

APPENDIX 'D': Research Reports

RESEARCH REPORT



William and Mary Jane Macklin House **West Half Lot 3, Concession 7** **2501 Denison Street** **c.1858**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The William and Mary Jane Macklin House is located on a portion of the western half of Markham Township Lot 3, Concession 7, in the vicinity of the historic community of Armadale.

Oliver Prentice received the Crown patent for the entire 200 acres of Markham Township Lot 3, Concession 7 in 1801, the same year he came to Upper Canada from Pittstown, Rensselaer County, New York with his wife Lydia and their two children. The family was noted as residing on this property in William Berczy's 1803 Census of Markham Settlers. In 1804, Prentice sold the eastern 100 acres to Benjamin Harrington, and in 1805 the west 100 acres to Martimus Badgerow. Oliver Prentice moved to Lot 31, Concession B, Etobicoke Township. In 1813 he was charged with high treason for his actions during the War of 1812 and subsequently left Upper Canada for the United States. Prentice lived in Ohio for a period of time before returning to his property in Etobicoke in 1818.

The subject property is located on part of Lot 3, Concession 7 sold by Oliver Prentice to Martimus Badgerow in 1805. Martimus Badgerow (1779-1853) and his twin brother Justin were sons of Justin Bagereau Sr., who was a member of Lafayette's expedition from France in support of the American Revolution. Justin Badgerow Sr. married Mary Gordon of Vermont after serving in the Continental Army. Justin Bagereau/Badgerow Jr. and Martimus Bagereau/Badgerow came to Upper Canada in the early nineteenth century and settled in Markham Township.

In 1837, Martimus Badgerow traded his property on Lot 3, Concession 7 to David Spring. He moved to Lot 7, Concession 2, in the vicinity of German Mills. In 1839, David Spring sold to William Macklem.

William Macklem (1801-1893) was born in Ireland of Scots-Irish descent. He was the son of Daniel Macklem and Martha (Marshall) Macklem. William Macklem came to Upper Canada in 1827-1828 from County Tyrone, Ireland, along with his brother Marshall and sister Christina. Some members of this family settled in Whitchurch Township.

William Macklem married Mary Jane Gilmore (1808-1886) in 1840. She was also born in Ireland. At the time of the 1851 census, the family lived in a one-storey log dwelling on Lot 3, Concession 7, Markham Township. They had six young children between the ages of 1 and 10: Elizabeth Ann, Nancy, Mary, Catharine, Martha and William (William died young). All of their children were born in Canada. The Macklems were affiliated with the Presbyterian Church. William Macklem was a farmer. According to a history of the community of Armadale, Macklem was one of a number of skilled ploughmen in the neighbourhood who were known for winning prizes at Ontario ploughing matches.

In the 1861 census, the Macklem family's home was not described by census-taker Henry Wilson for some reason, but the style of the brick house at 2501 Denison Street suggests that it was constructed in the 1850s, a decade when many Markham farmers built new dwellings thanks to good prices in the market for wheat during the Crimean War. A significant increase in assessed value between the years 1858 and 1859 suggests the brick house was constructed c.1858.

The spelling of the family surname varies depending on which primary source documents are consulted. It appears that some members of this family, including William Macklem, changed the spelling to Macklin over time. At the time of the 1891 census, the Macklin spelling was in use.

William Macklin died in 1893. He was a widower at the time. William and Mary Jane Macklin had no sons to take over the family farm. His will left the property to his married daughters Eliza Ann Armstrong, Nancy Freil, and Martha Thompson. The farm passed to William Macklin's grandson Robert M. Armstrong of Unionville, the son of Peter Armstrong and Eliza Ann (Macklin) Armstrong, between 1928 and 1935, through the purchase of his aunt's interest in

the property. Robert Armstrong had a business association with Edwin Dixon, the well-known Unionville taxidermist, to supply trophies to fraternal lodges across the country. In 1939, Armstrong sold the Macklin farm out of the family to George and Isabel Shadlock. In 1942, the farm was purchased by Sidney and Clara Larkin, who remained the owners until the mid-1960s.

In the 1980s, this area of Markham experienced suburban growth. In 1990, the former Macklin farmhouse, on a remnant of the original farm, was incorporated into a daycare centre by Cedarland Properties Limited. A complimentary addition was constructed on the south gable end of the old building, creating an L-shaped structure.

