



Electronic Heritage Markham Committee Agenda

May 13, 2020, 7:00 PM

Electronic Meeting

The Fourth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2020.

Alternate formats are available upon request.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the May 13, 2020 Heritage Markham Committee agenda be approved.

3.2 MINUTES OF THE MARCH 11, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

7

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 11, 2020 be received and adopted.

4. PART TWO - DEPUTATIONS

4.1 DEMOLITION PERMIT APPLICATION

18

10536 MCCOWAN ROAD, CASHEL COMMUNITY
REQUEST FOR DEMOLITION – SUMMERFELDT-STICKLEY HOUSE
(16.11)

FILE NUMBER: 20 110958 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Mr. Clay Leibel will be in attendance at 7:15 p.m.

Recommendation:

1. That in view of the advanced deteriorated condition of the Summerfeldt-Stickley House at 10536 McCowan Road, Heritage Markham recommends that Council not oppose the demolition permit application; and,

2. That as a condition of the demolition permit, Council require the owner to undertake the following:

- to install a commemorative plaque in the Markham Remembered series at their expense, near the front of the property, to the satisfaction of the Manager of Heritage Planning; and,
- to advertise in a local newspaper the availability of the building for the salvage of heritage materials.

4.2 REQUEST FOR FEEDBACK

62

12 WILSON STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT STATUS OF BUILDING FROM A CULTURAL HERITAGE PERSPECTIVE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

The owner of the property and consultant will be in attendance at 7:45 pm.

Recommendation:

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information; and, The committee could consider the following options as feedback to the owners.

Option 1

That Heritage Markham considers the portion of the building fronting onto Wilson Street to possess cultural heritage value and it should be retained and restored as part of any future development of the overall property.

Option 2

That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but recommends that the building be replicated in whole or in part as a component of any future development of the overall property so as to support the heritage

character of the Wilson Street streetscape and provide a heritage presence at this location.

Option 3

That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but recommends that the Carlton House be commemorated through the provision, by the owner, of a City Markham Remembered plaque placed at this location.

Option 4

That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but could support its replacement with new construction that reflects the massing, scale, forms and possibly the materials of the original house in order to complement the architectural character of neighbouring heritage resources, but not necessarily be a replica of the Carlton House.

5. PART THREE - CONSENT

5.1 PROPOSED DESIGNATION

74

33 DICKSON HILL ROAD

UPDATE ON THE INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive as information the update on the proposed designation of 33 Dickson Hill Road.

5.2 2020 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

89

15 COLBORNE STREET

17 EUCLID STREET

8 DAVID GOHN CIRCLE

10 DAVID GOHN CIRCLE

16 GEORGE STREET

309 MAIN STREET NORTH

2020 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS REVIEW (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$24,940.53 subject to conditions noted on the individual summary sheets:

- 15 Colborne Street, Thornhill (up to \$2,774.15);
- 17 Euclid Street, Unionville (\$1,694.48);
- 8 David Gohn Circle (\$7,500.00);
- 10 David Gohn Circle (\$5,000.00)
- 16 George Street, Markham Village (\$5,000.00);
- 309 Main Street North, Markham Village (\$2,971.90); and,

2. That \$5,059.47 of the unallocated funds in the 2020 Designated Heritage Property Grant Program be returned to the funding source.

5.3 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

99

10137 WOODBINE AVENUE

REVIEW OF 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATIONS (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached memorandum.

Recommendation:

That Heritage Markham supports a matching grant of up to \$10,000.00 for the scraping, priming and painting of the historic wooden tongue and groove exterior cladding, window sill metal treatment, and for the replication of the two wooden recessed panel entrance doors of the Victoria Square Schoolhouse at 10137 Woodbine Avenue.

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

103

31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

DEMOLITION OF ACCESSORY BUILDING (16.11)

FILE NUMBER: 20 112282 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham has no objection to the demolition of the accessory building in the rear yard of 31 Wales Avenue to allow for the future construction of a new accessory building; and,
2. That as a condition of demolition approval the owners be required to advertise in the local newspaper the building/materials for salvage if they do not intend to use the materials themselves; and further,
3. That the applicant be required to protect mature trees in the vicinity of the old building during demolition.

6.2 RESEARCH & EVALUATION

108

**4592 HIGHWAY 7 EAST, UNIONVILLE COMMUNITY
BRICK BUNGALOW (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7;

and if the Committee wishes, consider the following options

Option 1

That Heritage Markham acknowledges that the subject building is not listed on the Markham Register of Property of Cultural Heritage Value or Interest, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality and should be protected through designation and retained in any development application on the property;

Or

Option 2

That Heritage Markham does not support any additional heritage protection of the building or the incorporation of the building in any development application on the property, but does recommend that the owner be required to undertake the following as a condition of development approval:

- advertise the availability of the building for relocation or salvage of building components to help reduce waste in landfill sites; and
- commemorate the building, through the provision of a standard City of Markham “Markham Remembered” plaque to be placed on the property.

