



## By-law 2023-xx

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
“Haacke-Warriner Farmhouse”

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WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “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”) contains the cultural heritage resource known as the Haacke-Warriner Farmhouse;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 12, 2023, has caused to be served on the owners of the lands and premises at:

Markham MMM North Development Corp.  
2700 Dufferin Street – Unit 34  
Markham, Ontario  
M6B 4J3

and upon the Ontario Heritage Trust, notice of intention to designate the Haacke-Warriner Farmhouse, 10159 McCowan Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

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:

“Haacke-Warriner Farmhouse”  
10159 McCowan Road  
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 property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed December 13, 2023.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2023-xx**

In the City of Markham in the Regional Municipality of York, the property municipally known as 10159 McCowan Road, Markham, Ontario, and legally described as follows:

PT W1/2 LT 22 CON 7 (MARKHAM) PT 1 65R34663; CITY OF MARKHAM

PIN: 030620440

# SCHEDULE 'B' TO BY-LAW 2023-xx

## STATEMENT OF SIGNIFICANCE

### Haacke-Warriner Farmhouse

10159 McCowan Road  
c.1855

The Haacke-Warriner Farmhouse 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 Haacke-Warriner Farmhouse is a one-and-a-half storey brick farmhouse located on the east side of McCowan Road a short distance north of Major Mackenzie Drive East. The house faces south.

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

The Haacke-Warriner Farmhouse has design and physical value as an excellent example of a farmhouse in the Georgian architectural tradition with Classic Revival influences. The 5-bay south (primary) elevation features a central doorcase with transom and sidelights. The use of Flemish bond brickwork on this elevation is an indication of a high-quality of construction. There was at one time a full-width front veranda as indicated by the wood nailing strip set into the brickwork. Archival photographs show the former hip-roofed veranda supported on simple turned posts. The archival photograph from the early 1970s also shows the red brick before it was sandblasted along with quoining in a lighter brick colour (not currently visible due to the brick cleaning).

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

The Haacke-Warriner Farmhouse has historical and associative value as it serves as a link to the Berczy settlers, notably the c.1855 home of George Haacke whose father joined the Berczy settler group while they were *en route* to Markham Township in 1794. George Haacke purchased the western 100 acres of Markham Township Lot 22, Concession 7, in 1834. The family initially lived in a log house until a substantial brick farmhouse was built in the mid-1850s. The property has further historical and associative value as it represents the theme of multi-generational occupation of a farm as evidenced by the Haacke and Warriner families. The farm remained in the ownership of George and Sophia Haacke's descendants until 1902 when it was sold to John Wilmot Warriner. The Warriner family is of English origin. The descendants of John Wilmot Warriner owned the farm until 2011 when the property was sold for future development. The family continued to farm there as tenants until 2014.

#### **Contextual Value**

The Haacke-Warriner Farmhouse is of contextual value as a farm residence on its original site, making legible the prosperous agricultural endeavours that long existed within Markham Township.

#### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Haacke-Warriner Farmhouse 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 representative example of a locally rare mid-nineteenth century brick farmhouse in the Georgian and Classic Revival styles:*

- Overall form of the building, including the rectangular plan of the one-and-a-half storey main block with a five bay front, and the single-storey rear kitchen wing;
- Fieldstone foundation;
- Flat-roofed front porch;
- Brick masonry walls in Flemish bond and common bond;
- Gable roof with projecting eaves, eave returns, and associated wood mouldings;
- Single-stack, brick, gable end chimneys;
- Wood 6/6 and 6/1 single-hung windows;
- Front doorcase with multi-paned transom and sidelights and panelled front door.

*Heritage attributes that convey the property's historical value or associative value, representing the themes of immigration, particularly the early settlement of Markham Township by the Berczy settlers, and the multi-generational occupation of family farms as the former residence of the Haacke and Warriner families:*

- The dwelling is a tangible reminder of the George and Sophia Haacke and Wilmot and Ina Warriner families that historically resided here.

*Heritage attributes that convey the property's contextual value as a landmark which is historically linked to its surroundings:*

- The location of the building facing south, near the northeast corner of Major Mackenzie Drive and McCowan Road.

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

- Non-functional window shutters.