Architecture

The William and Mary Jane Macklin House is a one-and-a-half storey former dwelling that forms the northern wing of a daycare centre constructed in 1990. It has a rectangular plan and rests on a fieldstone foundation that places the ground floor level several steps above grade and provides a basement. The walls are of local red brick laid in Flemish bond on the primary (west) elevation, and common bond on the north gable end wall. The red brick is accented in buff brick with alternating quoins at the corners, radiating arches above door and window openings, a raised brick plinth, and a raised belt course above the level of the ground floor openings. The c.1990 addition is rendered in similar materials and mimics the architectural character of the heritage building.

The medium-pitched gable roof has projecting, boxed eaves and eave returns. The wood cornice is decorated with moulded Classical modillions. A heavy single-stack brick chimney with a corbelled cap is located at the north gable end. Two gable-roofed dormers are located on the front or western slope of the roof. These dormers, with horizontal siding, are in the style of the 1940s. A flat-roofed dormer window, also a mid-twentieth century addition, is centred on the rear slope.

The house has a five-bay front with a centrally-placed principal entrance. The entrance consists of a single-leaf door with a single sidelight to the right and a plain rectangular transom light above. This doorcase is of modern materials and is sheltered by a gable-roofed porch supported on simple wood posts. Window openings on this wall and the other exposed walls of the heritage building are flat-headed with a slight camber and are rectangular in shape with projecting lugsills. The openings contain modern single-hung windows with one-over-one panes.

The north gable end has four regularly-placed window openings. The two windows on the second floor are smaller in proportion to the two on the ground floor. The south gable end wall has been enveloped within the modern addition. The rear or east wall, clad in stucco, has three asymmetrically-placed window openings.

Prior to the alterations of 1990, the Macklin House had its original multi-paned windows with six-over-six panes. The doorcase had a glazed and panelled door flanked by narrow, multi-paned sidelights and capped with a multi-paned rectangular transom light with distinctive

geometric glazing. The earlier appearance of the building is well-documented in a series of photographs on file at the City of Markham. Another feature removed during the conversion of the building into a daycare centre was the one-storey brick kitchen wing at the south gable end. This kitchen wing was offset on the south wall toward the east. It had been converted into a garage at some point in its history. The kitchen wing was noteworthy for its gable-end position, an uncommon arrangement for a farmhouse of this style and period. The more common position of a kitchen wing was on the rear wall.

The William and Mary Jane Macklin House is a representative example of the conservative, well-built farmhouses constructed in Markham Township 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 that were designed to endure for generations. 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 rectangular 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 except for its five-bay front, which is locally uncommon. This configuration, along with the use of Flemish bond brickwork, is indication of a superior class of dwelling. Alterations to the principal entrance and windows have been undertaken without changes to the structural openings, allowing for potential future restoration to the 1850s design.



Front doorcase and typical window prior to alterations in 1990.
Note geometrical glazing pattern of transom light.

Context

The William and Mary Jane Macklin House is located on a remnant of the Macklin farm in the general vicinity of the historic community of Armadale which has all but vanished due to suburban development. Armadale, centred around the crossroads of Markham Road and Steeles Avenue East, was a rural community that was partly in Markham Township and partly in Scarborough Township. Only a small number of nineteenth century buildings remain in this part of Markham. The Macklin House is a reminder of the former agricultural community that existed in the area up until large-scale suburban development occurred in the 1980s. The heritage building is on its original site and is visible at the southeast corner of McCowan Road and Denison Street.



Context of the Macklin House with its addition to the right.

Sources

Deed Abstract for Markham Township Lot 3, Concession 7.

Canada Census: 1851, 1861, 1871, 1881, and 1891.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory, and 1918 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York, Ontario (1878).

Address File for 2501 Denison Street containing research material and photographs from the late 1980s, Heritage Section, Markham Planning & Urban Design.

Prentice Family Genealogy by David Phillips, 2018, found on PrenticeNet.

Macklem/Macklin History and Genealogy in address file, Heritage Section, Markham Planning & Urban Design from Markham Museum Family File, and additional information provided by Fred Robbins, Stouffville Historian.

Beare, Russ. "A Brief History of Armadale." *More Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1985. Page 31.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 276 and 327.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The William and Mary Jane Macklin House has design value and physical value as a representative example of mid-nineteenth century patterned brick farmhouse in the vernacular Georgian architectural tradition with Classical Revival detailing, particularly in its wood cornice and wide principal entrance.

The property has historical value or associative value because it is associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The William and Mary Jane Macklin House has historical value and associative value representing the theme of immigration, particularly the significant wave of British families who came to Markham in the 1820s-1830s, and for making legible the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. The property is also associated with William Macklin, a successful farmer and champion ploughman who lived here from 1839 until his death in 1893.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The William and Mary Jane Macklin House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a 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, serving as a reminder of the agricultural community that once existed in this portion of the former Markham Township.

