



## By-law 2024-192

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
“LYDIA BEEBE HOUSE”  
6864 FOURTEENTH AVENUE

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WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Lydia Beebe House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on June 26, 2024, has caused to be served on the owners of the lands and premises at:

Kelly Davis  
6864 Fourteenth Avenue  
Markham, Ontario  
L6B 1A8

and upon the Ontario Heritage Trust, notice of intention to designate the Lydia Beebe House, 6864 Fourteenth Avenue, 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:  
  
“Lydia Beebe House”  
6864 Fourteenth Avenue  
City of Markham  
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed October 23, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2024-192**

In the City of Markham in the Regional Municipality of York, the property municipally known as 6864 Fourteenth Avenue, Markham, Ontario, and legally described as follows:

PT LT 13 BLK E PL 19 MARKHAM AS IN R301646 EXCEPT THE EASEMENT THEREIN; MARKHAM

PART OF BLOCK 4, PLAN 65M3876, PT 9, PLAN 65R-30436; CITY OF MARKHAM

PIN: 030650034 and 030654189

# SCHEDULE 'B' TO BY-LAW 2024-192

## 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.