



Report to: Development Services Committee

June 18, 2024

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase XI

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated June 18, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XI", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information:
 - 2501 Denison Street (Ward 7): "William Macklin House"
 - 6864 Fourteenth Avenue (Ward 7): "Lydia Beebe House"
 - 60 Meadowbrook Lane (Ward 3): "Philip Eckardt Jr. House"
 - 15 Victoria Street (Ward 2): "Frisby House"
- 3) THAT Council state its intention to designate 2501 Denison Street (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 6864 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 5) THAT Council state its intention to designate 60 Meadowbrook Lane (Ward 3) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 6) THAT Council state its intention to designate 15 Victoria Street (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 7) THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 8) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 9) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on the eleventh batch of "listed" properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council, and noted in the recommendations of this report.

BACKGROUND:

Markham has a robust Heritage Register that includes both listed and designated properties

There are currently 1730 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the "Register"). These include a mixture of individually-recognized heritage properties and those contained within the city's four Heritage Conservation Districts ("HCD") located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both "listed" properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At this time, there are 316 listed properties on the Register.

Bill 23 has implications for the conservation of properties "listed" on municipal Heritage Registers

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be "re-listed" for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on the heritage register at the time a *Planning Act* application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

Should a property not be designated within the two-year time period and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

Properties are to be assessed using Provincial Designation Criteria

Ontario Regulation 9/06, as amended, ("O.Reg. 9/06") prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

OPTIONS/ DISCUSSION:

The protection and preservation of heritage resources is consistent with City policies

Markham's Official Plan, 2014, contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council's policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The Provincial Policy Statement, 2020, issued under Section 3 of the *Planning Act* includes cultural heritage policies that indicate significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection.

Designation acknowledges the importance of a cultural heritage resource

Designation signifies to an owner and the broader community that the property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

Culturally significant "listed" properties for Part IV designation have been identified

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 "listed" properties ranked as "High", 78 ranked as "Medium", and 28 ranked as "Low" in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as "High" and "Medium" for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately 5-10 designation recommendations for Council consideration at any one time through to December 2024, to meet the imposed Bill 23 deadlines. The four heritage resources identified in this report constitute the eleventh phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix 'A' for images of the ten properties).

Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does

not prevent future alterations to a property, but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix 'C'). The full research report prepared for each property is available upon request.

Heritage Markham (the “Committee”) supports the designations

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (refer to Appendix 'B').

Staff have communicated with affected property owners

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g. information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the last section.

Staff note that the material to the owner has been undertaken as a courtesy to provide advance notice of an upcoming meeting where Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act, which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

Deferral of the Notice of Intention of Designate is not recommended

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review of the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act. Further, Staff opine that the tight timeline as imposed by Bill 23 (any properties that remain on the Heritage Register at the end of 2024 will automatically be removed from the Register as of January 1, 2025) make deferrals inadvisable. This could lead to unnecessary delays that may prevent Council from considering designation by the aforementioned timeline. Should this happen, the City risks losing valuable heritage properties to either demolition or insensitive alteration.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective is to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive.

The Process and Procedures for Designation under Part IV of the Act are summarized below

- Staff undertake research and evaluate the property under O.Reg. 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;

- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City's website);
- Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
- Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the OLT of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into full force. Should an appeal be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

External heritage consultants may be required to provide evidence at the OLT in support of designation in property owners appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks Department/Heritage Section will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