RESEARCH REPORT



Lydia Beebe House
Part Lot 13, Block E, Plan 19
6864 Fourteenth Avenue, Box Grove
c.1874

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The Lydia Beebe House is located on a portion of Lot 13, Block E, Plan 19, which is within the western part of Markham Township Lot 6, Concession 9, in the historic crossroads hamlet of Box Grove.

In the mid-nineteenth century, a hamlet of tradesmen and labourers grew up around a cluster of industries located on the banks of the Rouge River, near the crossroads of Fourteenth Avenue and Ninth Line. In the early years, the community was known as Sparta after the celebrated city-state of ancient Greece. By 1867, the year of Canada's Confederation, a local post office was opened with the name Box Grove.

The Tomlinson family, along with the Kirkhams, played a prominent role in the establishment of a sawmill, woollen mill and shoddy mill (for recycling old cloth) in the Rouge River Valley. These and other industries took advantage of the waterpower available from the creation of a dam and mill pond in the hollow. In time, modest houses for workers in the numerous local industries were built on village lots subdivided from the Tomlinson and Beebe properties. A general store, a Methodist church, a school, two taverns, two blacksmith shops and a cooperage were built to serve the needs of local residents and surrounding farm families.

William Ellis Beebe (1801-1876), an American-born blacksmith from Sonon, Courtland, New York, established himself in the crossroads hamlet of Sparta after moving from the Buttonville area along with Joseph Tomlinson in the early 1830s. In 1833, William Beebe purchased the western 36 acres of Markham Township Lot 6, Concession 9 from Jacob Stover. Beebe's shop produced edge tools and agricultural implements. Evidently he was also interested in land development because in 1850 he created a plan of subdivision along with Joseph Tomlinson, who owned land on the opposite side of Ninth Line. Many of the lots were sold to people who laboured in the local cluster of industries. There were already a number of existing buildings on the Beebe property at the time Plan 19 was laid out. Buildings that were standing at the time that Plan 19 was created were illustrated on the plan. There were no buildings shown on Lots 12 or 13, Block E in 1850.

William Beebe was first married to Elizabeth Van Horne (1806-1838), with whom he had nine children. His second wife was Sarah Closson (1812-1881), with whom he had six children. Their youngest child was Lydia Maria Beebe (1851-1891).

At the time of the 1871 census, Lydia M. Beebe was age 20, unmarried, and living with her parents. In 1874, William Beebe sold Lots 12 and 13, Block E to his daughter. Previously, this pair of adjacent quarter-acre lots had been owned by a series of people who did not reside on the property but held it as an investment. One of these was George Tran of Pickering Township, who purchased the half acre in 1861. According to the Markham Township Assessment Roll of 1870, the property was rented to Peter Steinhoff, a labourer, at that time. In 1871, Lot 13 was sold back to William E. Beebe. The question is, was there a dwelling on Lots 12 and 13, perhaps constructed by George Tran for rental income, or was this land rented to Peter Steinhoff for his use in addition to the land he owned on Lots 14 and 15 next door?

The frame house at 6864 Fourteenth Avenue could have been built for Lydia M. Beebe c.1874 prior to her marriage to William Johnston, a local labourer. She may not have lived there for long. The Assessment Roll for 1880 lists David Thompson, labourer as a tenant, with Miss Beebe as the owner.

In 1891, Silas Beebe (son of William Beebe) *et al* released their claim to Lots 12 and 13 to William Johnston, Lydia M. Beebe's husband. This was the same year Lydia (Beebe) Johnston died in Chicago, Illinois. According to the 1892 directory of Markham Township, the property was occupied by James Johnston, tenant, and owned by William Johnston of Chicago. It appears

that William and Lydia Johnston moved to the United States and rented the property in Box Grove to a relative.

In 1893, the property was sold to Esther Cook, the wife of farm labourer Charles Cook. In 1901, the half-acre property comprised of Lots 12 and 13 was divided. The eastern 52 feet 6 inches of Lot 13 (containing the house at 6864 Fourteenth Avenue) was sold by Charles and Esther Cook to William and Elizabeth Mulholland. All of Lot 12 and the western 13 feet of Lot 13 were sold to Edward Biglow. A dwelling was constructed on that property. A modern dwelling has since been constructed there.

