



Report to: Development Services Committee

Meeting Date: December 6, 2011

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**SUBJECT:** Intention to Designate a Property under  
Part IV of the Ontario Heritage Act  
Beckett Farmhouse  
4672 Sixteenth Avenue

**PREPARED BY:** George Duncan, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) That as recommended by Heritage Markham, the Beckett Farmhouse – 4672 Sixteenth Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 2) That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 3) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 4) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not Applicable

**PURPOSE:**

The purpose of this report is to recommend to Council that the "Beckett Farmhouse" be designated under Part IV of the Ontario Heritage Act.

**BACKGROUND:**

**The building is listed on the Town of Markham Register**

The subject building is located at 4672 Sixteenth Avenue. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register includes the Town's inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

**The Beckett Farmhouse is a representative example of an American Foursquare style dwelling of the 1920s period**

The Beckett Farmhouse is a two and a half storey brick dwelling. It is a representative example of an American Foursquare style farmhouse of the 1920s, and is also of interest because the building incorporates elements of an earlier one storey brick house on the same foundation.

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The Beckett Farmhouse has historical and associative value as the long-time residence of the Beckett family, who farmed the property from 1918 to 2011. The earlier phase of the house is attributed to Frederick Eckardt, a member of a prominent Berczy Settler family who also owned property in the core of old Unionville.

The Statement of Significance is attached as Appendix 'A'.

**The building has been evaluated using the Town's heritage evaluation system**

The building was evaluated by the property owner's cultural heritage resource consultant using the Town's Heritage Building Evaluation System. The Beckett Farmhouse was evaluated as a Group 2 Heritage building. Staff concur with this classification. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Act.

**The building has been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- 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 Beckett Farmhouse is a representative example of an American Foursquare style dwelling of the 1920s. It also has physical value as an evolved building that incorporates elements of an older, mid-19<sup>th</sup> century farmhouse within its structure).
- 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 (The building was the long-time residence of the Beckett Family, who farmed the property from 1918 to 2011. The earlier phase of the house is associated with Frederick Eckardt, a member of a prominent Berczy Settler family. Additionally, the house illustrates the theme of farm improvement and modernization that took place in Markham in the early 20<sup>th</sup> century).

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- The property has contextual value because it:
    - Is important in defining , maintaining or supporting the character of an area (The Beckett Farmhouse is a feature of cultural heritage interest as a farmhouse from Markham's early 20<sup>th</sup> century period of agricultural maturity);
    - Is physically, functionally, visually or historically linked to its surroundings (The Beckett Farmhouse is a reminder of the long period of agricultural use of the land prior to its transformation into the new neighbourhood of Upper Unionville, and is part of a grouping of heritage features including the Philip Eckardt Log House and the Bethesda Lutheran Cemetery).

**Heritage Markham has recommended designation**

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham recommended the designation of the Beckett Farmhouse as a property of cultural heritage value or interest as part of their review and recommendations concerning the development applications for the Upper Unionville community (August 11, 2010).

**OPTIONS/ DISCUSSION:****The preservation of the heritage resource is consistent with Town policies**

The Town of Markham Official Plan and the Berczy Village Secondary Plan contain Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process of an area. These policies support the preservation of heritage resources on their original site, and the integration into new development proposals. The designation of this resource will ensure that its heritage attributes are addressed and protected.

**Provincial planning policies support designation**

The Ontario Government's current Provincial Policy Statement which was issued under Section 3 of the Planning Act and came into effect March 2005 includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

**Designation will help facilitate the integration of the resource into the planning process**

Heritage designation supports the Town's ability to provide for the appropriate integration of the heritage resource into the proposed development. It will enhance the resource's status during changes in ownership and offer protection from potential alterations that may affect the heritage attributes and value.

**Designation is a condition of draft approval for the Upper Unionville community**

The property owner is working with Town staff to satisfy the Conditions of Draft Approval for the subdivision, which includes a condition that the Beckett Farmhouse be designated under Part IV of the Ontario Heritage Act.

**Designation acknowledges the importance of the heritage resource**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the 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.

The designation of this cultural heritage resource is supported by staff.

A Heritage Easement Agreement is another condition of draft approval, and is in progress.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

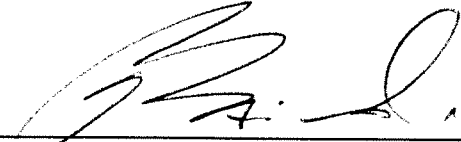
Acceptance of this recommendation to designate the property located at 4672 Sixteenth Avenue under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act; and
- prepare the designation by-law for the property

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS**

Figure 1 – Owner/Agent and Location Map

Figure 2 – Building Photograph

Figure 3 – Air Photograph

Appendix 'A' – Statement of Significance

Appendix 'B' - Heritage Markham Recommendation

FIGURE 1

## FILE PATH:

Q:\Development\Heritage\PROPERTY\SIXTINTH\4672 Beckett Farm\DSC\December 2011.doc