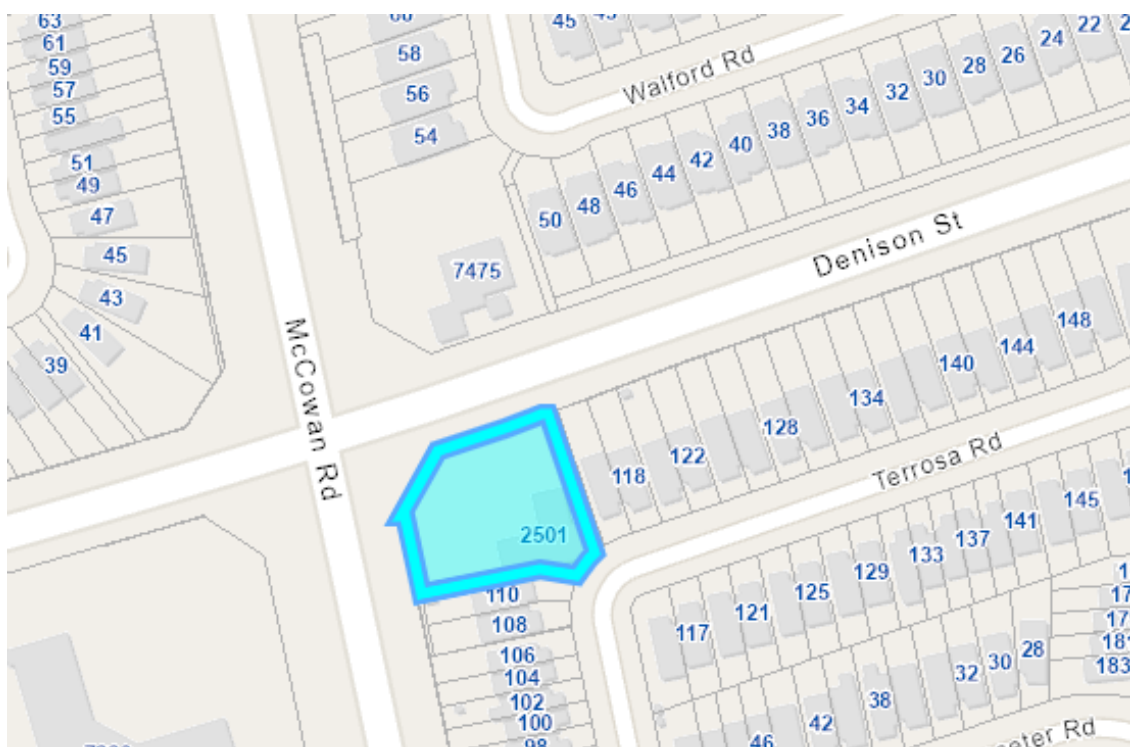
Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

Appendix 'A': Images of the Properties Proposed for Designation
 Appendix 'B': Heritage Markham Extract
 Appendix 'C': Statements of Significance
 Appendix 'D': Research Reports