William and Elizabeth Mulholland sold to Annie Coxworth in 1909. In 1925, her executors sold the property to Albert R. Lewis who operated a farm and dairy on the east side of Markham Village. Since the Lewis family resided on their farm, the Box Gove property appears to have been purchased as an investment. Albert and Margaret Lewis sold in 1936, and after that time there has been a series of other owners. The current owner in 2024 is Kelly E. Davis.

Architecture

The Lydia Beebe House is a one-and-a-half storey frame dwelling with a rectangular plan oriented to face southwards. The walls are sided in clapboard trimmed with narrow corner boards. Previously the cladding was horizontal aluminum siding. The building rests on a concrete block foundation, an indication that the original foundation was replaced at some point in the latter half of the twentieth century. The ground floor is placed several steps above grade with a modern wood deck with a wood railing providing access to the front door. A one-storey addition extends across the rear wall.

The medium-pitched gable roof has projecting, open eaves and plain fascia boards. There is a single-stack brick chimney on the roof ridge, placed off-centre to the right. It is made of brick dating from the twentieth century..

The primary (south) elevation of the house has a three-bay configuration with a centrally-placed single-leaf door cent flanked by flat-headed, rectangular single-hung windows with two-over-two panes. The door dates from early twentieth century with horizontally-oriented panels combined with a single-paned light in its upper portion. Above the door is a square, four-paned window in the knee wall. The trim around the door and windows has been renewed and has a decorative top.

On the west gable end there are two windows centred on the wall, one on the ground floor and one above. The window design matches that of the primary elevation. On the east gable end is a small window placed to the rear at ground floor level, and a larger window on the second floor, centred on the wall, that matches the window on the west gable end wall.

The Lydia Beebe House is a modest vernacular village dwelling, restrained in its detailing, designed to serve the needs of a labourer or tradesman. The symmetrical plan and simple, formal design follows the long-lasting Georgian architectural tradition that continued to

influence vernacular domestic architecture in Ontario long after the Georgian period ended in 1830. This is a late example of its type, with a tall wall height and a medium-pitched gable roof without eave returns. In recent years, the exterior has been restored through removal of old aluminum siding.

Context

The Lydia Beebe House is one of a grouping of nineteenth century buildings within the historic hamlet of Box Grove. These buildings are important in defining, maintaining and supporting the character of this nineteenth century crossroads community. 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.

Several properties in the vicinity have been individually designated under Part IV of the Ontario Heritage Act, including the James Bishop House at 7739 Ninth Line (By-law 2020-67), the Box Grove Schoolhouse at 7651 Ninth Line (By-law 2005-78), and the Tomlinson-Gates House at 7790 Ninth Line (By-law 2016-135).

Sources

Abstract Index of Deeds for Lot 6, Concession 9.

Abstract Index of Deeds for Lots 12 and 13, Block E, Plan 19 (1850).

Markham Township Assessment Rolls: 1860, 1870, 1880, 1890 and 1900.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of York County, Ontario (1878).

Directories of Markham Township: 1892 Directory

Property File for 6864 Fourteenth Avenue.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Pages 91-96.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 287-289.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Lydia Beebe House has design value and physical value as a representative example of a modest vernacular village dwelling designed in the long-lasting Georgian architectural tradition that continued to influence vernacular domestic architecture in Ontario long after the Georgian period ended in 1830.

The property has historical value or associative value because it is associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Lydia Beebe House has historical value and associative value representing 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 property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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.

RESEARCH REPORT



Phillip Jr. and Susannah Eckardt House

West Half Lot 10, Concession 6

60 Meadowbrook Lane

c.1845

Heritage Section

City of Markham Planning & Urban Design

2024

History

The Philip Jr. and Susannah Eckardt House is located on a portion of the western half of Markham Township Lot 10, Concession 6, southeast of the historic village of Unionville and east of the Unionville Heritage Conservation District.

The 200 acres of Markham Township Lot 10, Concession 6 were originally granted by the Crown to William Berczy, agent for the German Land Company, in 1804. William Berczy's important role in the early settlement of German-speaking settlers in Markham Township is well-documented in Markham's history. Shortly after receiving title to the property, Berczy and his wife sold to John Gray, a non-resident land speculator.

In 1827, John Gray sold the property to Philip Eckardt Sr., one of the Berczy settlers. The Eckardt family are considered to have been the founders of Unionville. Frederick Eckardt, one of the sons of Philip Eckardt Sr. (1759-1845) and Ann Elizabeth (Koepke) Eckardt (1778-1849), subdivided the eastern portion of Lot 12, Concession 5 to create a number of lots that developed into the commercial core of the village by the 1840s.

