unit connected to the main building by a one storey rear link.

Background

- The subject property is in an employment area of the City and has been vacant for several years.
- Demolition permits were reviewed by Heritage Markham and obtained by the owner from the City for former outbuildings and barns in 2018;

Staff Comment

- Staff is pleased to see that the owner is planning to incorporate the McCauley-Cooperthwaite House on its original foundation into their planned redevelopment of the property;
- However, the proposed new building cannot be said to be architecturally compatible with the McCauley-Cooperthwaite house in terms of its' modern architectural style or scale, although there has been an attempt to break up the scale of the new building by dividing the facades into several bays which are similar in size to the massing of the McCauley-Cooperthwaite House. Staff is of the opinion that it would not make sense to require the

new warehouse building to reflect the architectural style of the McCauley-Cooperthwaite house as this would not be appropriate for such a large building and it would also be out of context with neighbouring industrial buildings. Rather, it is preferred that the architecture of the McCauley House contrast that of the new building serving as a reminder of the 19th century agricultural history of the property. Therefore Staff has no objection to the proposed design of the new warehouse building from a heritage perspective;

- Although staff would prefer that the McCauley-Cooperthwaite House be used as a residence or more compatible use than a warehouse unit, the proposed warehouse unit is not incompatible with the restoration of the building's exterior and may reduce the pressure to upgrade the building with unsightly modern intrusions such as signage, mechanical systems etc.
- However staff recommends that more space be provided surrounding the McCauley-Cooperthwaite House in order to provide space for a future expansion or addition which will make the building more versatile for a future use, and to provide space for landscaping including large species trees which will enhance the heritage building;
- Staff also recommends that designation under Part IV of the Ontario Heritage Act, entering into a Heritage Easement Agreement with the City, the installation of Markham Remembered Plaque, and that the application include a restoration plan proposing to restore the McCauley Cooperthwaite House to its' appearance shown in the attached archival photograph;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham appreciates the applicant's proposal and efforts to incorporate the McCauley-Cooperthwaite House into the proposed redevelopment of the property on its' original foundation;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed new two storey warehouse building;

THAT Heritage Markham does not object to the planned conversion of the McCauley House to a warehouse use, provided that the exterior the building is restored to its original appearance including the street facing veranda as shown in the attached archival photograph;

THAT Heritage Markham suggests that more space be provided around the McCauley-Cooperthwaite House to permit for a future expansion or addition to the house to make it more versatile for any other future use and to introduce landscaping, including large species historic tree varieties to beautify the property and complement the heritage building;

THAT the applicant revise the site plan application elevations to reflect the restoration of the McCauley-Cooperthwaite House as shown in the attached archival photograph;