2501 Denison Street (Ward 7): “William Macklin House”

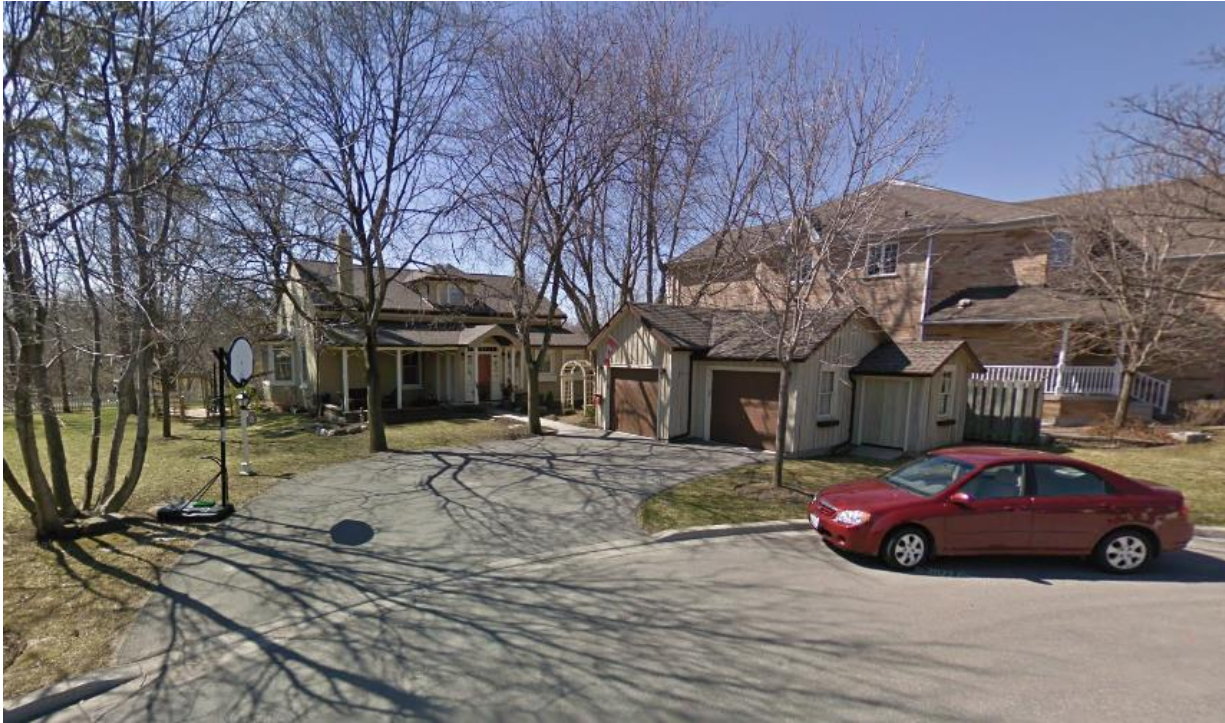
Primary Elevation and Property Map



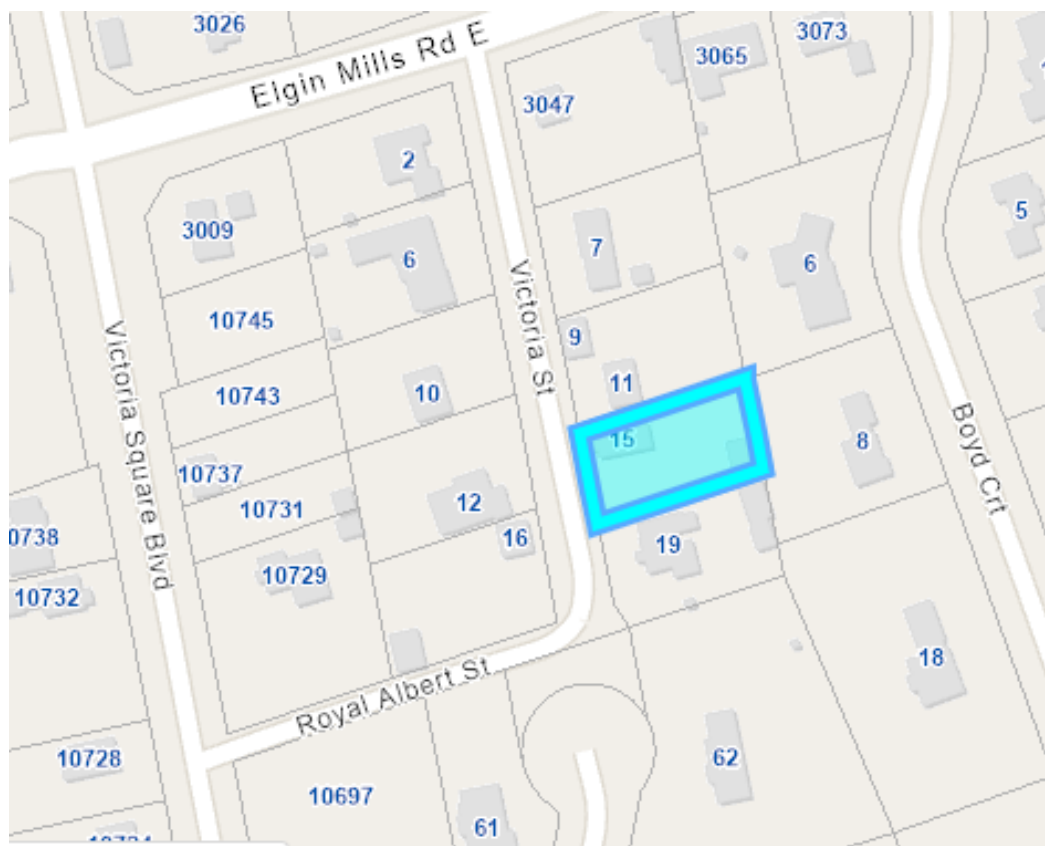
6864 Fourteenth Avenue (Ward 7): “Lydia Beebe House”
Primary Elevation and Property Map



60 Meadowbrook Lane (Ward 3): “Philip Eckardt Jr. House”
Primary Elevation and Property Map



15 Victoria Street (Ward 2): “Frisby House”
Primary Elevation and Property Map



APPENDIX ‘B’: Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

Date: June 23, 2023

To: R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 14, 2023

6. PART FOUR - REGULAR

6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM CONSULTATION

DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)

File Number:

n/a

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into “High”, “Medium”, and “Low” as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible, but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report
under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

Carried

APPENDIX 'C': Statements of Significance

STATEMENT OF SIGNIFICANCE

William and Mary Jane Macklin House

2501 Denison Street
c.1858

The William and Mary Jane Macklin 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 William and Mary Jane Macklin House is a one-and-a-half storey converted dwelling located at the southeast corner of McCowan Road and Denison Street in the vicinity of the historic community of Armadale. The building faces west.