Lot 10, Concession 6 was purchased by Philip Eckardt Sr. as an investment property, one of several purchased to provide land for his sons to establish themselves. He first lived on Lot 7, Concession 6, but in 1808 moved north to the western half of Lot 17, Concession 6. He was a successful farmer, cattle breeder, and lumber dealer. His hewn log house, the oldest building in Markham, still stands at 128 Harbord Street in the Upper Unionville community, as a wing of a modern house constructed in the late 2010s.

Lot 10, Concession 6 was sold by Philip Eckardt Sr. in two parts later in 1827. The western 100 acres were sold to his son, Philip Eckardt Jr., and the eastern 100 acres to another son, Andrew Eckardt. According to Walton's 1837 Directory of Markham Township, Philip Eckardt Jr. was living on this property at that time. In 1833, Andrew Eckardt sold the western 50 acres of his portion of Lot 10, Concession 6 to his brother Philip Eckardt Jr. to enlarge his farm, and the easternmost portion to his other brother George Eckardt. Philip Eckardt Jr.'s land holdings on Lot 10, Concession 6 then comprised 150 acres.

Some historical accounts concerning the house at 60 Meadowbrook Lane provide a construction date of 1823 based on the growth rings counted on a large old maple tree that once stood near the dwelling. However, the solid brick construction of the house, which prior to the application of stucco was red brick trimmed with buff brick accents, suggests a mid-nineteenth century date of origin, perhaps c.1845. The brick house was standing at the time of the 1851 census.

Philip Eckardt Jr. (1803-1874) married Susannah Hegler in 1829. They had five children together: Sarah Ann, born 1832; Thomas Philip, born 1833; Andrew, born 1837; Barbara Ann, born 1840; and Edward, born 1841. Only Sarah Ann, Thomas Philip and Edward lived to adulthood. Philip Eckardt Jr. was a farmer. His son, Thomas Philip Eckardt (1833-1880), became a physician and surgeon. He was educated at the Massachusetts Medical College of Harvard University and the University of Toronto. He established his practice in Unionville after returning to Canada in the early 1860s. He first lived at 206 Main Street then moved to a new house at 196 Main Street in 1872. He was married to Abigail Robinson, formerly of Markham Village.

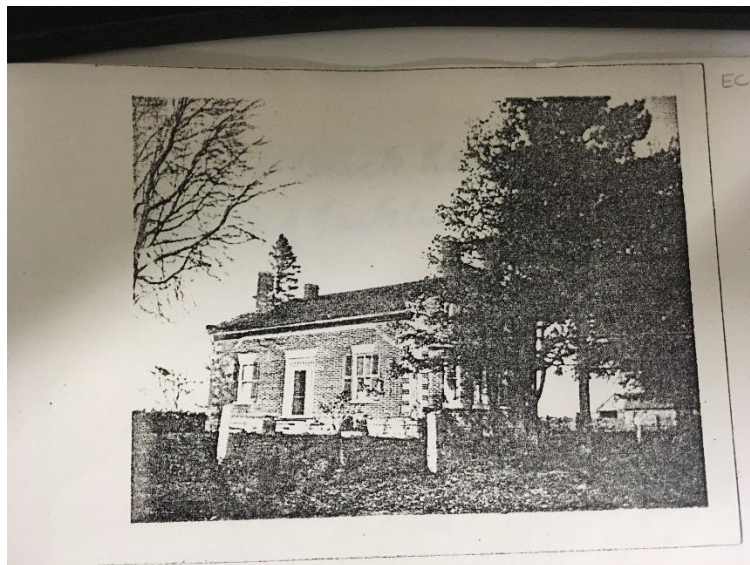
Philip Jr. and Susannah Eckardt were members of the Congregational Church rather than following the Lutheran faith of most of the other Berczy settler families. Philip Eckardt Jr. served as a deacon in the church and hosted the travelling student minister when he was preaching in Unionville. The Congregational Church of 1847, converted to a dwelling in the mid-1890s and later serving as an art gallery and then restaurant, still stands at 149 Main Street.

Philip Eckardt Jr. died in 1874. His youngest son, Edward Eckardt, was willed the farm. In 1878, he created Plan 445 which established a series of 13 building lots north of the Rouge River on the Main Street frontage of the Eckardt farm. A number of modest dwellings were constructed on these lots in the late nineteenth century, extending the built-up area of Main Street

Unionville to the south of what is known today as Highway 7 but at the time of the plan was called Dufferin Street. The farmhouse remained on the agricultural farm acreage.