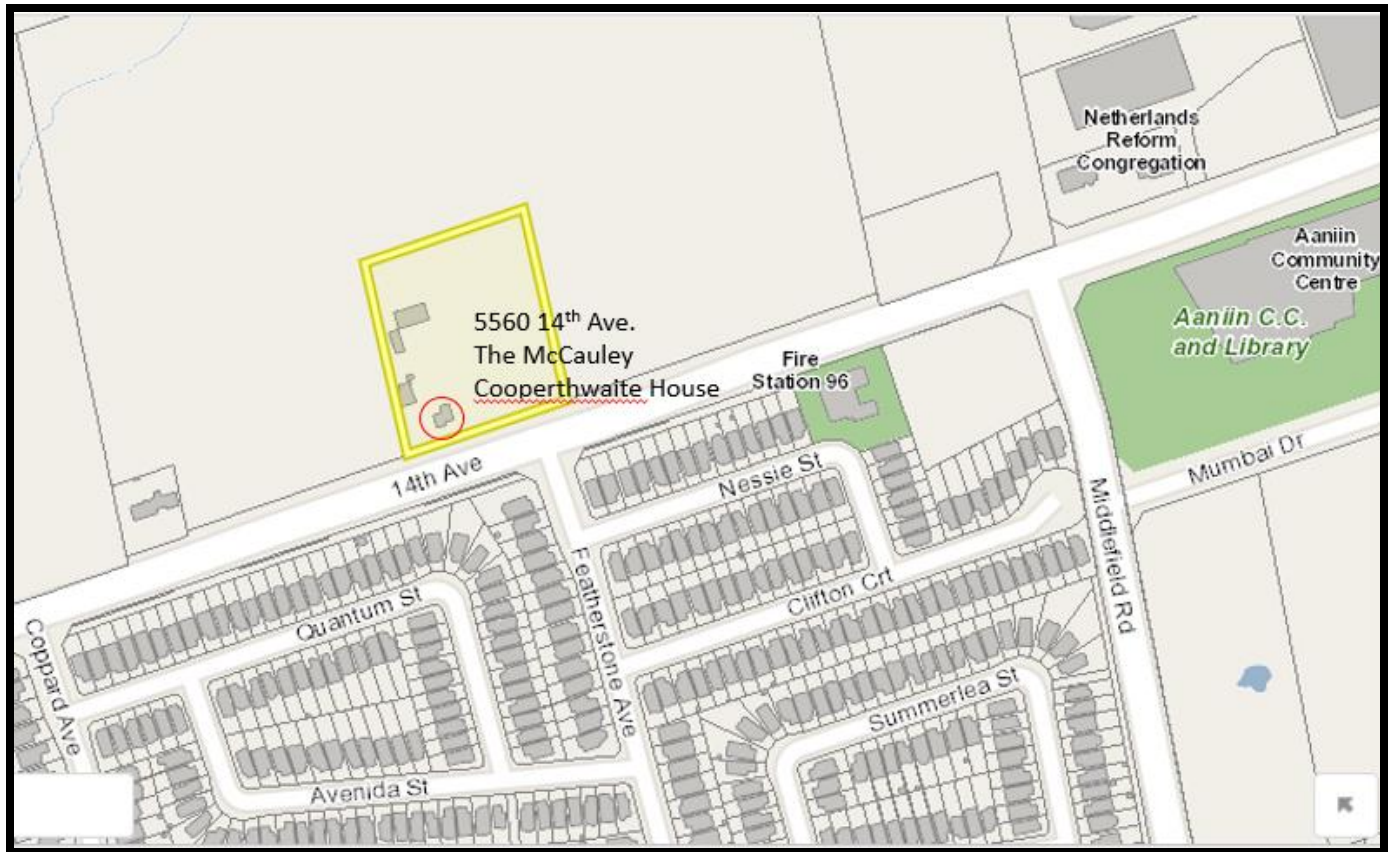
THAT the applicant enter into a Site Plan Agreement including standard conditions regarding materials, colours windows, verandas, etc. as well as the requirement to designate the McCauley-Cooperthwaite House under Part IV of the Ontario Heritage Act, to enter into a Heritage

Conservation Easement Agreement with the City, and to install a Markham Remembered Plaque at their own cost in a prominent location which would be reviewed and approved by the City (Heritage Section);

AND THAT final review of the site plan and zoning amendment application be delegated to Heritage Section staff.

File: 5560 14th Avenue.

5560 14th Avenue, Markham
The McCauley-Cooperthwaite House



5560 14th Avenue, Markham
The McCauley-Cooperthwaite House



The McCauley-Cooperthwaite House shown in April of 2009 Google Image

RESEARCH REPORT



McCauley - Couperthwaite House
West Half Lot 6, Concession 7
5560 Fourteenth Avenue
c.1870

G. Duncan, 2019 and 2020

Historical Background:

The McCauley-Couperthwaite House is located on the west half of Markham Township Lot 6, Concession 7. Cornelius VanNostrand received the Crown patent for the full 200 acres of this lot in 1809. In 1816, he sold the west 100 acres to John Stover. John Stover was an American immigrant of the Mennonite faith. He was married to Barbara Gredman, who was his second wife, also born in the U.S. The family lived in a one and a half storey frame house built in 1840, which later became part of the Gamaliel Harrington House (demolished) that stood next door to this property, to the west.