Design Value and Physical Value

The William and Mary Jane Macklin House has design and physical value as a representative example of a mid-nineteenth century patterned brick farmhouse in the vernacular Georgian architectural tradition which incorporates Classical Revival details, particularly its cornice with eave returns ornamented with wood modillions, and its wide principal entrance. It is a good example of the conservative, well-built farmhouses constructed in Markham during the prosperous years of the 1850s when wheat prices were high as the result of the Crimean War. An influx of cash enabled many farmers to replace older dwellings with new residences of higher quality construction. This house displays patterned brickwork in red and buff-coloured brick that was popular in Southern Ontario from the 1850s into the 1880s. The simple form of the building, following the strict symmetry of the Georgian architectural tradition but with details reflecting the Classical Revival style, is typical of mid-nineteenth century Markham Township. The five-bay composition of the facade, locally uncommon, and use of Flemish bond brickwork, are indications of a high-quality construction for its time.

Historical Value and Associative Value

The William and Mary Jane Macklin House has historical and associative value as it represents the theme of immigration, particularly the significant wave of British families who arrived in Markham Township in the 1820s-1830s, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The property is associated with William Macklin, a successful farmer and champion ploughman who lived here from 1839 until his death in 1893. William Macklin came from County Tyrone, Ireland to Upper Canada in 1827-1828 with his brother Marshall and sister Christina. He purchased the western 100 acres of Markham Township Lot 3, Concession 7 in 1839 and married Mary Jane Gilmour,

another Irish immigrant, in 1840. They built a substantial brick farmhouse on their property c.1858 to replace an earlier log house. According to a history of the community of Armadale, Macklin was one of a number of skilled ploughmen in the neighbourhood who were known for winning prizes at Ontario ploughing matches.

Contextual Value

The William and Mary Jane Macklin House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the former farmhouse that once served the Macklin farm in the vicinity of the historic community of Armadale. It is historically linked to the site where it has stood since c.1858.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the William and Mary Jane Macklin 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 mid-nineteenth century patterned brick farmhouse in the vernacular Georgian architectural tradition with Classical Revival details:

- Rectangular plan;
- Fieldstone foundation;
- Patterned brick walls in red brick with buff brick accents consisting of quoining, radiating arches over door and window openings, a raised brick plinth, and raised belt course;
- One-and-a-half storey height;
- Five bay composition of the facade with a wide centrally-placed principal entrance containing a single-leaf door and flat-headed rectangular transom light;
- Flat-headed rectangular window openings with projecting lugsills;
- Medium-pitched gable roof with projecting boxed eaves, eave returns, and a wood cornice with Classical modillions;
- Single-stack brick chimney at the north gable end.

Heritage attributes that convey the property's historical value, representing the theme of immigration, particularly the significant wave of British families who arrived in Markham Township in the 1820s-1830s, and for the legibility it provides of the nineteenth century trend whereby farm houses were replaced or expanded as the agricultural community progressed past the early settlement phase. Further, it has associative values for its connection to William Macklin, a successful farmer and champion ploughman:

- The converted dwelling is a tangible reminder of William Macklin, a successful Irish-Canadian farmer and long-time owner who was able to replace his original log dwelling with a fine brick home c.1858.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its original site, facing west, in the vicinity of the historic community of Armadale, serving as a reminder of the agricultural community that once existed in this portion of the former Markham Township.

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

- Modern windows within old openings;
- Modern front entrance within old opening;
- Gable-roofed front porch;
- Dormers on front and rear roof slope;
- South addition built 1990.

STATEMENT OF SIGNIFICANCE

Lydia Beebe House

6864 Fourteenth Avenue
c.1874

The Lydia Beebe 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 Lydia Beebe House is a one-and-a-half storey frame dwelling located on the north side of Fourteenth Avenue, east of Ninth Line, in the historic crossroads hamlet of Box Grove. The house faces south.

Design Value and Physical Value

The Lydia Beebe House has design and physical value as a representative example of a modest vernacular village dwelling designed in the long-lasting Georgian architectural tradition. The design principles of this style continued to influence vernacular domestic architecture in Ontario long after the Georgian period ended in 1830. Restrained in its detailing, this house was designed to meet the needs of a labourer or tradesman. This is a late example of its type, with a tall wall height and a medium-pitched gable roof without eave returns.

