



By-law 2022-97

A by-law to designate a property as being of
Cultural Heritage Value or Interest
McCauley-Couperthwaite House

WHEREAS Pursuant to Part IV, Section 29, 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;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") being Pt Lt 6 Con 7 contains the cultural heritage resource known as the McCauley-Couperthwaite House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution of passed on February 8, 2022, has caused to be served on the owners of the lands and premises at:

Jamshed Hussaini
2697416 Ontario Inc.

c/o Bob Shanbhag
Construction Point
178 Main Street, Unit 304
Markham, Ontario L3R 2G9

and upon the Ontario Heritage Trust, notice of intention to designate the McCauley-Couperthwaite House, 5560 14th Avenue, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality, and has not been served notice of objection within the prescribed time period;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms 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:

McCauley- Couperthwaite House
5560 14th Avenue
City 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 July 14, 2022.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2022-97

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

McCauley-Couperthwaite House

5560 14th Avenue

PT LT 6 CON 7 MARKHAM AS IN MA15444, EXCEPT MA46582,
MA48669, MA69316, MA79266, R294269 & R543729; MARKHAM

PIN: 02916-0632

SCHEDULE 'B' TO BY-LAW 2022-97

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

McCauley-Couperthwaite House 5560 14th Avenue

The McCauley-Couperthwaite 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 following Statement of Cultural Heritage Value or Interest.

Description of Property

The McCauley-Couperthwaite House is a one-and-a-half storey frame dwelling located on the north side of 14th Avenue, approximately midway between McCowan Road to the west, and Markham Road to the east. The house, which is oriented southwards, is situated on former agricultural land that is transitioning to industrial and commercial uses.

Design and Physical Value

The McCauley-Couperthwaite House has design and physical value as a representative example of a vernacular farmhouse with Gothic Revival influences. This is most clearly seen in its asymmetrical form, roof pitch, and steep gables. This building form was popular from the mid to the late 19th century. The McCauley-Couperthwaite House, constructed in 1870, is a picturesque house that contrasts with the sober Georgian symmetry of earlier vernacular farm residences in the former Markham Township. Based on a review of archival photography, the dwelling always featured restrained ornamentation in contrast to other frame dwellings of its time period.

Historical and Associative Value

The McCauley-Couperthwaite House has historical and associative value as the former home of Thomas McCauley, a Scottish immigrant, and his wife, Nancy Stover McCauley, a member of an early American immigrant Mennonite family that had established themselves at this location in 1816. The property is of additional historical interest as the former home of John and Sarah Couperthwaite, whose presence on the property was documented in an archival photograph in the collection of the Markham Museum that shows the farmhouse as it appeared in the 1910s.

Contextual Value

The McCauley-Couperthwaite House is one of the few remaining heritage buildings in the southeastern part of Markham. Development in the 1970s and 1980s removed many of the original farmhouses dating to the nineteenth and early twentieth centuries, replacing the associated agricultural uses with residential and commercial buildings typical of a suburban setting. The existing house remains as a reminder of the former agricultural community that preceded the current built environment.

Significant Architectural Attributes

Character-defining attributes that embody the cultural heritage value of the McCauley-Couperthwaite House are organized by their respective Ontario Regulation 9/06 criteria below:

Heritage attributes that convey the property's design value as a representative example of a vernacular farmhouse:

- Vertical wood tongue and groove siding believed to remain under the existing siding;
- Fieldstone foundation;
- Wood trim around door and window openings, and projecting wood sills;
- Existing flat-headed window openings.

Heritage attributes that convey the property's design value as a representative example of Gothic Revival architecture in a rural context:

- L-shaped plan;
- Picturesque massing;
- Recessed portion of the south (primary) elevation where a wood veranda was formerly located;
- Medium pitched cross-gable roof with open, overhanging eaves and additional gables on the north and south elevations;
- Bay window along the ground floor of the south elevation;
- Front door opening on the south elevation, and secondary door opening on the east elevation.

Heritage attributes that convey the property's historical and contextual value as a fragment of both 14th Avenue's and Markham Township's formerly rural character:

- The dwelling's setback from 14th Avenue which, despite past road widening, helps communicate the former residential use of the property, and the rural character of 14th Avenue and former Markham Township more broadly;
- The unobstructed visibility of the dwelling's south (primary), east and west elevations from 14th Avenue reflecting its original condition when constructed.