In 1852, Thomas McCauley married John Stover's daughter, Nancy. By the time of the 1861 census, there were two families on the property, John Stover, a widower, and his son, Abraham, as well as Thomas and Nancy McCauley and their children. Thomas McCauley was a Scottish immigrant. The McCauley family were tenants on the Stover property, according to Mitchell's Directory of 1866. Nancy (Stover) McCauley became the owner of 60 acres of the family farm through her father's will in 1868. Based on the style of the farmhouse at 5560 Fourteenth

Avenue, a construction date of c.1870 is proposed, roughly coinciding with the time that the McCauley family became owners rather than tenants.

According to the 1891 census, Thomas and Nancy McCauley and their son Thomas McCauley Jr. and his wife, Jemima, lived in a one-and-a-half storey frame house containing seven rooms. In 1912, Thomas Jr. and Jemima McCauley sold the farm to John Couperthwaite. In the book, *Markham Remembered*, there is an archival photograph of a gathering at the Couperthwaite farm during a barn-raising. The Couperthwaite family owned the property from 1912 to 1920, therefore the barn-raising occurred during this period. A likely possibility is the barn was built prior to the beginning of World War One.



Barn-raising gathering at the Couperthwaite Farm, c.1912
Markham Museum Archival Collection

John and Sarah Cooperthwaite sold the property to John Haynes in 1920. The Haynes family owned it until 1966, when the land was purchased by a group of investors.

Architectural Description:

The McCauley-Cooperthwaite House is a one and a half storey frame dwelling with an L-shaped plan. It rests on a fieldstone foundation which provides for a main floor level that is minimally raised above grade. The exterior wall cladding is currently horizontal aluminum siding, but archival photographs show vertical tongue and groove wood which may still exist below the later, modern material. The roof is a medium-pitched cross gable with overhanging, open eaves. There are steeply-pitched gables on the front (south) side and on the west side. At the east gable end of the roof, there is a remnant of an historic brick chimney.

The main entrance to the dwelling is located within the street-facing ell, near the interior corner formed by the L-shaped plan outline. This area was once sheltered by a veranda, based on an archival photograph. There is another door, which is a secondary entrance, on the east wall of the projection of the gable-fronted portion of the building. Windows are placed in an orderly pattern, except for a flat-roofed canted bay window, which is offset to the west on the street-facing gable end. This likely relates to the interior plan arrangement. Typical windows are flat-headed, and until recently had 2 over 2 sash-style glazing, wood frames, and wood lugsills. These have been replaced with plain casement windows. Windows in the canted bay have 1 over 1 sash-style glazing. Additionally, there is a larger cottage window with a transom light on the west wall, placed toward the north. This window is a later type, and appears to be an alteration of the 1890s to 1910 period. Non-functioning shutters have been added to the windows for decorative effect but were not part of the original character of the house.

Stylistic Analysis:

The McCauley-Cooperthwaite House is a representative example of a vernacular L-plan farmhouse showing the influence of the Gothic Revival in its roof pitch and steep gables. This building form was popular from the mid-19th century until the late 19th century. In their classic book on early Ontario domestic architecture, *The Ancestral Roof*, Anthony Adamson and Marion Macrae wrote of the L-plan:

During the 1850s the most popular plan was the L-plan. This allowed for a choice of gable and roof pitch, a piece of verandah with the front door entered off it, a kitchen tail – an asymmetrical house which could be extended in every direction, and which obviated the necessity to balance roof sizes about a centre hall in order to give Classical order to a façade (Adamson/Macrae, 1963, pg. 245).

The L-plan house, with a hint of the Gothic Revival, is a picturesque house form that contrasts with the sober Georgian symmetry of earlier vernacular farm residences in old Markham Township. This 1870s example, based on an archival photograph from the early 20th century in the collection of the Markham Museum, was apparently always simply decorated in contrast to some other frame dwellings of its time period. The canted bay window and tent-roofed veranda with its turned posts and fretwork brackets, were the only decorative elements.