Edward Eckardt married Catharine Braithwaite, the daughter of Unionville general merchant Mark M. Braithwaite and Elizabeth Eckardt. At the time of the 1881 census, they were living on the homestead and had five children between the ages of 1 and 11. Edward Eckardt was a farmer. In 1883, the farm was sold to local merchant John F. Davison. The property was sold back to the ownership of Edward and Catharine Eckardt in 1886. In 1886, the easternmost 50 acres were sold to Joseph Eckardt. In 1887, the western half of Lot 10, Concession 6, less the village lots fronting on Main Street, was sold to Edward Eckardt's sister, Sarah Ann Eckardt, who in turn sold the property in 1890. By the time of the 1891 census, Edward and Catharine Eckardt had relocated to Pelham in the Niagara area where Edward Eckardt was a fruit grower.

The former Eckardt farm passed through many ownerships from 1890 onward. In 1925, the Camplin family sold off 25 acres containing the old brick farmhouse. From 1952 to 1986, the property was owned by the Greenhough family, who applied stucco to the exterior in the 1950s. Subsequent owners have maintained the historical appearance of the Philip Jr. and Susannah Eckardt House, which is now located on a remnant of the farm adjacent to a townhouse development on Meadowbrook Lane, constructed in 1996. The northern section of Meadowbrook Lane follows the route of the old farm lane.



Archival photograph of the Eckardt House showing its appearance prior to the application of stucco cladding in the 1950s.
Markham Museum Collection.

Architecture

The Philip Jr. and Susannah Eckardt House is a one-and-a-half storey stucco-clad brick dwelling with a rectangular plan. The building rests on a fieldstone foundation that places the ground floor level several steps above grade and provides a basement. The original orientation of the house was to the west, facing the Rouge River and Main Street, but today the principal

entrance faces east, onto Meadowbrook Lane. Prior to the construction of the townhouse development, Meadowbrook Lane passed in front of the house.

Prior to the application of a stucco finish in the 1950s, the walls were of patterned red and buff brick, as shown in an archival photograph in the collection of the Markham Museum. The red brick body was trimmed in buff brick, with alternating quoins at the corners, a projecting plinth, and radiating arches over door and window openings. The updating of old brick houses with stucco was popular in the 1950s with several similar examples known in Markham.

The medium-pitched gable roof is unusual in that the eaves have a minimal overhang. This type of treatment on a mid-nineteenth century dwelling in Markham is very rare. Tight eaves such as this were sometimes used on Colonial Revival style houses in the mid-twentieth century, harkening back to the frame houses of seventeenth and eighteenth century New England. Today, there is an exterior, single-stack brick chimney centred on the north gable end, but the archival photograph shows that there once were four heavy, single-stack, interior gable-end chimneys, another unusual feature. A hip-roofed dormer window is located on the east slope of the roof.

The original front, or west wall, is composed of three bays with a centrally-placed principal entrance. The doorcase contains a single-leaf panelled door framed by four-paned sidelights with a panelled apron below, and a flat-headed rectangular transom light above. A gable-roofed porch shelters the entrance. This porch, rendered in a simplified version of the Neo-classical style, is a complimentary modern addition. The archival photograph shows the outline of a full-width, bellcast-roofed veranda. The flanking window openings are flat-headed and rectangular in shape with projecting lugsills. The windows are single-hung with two-over-two panes. Based on the age of the building, it is likely that the original windows had multiple small panes. The window openings are framed with non-functional modern shutters, but at one time there were functional louvered shutters.



North and west sides of the Eckardt House showing tight eaves
and unusual spacing of second storey windows.

The south gable end has a canted bay window offset to the left. This bay window, with one-over-one paned single-hung windows, is a late nineteenth century alteration, perhaps replacing a regularly-sized window in this location. To the right of the bay window is a single, two-over-two paned window similar to the windows on the front wall. On the second floor, the window openings are smaller and are placed toward the building corners to accommodate the internal chimneys that were once located at the gable ends. The placement of the second storey gable end windows is yet another unusual and noteworthy characteristic of this house. The windows have two-over-two panes.

The north gable end has two window openings on the ground floor similar to the windows on the front wall, and two smaller windows on the second floor with the same unusual placement as seen on the south gable end.

The east wall has a one-storey addition under a full-width shed roof. This addition is in part a late 1990s re-working of a former back porch and a small hip-roofed addition. It consists of a recessed porch to the left, an entrance vestibule in the centre, and an enclosed board and batten area to the right. The vestibule features an entrance in a design that mimics the historic entrance on the west side of the house, including a projecting gable-roofed porch. A historic window opening with two-over-two panes is located within the recessed porch.