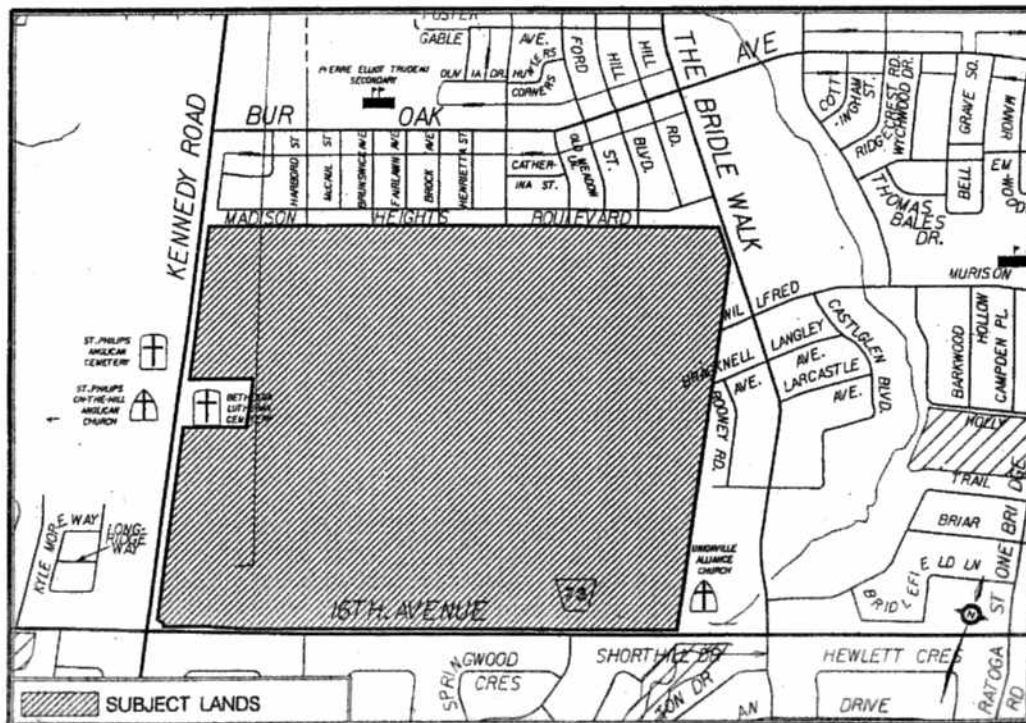
## OWNER:

Upper Unionville Inc.  
600 Applewood Crescent  
Vaughan, Ontario  
L4K 4B4

Telephone: 905-760-7600  
Fax: 905-669-9600

Contact: Ken Rovinelli : ken@tacc.com

## LOCATION MAP:



**Figure 2: Building Photographs**







# AIR PHOTO (2011)

APPLICANT: UPPER UNIONVILLE INC.

FILE No. SU. 10118874 & ZA. 10118878 (GS)

Q:\Geomatics\New Operation\2010 Agenda\SU\SU10118874\SU10118874.mxd

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: GS

 SUBJECT LANDS

DATE: 20/11/2011

FIGURE No. 3





**STATEMENT OF SIGNIFICANCE****Beckett Farmhouse****West Half Lot 16, Concession 6****c.1920****4672 Sixteenth Avenue**

The Beckett Farmhouse is recommended for designation under Part IV 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 Beckett Farmhouse is a two and a half storey brick building east of Kennedy Road and north of Sixteenth Avenue, originally designed with its front facing west toward Kennedy Road. It is a former farmhouse located within a residential subdivision known as Upper Unionville under development in 2011, north of the historic village of Unionville.

**Design or Physical Value**

During the early 20<sup>th</sup> century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Beckett Farmhouse is an excellent example of this trend of farm improvement, and of its early 20<sup>th</sup> century period of construction. The building incorporates elements of an earlier, one storey brick house on the same foundation, which was constructed in the mid-19th century, giving it additional physical value as an example of an evolved structure.

The Beckett Farmhouse is typical of the spacious, simply-detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with a functional, basically cubic shape. The 'rug brick' cladding and two and a half storey form of the house, with a broad pyramidal roof and attic dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20<sup>th</sup> century.

**Historical and Associative Value**

The Beckett Farmhouse has historical and associative value as the long-time residence of the Beckett family. Charles Beckett purchased the west half of Lot 16, Concession 6 in 1918. Previously, the family had farmed in Scarborough Township, near present-day Victoria Park and

Eglinton Avenues (the Golden Mile area). The farm passed to Frank E. and Lillian Beckett in 1950, and that same year, the family's land holding were increased with the purchase of the west half of Lot 17, Concession 6 (the historic Philip Eckardt farm). In 1969, the property was granted to William Beckett, and then to Albert, Ernest and Lawrence Beckett. In 2009, after almost a century of ownership by the same family, the Beckett farm was sold for development.

In addition to its association with the Beckett family, the house is of historical and associative value as it incorporates portions of the mid-19<sup>th</sup> century farmhouse of Frederick Eckardt, son of Philip Eckardt, who received the Crown patent for the land in 1842 and resided on the property for much of the 19<sup>th</sup> century. Eckardt was a member of a prominent Berczy settler family that is considered one of the most significant founding families of Unionville. Frederick Eckardt is credited with building the adobe brick house at 206 Main St., on Lot 12, Concession 5, in 1829. He sold lots on the east part of his Unionville property that led to the formation of the commercial core of the village. His later house on Lot 16, Concession 6 (thought to form the core of the present dwelling) was a one storey brick house that was noted in the 1851 census.