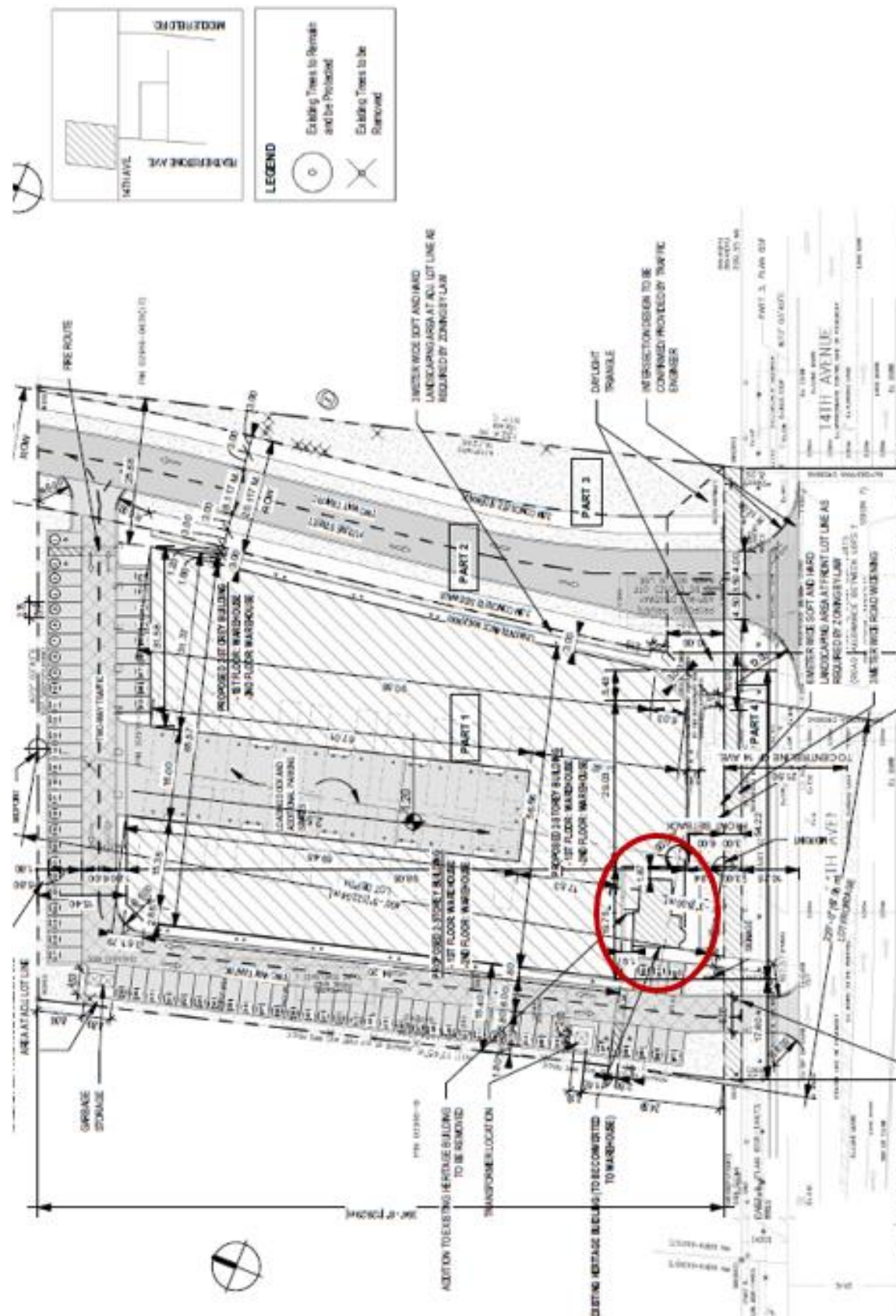
The McCauley-Cooperthwaite House retains much of its original character. The modern siding is an easily reversible alteration, as are the window replacements within their original openings. The missing front veranda is the most noteworthy change to the original appearance of the farmhouse. The veranda, with its board and batten roof cladding, is a feature that could be re-created based on photographic evidence.

