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March 10, 2022

Via Registered Mail



Construction Point
178 Main Street, Unit 304
Markham, Ontario L3R 2G9

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT:
The McCauley-Couperthwaite House, 5560 14th Avenue**

Dear 

This will confirm that at a meeting held on February 8, 2022, Markham Council adopted the following resolution:

RESOLUTION OF COUNCIL MEETING NO. 2 DATED FEBRUARY 8, 2022

**8.2 REPORT NO. 4 - DEVELOPMENT SERVICES COMMITTEE
(FEBRUARY 2, 2022)**

**8.2.1 INTENTION TO DESIGNATE 5560 14TH AVENUE UNDER PART
IV, SECTION 29 OF THE ONTARIO HERITAGE ACT (10.0)**

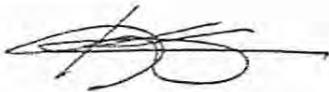
1. That the report dated February 2, 2022 titled "Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, McCauley-Cooperthwaite House, 5560 14th Avenue, Ward 7", be received; and,
2. That as recommended by the Heritage Markham Committee, and required as a condition of development approval, the McCauley- Cooperthwaite House be approved for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. 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; and,

4. 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; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,
6. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal (OLT); and,
7. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Regan Hutcheson, Manager, Heritage Planning at rhutcheson@markham.ca.

Yours truly,



Kimberley Kitteringham, City Clerk

c. Jim Leonard, Ontario Heritage Trust
Regan Hutcheson, Manager, Heritage Planning, City of Markham

Attachment: Statement of Significance

STATEMENT OF SIGNIFICANCE

McCauley-Couperthwaite House

5560 14th Avenue

The McCauley-Couperthwaite 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 following Statement of Significance.

Description of Property

The McCauley-Couperthwaite House is a one-and-a-half storey frame dwelling located on the north side of 14th Avenue, approximately midway between McCowan Road to the west, and Markham Road to the east. The house, which is oriented southwards, is situated on former agricultural land that is transitioning to industrial and commercial uses.

Design and Physical Value

The McCauley-Couperthwaite House has design and physical value as a representative example of a vernacular farmhouse with Gothic Revival influences. This is most clearly seen in its asymmetrical form, roof pitch, and steep gables. This building form was popular from the mid to the late 19th century. The McCauley-Couperthwaite House, constructed in 1870, is a picturesque house that contrasts with the sober Georgian symmetry of earlier vernacular farm residences in the former Markham Township. Based on a review of archival photography, the dwelling always featured restrained ornamentation in contrast to other frame dwellings of its time period.

Historical and Associative Value

The McCauley-Couperthwaite House has historical and associative value as the former home of Thomas McCauley, a Scottish immigrant, and his wife, Nancy Stover McCauley, a member of an early American immigrant Mennonite family that had established themselves at this location in 1816. The property is of additional historical interest as the former home of John and Sarah Couperthwaite, whose presence on the property was documented in an archival photograph in the collection of the Markham Museum that shows the farmhouse as it appeared in the 1910s.

Contextual Value

The McCauley-Couperthwaite House is one of the few remaining heritage buildings in the southeastern part of Markham. Development in the 1970s and 1980s removed many of the original farmhouses dating to the nineteenth and early twentieth centuries, replacing the associated agricultural uses with residential and commercial buildings typical of a suburban setting. The existing house remains as a reminder of the former agricultural community that preceded the current built environment.

Significant Architectural Attributes

Character-defining attributes that embody the cultural heritage value of the McCauley-Couperthwaite House are organized by their respective Ontario Regulation 9/06 criteria below:

Heritage attributes that convey the property's design value as a representative example of a vernacular farm house:

- Vertical wood tongue and groove siding believed to remain under the existing siding;
- Fieldstone foundation;
- Wood trim around door and window openings, and projecting wood sills;
- Existing flat-headed window openings.

Heritage attributes that convey the property's design value as a representative example of Gothic Revival architecture in a rural context:

- L-shaped plan;
- Picturesque massing;
- Recessed portion of the south (primary) elevation where a wood veranda was formerly located;
- Medium pitched cross-gable roof with open, overhanging eaves and additional gables on the north and south elevations;
- Bay window along the ground floor of the south elevation;
- Front door opening on the south elevation, and secondary door opening on the east elevation.

Heritage attributes that convey the property's historical and contextual value as a fragment of both 14th Avenue's and Markham Township's formerly rural character:

- The dwelling's setback from 14th Avenue which, despite past road widening, helps communicate the former residential use of the property, and the rural character of 14th Avenue and Markham Township more broadly;
- The unobstructed visibility of the dwelling's south (primary), east and west elevations from 14th Avenue reflecting its original condition when constructed.