Historical Value and Associative Value

The Lydia Beebe House has historical value for its association with the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove around a cluster of industries at the crossroads of Fourteenth Avenue and Ninth Line, and for its association with the Beebe family who played an important role in the growth of the community and its economy. The house is believed to have been constructed c.1874 on village lots 12 and 13, Block E, within the Tomlinson-Beebe Plan 19, for Lydia Marie Beebe. Lydia Beebe was the daughter of William Ellis Beebe, a blacksmith, edge tool maker, and agricultural implements manufacturer who played an important role in the development of Box Grove by subdividing his frontage on the western part of Markham Township Lot 6, Concession 9 into village lots. This was done in partnership with his neighbour Joseph Tomlinson in 1850. Lydia Beebe married William Johnston, a local farm labourer, and moved to Chicago, Illinois sometime in the 1880s.

Contextual Value

The Lydia Beebe House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a modest vernacular village dwelling designed in the long-lasting Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Wood clapboard siding with corner boards;
- Medium-pitched gable roof with projecting, open eaves,
- Three-bay composition of the south (primary) elevation with a centrally-placed single leaf glazed and panelled wood door;
- Flat-headed rectangular single-hung windows with two-over-two panes;
- Small square four-paned window over the front door and small square window on the east gable end.

Heritage attributes that convey the property's historical value for its association with the theme of urban development, specifically the nineteenth century development of the historic hamlet of Sparta/Box Grove, and for its association with the Beebe family who played an important role in the growth of the community and its economy:

- The dwelling is a tangible reminder of the nineteenth century development of Box Grove and of the locally important Beebe family.

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 hamlet of Box Grove:

- The location of the building on its original site, facing south, within the historic hamlet of Box Grove.

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

- Concrete foundation;
- Front deck;
- Brick chimney;
- Rear addition.

STATEMENT OF SIGNIFICANCE

Philip Jr. and Susannah Eckardt House

60 Meadowbrook Lane
c.1845

The Philip Jr. and Susannah Eckardt 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 Philip Jr. and Susannah Eckardt House is a one-and-a-half storey stucco-clad brick dwelling located at the south end of Meadowbrook Lane, adjacent to the Unionville Heritage Conservation District. The house faces west.

Design Value and Physical Value

The Philip Jr. and Susannah Eckardt House is a unique example of a mid-nineteenth century farmhouse designed with the influence of the Georgian architectural tradition, and incorporating a doorcase in the Classical Revival style, but with some unusual design features. In many respects the Eckardt House is a typical example of the conservative, well-built brick farmhouses constructed in Markham Township during the mid-nineteenth century, displaying a Georgian sense of order and symmetry and having a wide front doorcase with transom and sidelights. However, this house is unusual for its depth, the minimal eave overhang, and the wide spacing of the second storey gable end windows. The application of stucco over the original patterned brick has altered the exterior appearance of this house, but the essential design elements remain intact.

Historical Value and Associative Value

The Philip Jr. and Susannah Eckardt House has historical or associative value representing the theme of immigration, particularly the German-speaking Berczy settlers who arrived in Markham Township in 1794 and played a foundational role in the early European settlement of the area, and for its association with the locally significant Eckardt family, considered to have been the founders of Unionville. Markham Township Lot 10, Concession 6 was originally granted by the Crown to William Berczy, agent for the German Land Company and leader of the German-speaking families known as the Berczy Settlers. Many members of the Eckardt family settled in the vicinity of what would eventually become the village of Unionville. In 1827, Lot 10, Concession 6 was purchased by Philip Eckardt, a leading member of the Berczy Settlers, as one of a number of properties he bought to provide land for his sons. The western half of Lot 10 was sold to his son Philip Eckardt Jr. in 1827. By the mid-1840s, a brick farmhouse was constructed on the property. Edward Eckardt, the youngest son of Philip Eckardt Jr. and Susannah (Hegler) Eckardt, was the last member of the family to farm this land. In 1878, he created a plan of subdivision on the property's western frontage to become an extension of the village of Unionville. Edward Eckardt sold the rest of the farm in 1883 and moved to Pelham in the Niagara region to become a fruit grower.