Context:

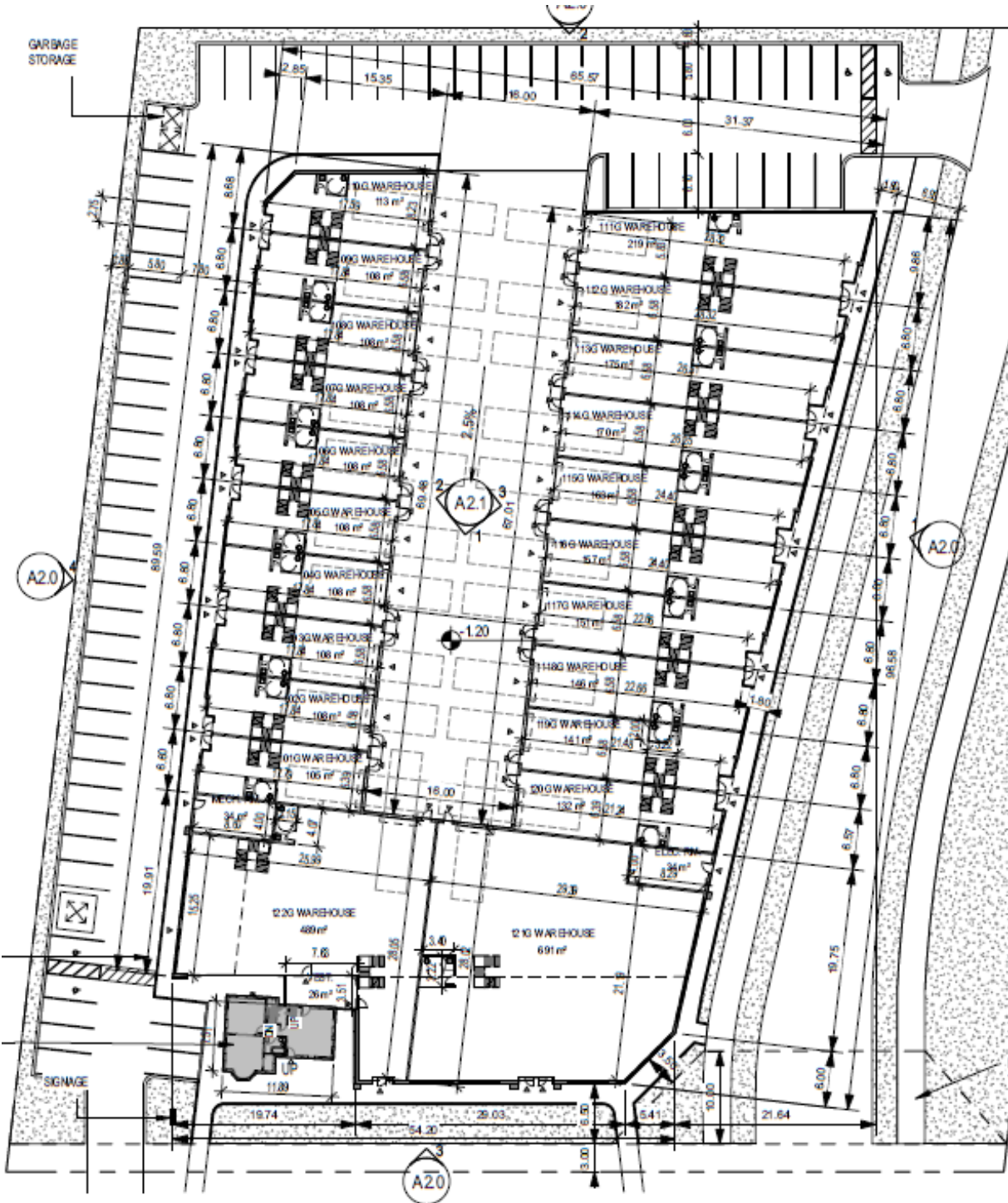
The McCauley-Cooperthwaite House is one of the few heritage buildings remaining in the south-eastern part of Markham. Development of the 1970s and 1980s has removed many of the older buildings that were once part of an agricultural area that has been transformed into residential subdivisions and commercial centres. A neighbouring heritage building, a brick schoolhouse dating from 1889, is located to the east of this property. It is addressed 5650 14th Avenue.