### **Contextual Value**

The Beckett Farmhouse has contextual value as a farmhouse from Markham's early 20<sup>th</sup> century period of agricultural maturity. It remains on its original site within an evolving urban landscape, and within this landscape it serves as a reminder of the long period of agricultural use of the land prior to its transformation to the new neighbourhood of Upper Unionville. The Beckett Farmhouse forms part of a grouping of cultural heritage features which also includes the Philip Eckardt Log House and the Bethesda Lutheran Cemetery.

### **Significant Architectural Attributes**

Exterior character-defining elements that embody the cultural heritage value of the Beckett Farmhouse include:

- The form and volume of the brick portion of the house, with its cubic plan, sunroom extension and two and a half storey height;
- Fieldstone and concrete foundation;
- Multi-coloured rug brick walls;
- Pyramidal roof with hip-roofed dormers and single-stack brick chimney;
- Original window openings in a variety of sizes, some with wood, sash-style windows, with radiating brick arches and projecting brick sills;
- Flat-roofed box bay window facing south, and exterior door above;
- Exterior wood doors, including the 4 panelled door providing exterior access to the basement.

HERITAGE MARKHAM  
EXTRACT

APPENDIX B

DATE: August 17, 2010

TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM # 19 OF THE EIGHTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON AUGUST 11, 2010

19. INFORMATION

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT  
APPLICATIONS FOR UPPER UNIONVILLE INC.  
9451 KENNEDY ROAD AND 4672 16<sup>TH</sup> AVENUE,  
THE FORMER BECKETT FARM

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Carolina Moretti disclosed an interest with respect to 9451 Kennedy Road and 4672 16<sup>th</sup> Avenue, the former Beckett Farm, by nature of her son working for the developer, and did not take part in the discussion of or vote on the question of the approval of such matters.

Staff advised that changes had been made to the previously considered recommendation, to provide clarification. It was confirmed that the heritage tree will be preserved.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the letter from TACC Developements in response to their recommendations regarding the former Beckett Farm as information and that the Heritage Markham recommendation of July 2010 be superseded by this recommendation.

THAT Heritage Markham is supportive of the applicant's plan to retain the Philip Eckardt Log House (9451 Kennedy Road) and the Beckett Farm House (4672 16<sup>th</sup> Avenue) on their original sites within the Plan of Subdivision;

THAT the entrance drive or portions thereof where possible leading from Kennedy Road to the Eckardt Log House and the associated White Spruce and Silver Maples be retained;

THAT Heritage Markham supports the recommendations of the applicant's report entitled "Cultural Heritage Evaluation Report – Built Heritage Resources and Cultural Heritage Landscapes" (March 2010) prepared by Archaeological Services Inc. and supports implementation of the recommendations regarding the measures to be undertaken to document

and protect the two heritage house during the planning and construction phases (i.e. measured drawings, condition reports, maintenance, boarding);

THAT the existing conditions and placement of the heritage features on site (barns, houses, entrance driveways, screening vegetation, windbreaks and views of the houses and cemetery) and the physical relationships between them should be subject to heritage recording to serve as final documentation of the agricultural setting of this farmstead and that the report be provided to the Town of Markham for archival reference purposes;

THAT the application be revised in order to provide better public views to the west elevation (front) of the Beckett Farm House which could include, but not limited to the following options:

- a) Reconfigure the plan to place the heritage building on a corner lot to allow the front of the dwelling to face the street;
- b) Combine Lot 926 and 927 (Heritage Lot) or enlarge Lot 927 in some manner to provide a larger lot to provide a better streetscape view to the west elevation of the house and to accommodate a garage and amenity area to make the house a viable, marketable residence within the community;

THAT a preliminary site plan for the Beckett Farm House lot be requested to be submitted to allow analysis of the appropriateness of the property's dimensions and to determine if remnant portions of the former apple orchard can be maintained;

THAT the Town's Engineering Department be requested to carefully examine the grading around both heritage house lots and any vegetation that is to be retained to ensure that proposed grades are sympathetic to the existing grade relationship of the houses and that the houses can be retained on their original foundations;

THAT the barns and the mid-20<sup>th</sup> C brick house (west of the Eckardt House) on the property be advertised for potential relocation or salvage as per heritage requirements and that the Town consider using the barns in an adaptive re-use for public use or as part of a recreational or park area;

AND THAT the Town's standard Heritage requirements be included in the Conditions of Draft Approval and Subdivision Agreement, including but not limited to:

- Heritage Easement Agreement for both heritage houses;
- Designation of the Beckett Farm House;
- Restoration Plan for the heritage houses;
- Marketing Plan for the heritage houses; and
- Markham Remembered Interpretive Plaques for the heritage features
- Heritage Letters of Credit to protect the heritage resources

CARRIED