Contextual Value

The Philip Jr. and Susannah Eckardt House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings as the farmhouse that once served the Eckardt farm on Lot 10, Concession 6. It is historically linked to the remnant of the former farm property adjacent to the south end of the village of Unionville where it has stood since c.1845.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Philip Jr. and Susannah Eckardt House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a unique example of a mid-nineteenth century farmhouse designed with the influence of the Georgian architectural tradition:

- Rectangular plan;
- Fieldstone foundation;
- Stucco-clad brick walls;
- One-and-a-half storey height;
- Medium-pitched gable roof with minimal eave overhang;
- Three-bay composition of the facade with a centrally-placed doorcase with panelled wood door, rectangular multi-paned transom light, and multi-paned sidelights with panelled aprons;
- Flat-headed single-hung windows with two-over-two panes and projecting lugsills;
- Wide spacing of second storey gable-end windows;
- Canted bay window on south gable end with one-over-one windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration, particularly the German-speaking Berczy settlers who arrived in Markham Township in 1794 and played a foundational role in the early European settlement of the area, and for its association with the locally significant Eckardt family:

- The dwelling is a tangible reminder of the Berczy Settlers and in particular the family of Philip Eckardt and his descendants.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its original site, with its original facade facing west, adjacent to the Rouge River and the Unionville Heritage Conservation District.

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

- Rear porch and addition;
- Exterior chimney on north gable end wall;
- Detached garage.

STATEMENT OF SIGNIFICANCE

Frisby House

15 Victoria Street
c.1873

The Frisby 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 Frisby House is a one-and-a-half storey stucco dwelling located on the east side of Victoria Street, in the historic hamlet of Victoria Square. The house faces west.

Design Value and Physical Value

The Frisby House has design and physical value as a representative example of a village dwelling in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style as is the case here with the steep centre gable containing a pointed-arched casement window. With its one-and-a-half storey height, rectangular plan, symmetrical three-bay facade, and steep centre gable, this vernacular dwelling possesses the essential characteristics of the Ontario Classic.

Historical Value and Associative Value

The Frisby House has historical and associative value representing the theme of urban development, specifically the nineteenth century development of the crossroads hamlet of Victoria Square, originally named Read's Corners. Victoria Square was located along the route of the Markham and Elgin Mills Plank Road which was constructed across Markham Township in 1850. A significant phase of development in the hamlet occurred with the subdivision of village lots by blacksmith William G. Hingston in 1856 at the northwest corner of Markham Township Lot 25, Concession 4. The Frisby House, built c.1873, is one of a number of dwellings constructed within the Hingston subdivision in the latter half of the nineteenth century. The Frisby House has further historical and associative value for its association with the locally significant Frisby family. John and Lucy Frisby emigrated from England in 1831 and settled in the vicinity of what would become the crossroads hamlet of Victoria Square. The family played a significant role in the agricultural and industrial development of the community. John Frisby tragically died during a business trip to Milwaukee when the steamship *Niagara* burned and sank on Lake Superior in 1856. His son, Thomas Frisby Sr., purchased a group of lots on Victoria Street between 1872 and 1883 where a frame house was constructed for his widowed mother, Lucy Frisby. The house was later lived in by Thomas Frisby Sr. and his family.

Contextual Value

The Frisby House is of contextual value as one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent of the historic hamlet of Victoria

Square, and for being historically linked to the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a village dwelling in the Ontario Classic style:

- Rectangular plan;
- One-and-a-half storey height;
- Stucco cladding;
- Medium-pitched gable roof with projecting, open eaves and steep centre gable;
- Three-bay composition of the primary (west) elevation;
- Centrally-placed, single-leaf door opening;
- Flat-headed single-hung windows with six-over-six panes;
- Pointed-arched casement window in the centre gable;
- Edwardian Classical front porch with pedimented gable roof supported on square wooden posts resting on brick pedestals.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the crossroads hamlet of Victoria Square, and for its association with the locally significant Frisby family:

- The dwelling is a tangible reminder of the development of village lots in Victoria Square in the nineteenth century and of the locally significant Frisby family that owned the property from c.1873 to c.1922.

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 hamlet of Victoria Square:

- The location of the building on its original site, facing west, within the historic hamlet of Victoria Square.

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

- Modern second storey casement windows on north and south gable ends;
- Rear additions;
- Accessory building.

APPENDIX ‘D’: Research Reports

Provided under separate cover