At 5560 14th Avenue, the 1910s-period gambrel-roofed barn constructed during the ownership of the Couperthwaite family was demolished in recent times (2018). The farmhouse remains as a reminder of the former agricultural community that preceded the current built environment.

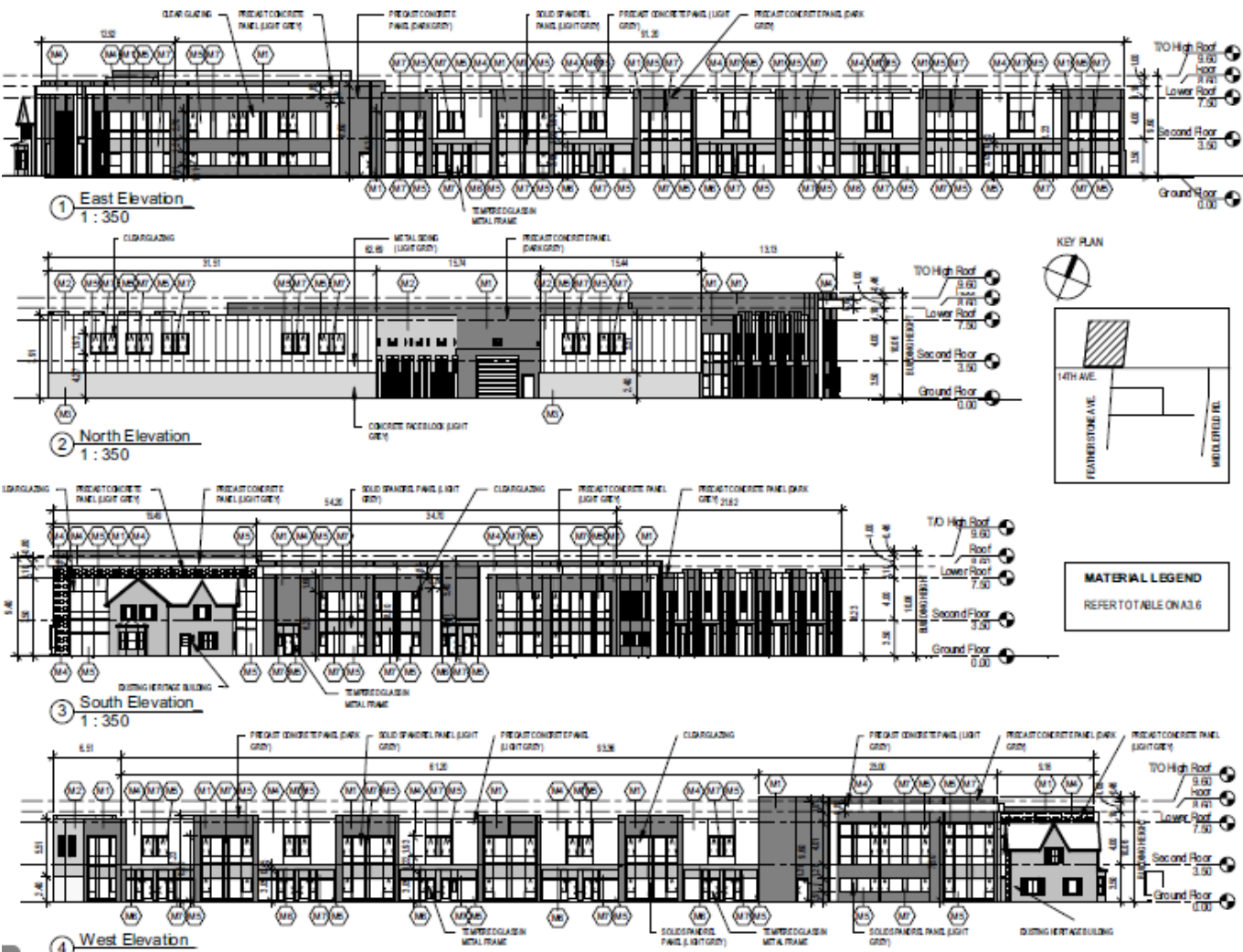
Proposed Site Plan



Proposed Ground Floor



Proposed Elevations



Rendering of Proposed New Warehouse Building

