



By-law 2024-31

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Fred and Emma Betz House”
75 Dickson Hill Road

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 Fred and Emma Betz House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:

Andrew, Anna & Giuseppe Rossi
75 Dickson Hill Road
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the Fred and Emma Betz House, 75 Dickson Hill 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:

“Fred and Emma Betz House”
75 Dickson Hill 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 February 28, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2024-31

In the City of Markham in the Regional Municipality of York, the property municipally known as 75 Dickson Hill Road, Markham, Ontario, and legally described as follows:

PT W1/4 LT 30 CON 8 MARKHAM AS IN MA88510 ; MARKHAM

PIN: 030620160

SCHEDULE 'B' TO BY-LAW 2024-31

STATEMENT OF SIGNIFICANCE

Fred and Emma Betz House

75 Dickson Hill Road
c.1914

The Fred and Emma Betz 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 Fred and Emma Betz House is a one-and-a-half storey frame dwelling located on the east side of Dickson Hill Road in the historic rural hamlet of Dickson Hill. The house faces west.

Design Value and Physical Value

The Fred and Emma Betz House has design and physical value as a representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious, simply detailed houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious deep front veranda. In this case, the formerly open veranda has been enclosed, changing the character of the façade. The two-and-a-half storey form of the house with a broad hip roof and front dormer are representative details of the American Foursquare type. The flared eaves are noteworthy. Most houses of this type in this area were clad in red pressed brick making this frame example without brick veneer is locally uncommon.

Historical Value and Associative Value

The Fred and Emma Betz House has historical value as it is associated with the early economic development of Dickson Hill. It is significant as an early building project of Fred Betz, a carpenter that became a prominent building contractor in Stouffville in the early to mid-twentieth century, and for its underlying structure which incorporates material from the upper storeys of the c.1842 Dickson Hill Mill. Frederick W. Betz purchased the Dickson Hill Mill property in 1911. Fred Betz was a carpenter from the crossroads hamlet of Mongolia who became a prominent local builder. He was the son of German immigrant Adam Betz and his Canadian-born wife, Rachel (Lapp) Betz. In 1914, Fred Betz removed the upper two storeys of the mill and used the lumber to build a new house at the south end of the property (75 Dickson Hill Road). This significantly altered the appearance of the old mill building. In that same year, Fred Betz sold the mill property, including the new house, to William Burkholder. The house at 75 Dickson Hill Road thereafter passed through a series of other owners.

Contextual Value

The Fred and Emma Betz House has contextual value as one of several nineteenth and early twentieth century buildings that define the character and extent of the historic rural hamlet of Dickson Hill, a residential enclave which has evolved since the mid-twentieth century but has otherwise retained a distinctive character from nearby suburban growth. The Fred and Emma Betz House has contextual value within the historic rural hamlet of Dickson Hill because it is historically linked to the Dickson Hill Mill remnant at 87 Dickson Hill Road, and the Dickson Hill Mill House at 81 Dickson Hill Road.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a representative example of a village dwelling in the form of an American Foursquare, and a locally uncommon example of its type in frame:

- Rectangular plan;
- Two-and-a-half storey height;
- Frame construction;
- Steeply-pitched hip roof with flared, overhanging eaves;
- Single-stack brick chimney;
- Hip roof of enclosed veranda with flared overhanging eaves;
- Second storey canted bay window;
- Rectangular window openings;
- Single-leaf door with gable-roofed canopy on the north elevation.

Heritage attributes that convey the property's historical value for its association with the early economic development of Dickson Hill as the former residence of Fred Betz, carpenter and building contractor:

- The dwelling is a tangible reminder of the Betz family that constructed the building in 1914.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic rural hamlet of Dickson Hill:

- The location of the building facing west, sited prominently within the historic rural hamlet of Dickson Hill.

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

- Walls of the enclosed front veranda;
- Vinyl siding;
- Modern doors and windows;
- Gable-roofed front porch;
- Attached garage;
- Accessory building.