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, 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 treatment of the eaves, 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.

Context

The Philip Jr. and Susannah Eckardt House is located within a discrete pocket of residential development just outside of the southeastern portion of the Unionville Heritage Conservation District. The house is sited on a remnant of the original Eckardt farm within a mid-1990s street townhouse development. The original front of the building is visible from Mildren Temple Park through which the Rouge River meanders. A detached garage in a complimentary style is placed to the northeast of the home, accessed through a bulb at the end of the internal roadway serving the development.

Sources

Abstract Index of Deeds for Lot 10, Concession 6, Markham Township.

Plan 445, 1878.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Directories of Markham Township: Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory, and 1918 Directory.

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Eckardt Family Genealogy File, Heritage Section, City of Markham Planning & Urban Design.

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Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

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, incorporating a doorcase in the Classical Revival style, but with some unusual design features that make it unique within the Markham context.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

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 significant 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.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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

RESEARCH REPORT



Frisby House **Lot 13 and Part Lot 14, Plan 184** **15 Victoria Street, Victoria Square** **c.1873**

Heritage Section
City of Markham Planning & Urban Design
2024

History

The Frisby House is located on Lot 13 and part of Lot 14, Plan 184. Plan 184 was created in 1856 as a subdivision of six acres on the northwestern corner of Markham Township Lot 25, Concession 4.

The early history of Markham Township Lot 25, Concession 4 indicates an association with William Berczy, the leader of a group of German immigrants who arrived here in 1794 and are considered to be the founders of Markham. Jacob Rawn and his family were noted as residing on the property in Berczy's census of 1803. In 1804, Rawn purchased the 200-acre property from William Berczy, however he also received the Crown patent for the same lot in 1822. Not much is known about Jacob Rawn. He was not a member of the Berczy group. In 1818, he sold the eastern 50 acres to D'Arcy Boulton, and in 1822, sold the western 150 acres to Peter Wolfe. Both were non-resident investors. The 150-acre western portion passed through a series of owners until it was purchased by William Cantley in 1831. In 1849, Cantley sold six acres to blacksmith William G. Hingston who created a subdivision in 1856 that became the south-east

quadrant of the hamlet of Victoria Square. The balance of the Cantley property remained as farmland.

Thomas Frisby Sr. (1822-1905), the eldest son of English immigrants John Frisby (1797-1856) and Lucy Frisby (1801-1878), was a tenant on the Cantley property as early as 1851, based on the census of that year. The Frisby family emigrated to Canada in 1831. The McPhillips Map of Markham Township, dated 1853-54, shows Thomas Frisby Sr. on the farm property to the east of the hamlet. In 1856, the 140-acre property was formally purchased by John Frisby from William Cantley. John Frisby resided on another farm in Victoria Square (Lot 23, Concession 3), which is today the site of the Cathedral of the Transfiguration of our Lord, located to the south of the hamlet. He died tragically that same year during a business trip to Milwaukee when the steamship *Niagara* burned and sank while crossing Lake Superior. In 1859, John Frisby's widow, Lucy, transferred ownership of the farm on Lot 25, Concession 4 to her son, Thomas Frisby Sr.

Thomas Frisby Sr. and Jane (Newlove) Frisby raised a large family on the farm. The 1861 census describes their residence as a one-and-a-half storey frame building. One of their sons, William, became a well-known local blacksmith. Sons George, Thomas, and Richard were farmers, though Thomas Jr. was listed as a wagon maker in the 1881 census.

Thomas Frisby Sr. purchased a number of lots on Victoria Street between 1872 and 1883. The dwelling at 15 Victoria Street is primarily located on Lot 13, Plan 184, which was purchased in 1872, and part of Lot 14, purchased in 1873. There is a local tradition that the house at 15 Victoria Street was constructed sometime between 1856 and 1860 for John Frisby's widow Lucy following her husband's death in 1856. At the time of the 1861 census, however, she was living with her son, William Frisby, and his wife Harriet on a different property, Lot 23, Concession 3, probably in the original Frisby family home. There is no information about the location of Lucy Frisby in the 1871 census, but information written on the back of an archival photograph in the collection of the Markham Museum indicates that she lived in the house at 15 Victoria Avenue, later occupied by her son Thomas Frisby Sr. Based on research, this house appears to have been constructed c.1873.

Lucy Frisby died in 1878. The Thomas Frisby Sr. family lived in this house through the latter decades of the nineteenth century. When Thomas Frisby Sr. died in 1905, he bequeathed the property comprising Lots 11 through 15 to his widow Jane Frisby for her lifetime use. The property passed to their son George E. Frisby in 1909.

