

xx-2012

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Beckett Farmhouse

WHEREAS Pursuant to Part IV of the Ontario Heritage 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;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

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

and upon the Ontario Heritage Trust, notice of intention to designate the Beckett Farmhouse, 4672 Sixteenth Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN 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:

Beckett Farmhouse
4672 Sixteenth Avenue
Markham, ON

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS
XXX DAY OF XXX, 20XX.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW xx-2012

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

PT OF W1/2 LOT 16, CON 6 BEING PART 2, PLAN 65R-33240; MARKHAM

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B TO BY-LAW xx-2012

For Heritage Designation By-Law for 4672 Sixteenth Avenue

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 20th 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 20th 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 20th 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 20th 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-19th 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 19th 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 20th 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.