



By-law 2024-191

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“PHILIP JR. AND SUSANNAH ECKARDT HOUSE”
60 MEADOWBROOK LANE

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 Philip Jr. and Susannah Eckardt 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:

Paul David Bruce Freeman & Carol-Ann Freeman
60 Meadowbrook Lane
Markham, Ontario
L3R 2C6

and upon the Ontario Heritage Trust, notice of intention to designate the Philip Jr. and Susannah Eckardt House, 60 Meadowbrook Lane, 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:

“Philip Jr. and Susannah Eckardt House”
60 Meadowbrook Lane
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.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-xx

In the City of Markham in the Regional Municipality of York, the property municipally known as 60 Meadowbrook Lane, Markham, Ontario, and legally described as follows:

PCL 10-23, SEC MA6; PT LT 10, CON 6, (MKM), PT 2 & 3, 65R18699 ; S/T EASEMENT OVER PT 2 PL 65418699 IN FAVOUR OF CONNECT FIVE LTD., CYRK HOLDINGS LIMITED AND KEALSON LIMITED AS IN R554411. S/T EASEMENT OVER PT 2 PL65R18699 IN FAVOUR OF THE CORPORATION OF THE TOWN OF MARKHAM AS IN R554413. MARKHAM.

PIN: 029650067

SCHEDULE 'B' TO BY-LAW 2024-191

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.