George Frisby sold to Robert Henry Hopper in 1922 who lived there with his sisters Mary Hannah Hopper and Alice Hopper. They were unmarried children of Henry Hopper and Sarah (Williamson) Hopper who farmed the western half of Lot 29, Concession 4, north of Victoria Square. In 1926, Robert H. Hopper sold the property to his sister, Mary Hannah Hopper. In 1949, Robert Hopper once again was the owner through Mary H. Hopper's will. Robert H. Hopper's estate sold the property to Cecil Storey in 1953. From that point onwards, portions of the property were sold off until the Frisby House stood on only Lot 13 and the northern portion of Lot 14. A driveway that once served the Frisby family still stands at 9-11 Victoria Street.

Architecture

The Frisby House is a one-and-a-half storey, stucco-clad frame dwelling with a rectangular plan. The house is oriented westwards. The ground floor is set slightly above grade level, and the foundation material is not readily visible. The original portion of the building is the western section, closest to the street. A gable-roofed one-and-a-half storey addition extends from the rear wall, with another addition, one storey in height with a flat roof, extending from the rear wall of that addition. The medium-pitched gable roof has projecting, open eaves and a steeply-pitched centre gable on the front roof slope. No historic chimneys remain. There is a heavy exterior masonry chimney located on the south wall of the main rear addition. The chimney is made of light grey concrete brick and likely dates from the mid-twentieth century.

The current stucco cladding has been in place for some time as it appears in photographs on file in the Heritage Section taken in the early 1980s.. The original cladding, based on an archival photograph in the collection of the Markham Museum, was narrow clapboard trimmed with corner boards.



Archival photograph of the Frisby House showing clapboard siding and bellcast-roofed veranda. Markham Museum Collection.

The house has a three-bay primary (west) elevation with a centrally-placed single-leaf door sheltered by a gable-roofed porch supported on square wooden posts resting on brick pedestals. The porch roof has a closed pediment in the Edwardian Classical style, suggesting an early twentieth century date for the construction of this porch. It replaced a bellcast-roofed veranda supported on delicate wooden treillage, as seen in the above archival photograph. The door is flanked by flat-headed single-hung windows with six-over-six panes, framed with simple wood trim and modern non-functional shutters. The window openings have projecting lugsills. In the centre gable above the door is a pointed-arched Gothic Revival casement window.

The south gable end has two windows with six-over-six panes on the ground floor and two smaller window openings on the second floor containing modern casement windows. The

second storey openings appear to have been widened during a renovation. The north gable end has a single six-over-six paned window centred on the ground floor wall with two casement windows on the second storey that match those on the south gable end wall.

Architecturally, the Frisby House is an altered representative example of a village dwelling in the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be 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. The design was promoted in architectural pattern books and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Frisby House, with a pointed-arched window in its steep centre gable. The essential form of the Ontario Classic was symmetrically balanced with a centrally-placed front door flanked by a window on either side, a hold-over from the long-standing, conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. A one-and-a-half storey height and a T-shaped plan were typical, with the rear portion of the “T” usually a single-storey kitchen. In some examples the kitchen wing is offset on the rear wall, creating an L-shaped plan. In this case, the kitchen wing of this dwelling, shown in part in the archival photograph, has been replaced by a large, two-storey modern-era addition.

Context

Victoria Square is a former Heritage Conservation District Study Area.

The Frisby House is one of a grouping of late nineteenth and early twentieth century buildings that contribute to and define the character and extent of the historic hamlet of Victoria Square. The old house stands within the context of both recent and historic structures in a village setting, illustrating the evolution of the built environment over time. A frame driveway that was once associated with this dwelling is located to the north at 9-11 Victoria Street.

Sources

Abstract Index of Deeds for Lot 25, Concession 4 and Lot 23, Concession 3, Markham Township. Abstract Index of Deeds for Lots 11 through 15, Plan 184.

Plan 184, 1856.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

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Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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.

The Frisby House is a representative example of a village dwelling in the Ontario Classic style.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Frisby House has historical or associative value representing the theme of the nineteenth century development of the crossroads hamlet of Victoria Square, and for its association with the locally significant Frisby family, early residents of the Victoria Square area with an English origin that played an important role in the agricultural and industrial development of the community.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Frisby House is one of a grouping of older buildings that contribute to and help define the character and extent of the historic hamlet of Victoria Square. The property is historically linked to the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent, designated under By-law 2021-72.