6.3 SITE PLAN CONTROL APPLICATION

117

28 CHURCH STREET

PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING (16.11)

FILE NUMBER: SPC 20 106477

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham has no objection to the design of the proposed addition to the existing heritage dwelling at 28 Church Street dated stamped January 13, 2020 from a heritage perspective and delegates final review of the Site Plan application to the City (Heritage Section Staff);

2. That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colour windows etc.

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2020
- b) Heritage Week, February 2020
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2020)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 3
March 11, 2020, 7:15 PM
Canada Room

Members	Graham Dewar Doug Denby Evelin Ellison Anthony Farr Shan Goel	Councillor Keith Irish Councillor Reid McAlpine Jason McCauley Councillor Karen Rea Paul Tiefenbach
Regrets	Ken Davis	David Nesbitt
Staff	George Duncan, Senior Heritage Planner Regan Hutcheson, Manager, Heritage Planning	Victoria Hamilton, Committee Secretary (PT)

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:21 PM by asking for any disclosures of interest with respect to items on the agenda.

The Chair introduced new Heritage Markham Committee member, Jason McCauley, and welcomed him.

Jason briefly introduced himself to the Committee.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business

- 4592 Highway 7, Unionville, Review of Property Status

Recommendation:

That the March 11, 2020 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE FEBRUARY 12, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 12, 2020 be received and adopted, as presented.

Carried

4. PART TWO - DEPUTATIONS

4.1 REQUEST FOR FEEDBACK

**12 WILSON STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
STATUS OF BUILDING FROM A CULTURAL HERITAGE PERSPECTIVE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, informed the Committee that further discussion had taken place with the Applicant since this item was added to the agenda, and that the Applicant had requested to defer discussion regarding this matter until the April meeting to allow time for further research.

Recommendation:

That Heritage Markham accept the deferral of discussion regarding the building at 12 Wilson Street until the April meeting.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

185 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

**10 PETER STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
4160 19TH AVENUE, ALMIRA COMMUNITY - INDIVIDUALLY
DESIGNATED**

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBERS:

- HE 20 109326
- HE 20 109112
- HE 20 109142

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

**7895 YONGE STREET, THORNHILL HERITAGE CONSERVATION
DISTRICT**

**272 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT**

DELEGATED APPROVALS: SIGN PERMITS (16.11)

FILE NUMBERS:

- 20 107732 SP
- 20 109485 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on the building and sign permits approved by Heritage Section staff under the delegated approval process.

Carried

5.3 SITE PLAN CONTROL APPLICATION

**45 JOHN STREET, THORNHILL HERITAGE CONSERVATION
DISTRICT**

**NEW SINGLE DETACHED DWELLING – SECOND REVISED
ELEVATIONS (16.11)**

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

F. Hemon-Morneau, Project Planner

There was discussion regarding the windows on the east and west side elevations and whether they should follow the same pattern as on the front of the dwelling.

A Committee member expressed concern that the east elevation windows would be visible from the street. Another member commented that the existing setbacks on the side elevations should be kept in mind.

R. Hutcheson displayed the Site Plan presented at the February 2020 meeting, which showed the setbacks and how the dwelling compared to the neighbouring buildings.

A Committee member asked if staff could request the applicant to consider modifying the side window glazing to match the new front window treatment.

In response to a Committee member, staff confirmed that the back windows would be bird friendly.

Recommendation:

That Heritage Markham supports the use of casement windows in the design shown in the second revised design for the proposed new dwelling at 45 John Street based on its Arts and Crafts style inspiration.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

**11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
METAL SHINGLE ROOFING FOR NEW DWELLING (16.11)
FILE NUMBER: SPC 19 122591**

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that there were no other heritage buildings on the street and that mostly custom homes with neo traditional designs were being built. He stated that a sample of the granular-coated metal

shingle had not been provided for the meeting, but product brochures were available to show the Committee.

A Committee member mentioned that the property had a number of pine trees and that the sap from the pine trees often decreased the lifespan of asphalt shingles. He stated that the granular-coated metal shingles were used in Muskoka as an alternative, and did not look like metal shingles when viewed from the ground.

Councillor K. Rea proposed an amendment to the staff recommendation; that Heritage Markham supports the proposed granular-coated metal shingle cladding, as a test case, provided that a sample of the material is submitted to staff for review and final determination.

Another Committee member noted that two houses in Thornhill had metal shingles that stood out as metal shingles, and requested that staff carefully scrutinize the material.

Recommendation:

That Heritage Markham supports the substitution of granular-coated metal shingle cladding “DECRA Shingle XD” for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street in an appropriate heritage colour as determined by staff, as a test case, provided that the applicant first submits a sample of the material for staff review and approval.

Carried

6.2 DEMOLITION PERMIT APPLICATION

10225 KENNEDY ROAD - INDIVIDUALLY DESIGNATED PROPERTY REMOVAL OF NON-HERITAGE ADDITIONS HOMER WILSON FARMHOUSE (16.11)

FILE NUMBER: 19 102709 DP

Extracts:

R. Hutcheson, Manager of Heritage Planning
C. Bird, Director, Building Standards

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He reviewed the layout of the exterior and the materials used. G. Duncan noted that the elements proposed for demolition did not contribute to the heritage value and features of the building, were not identified as heritage attributes in the Designation By-Law, and were also a fire and safety concern.

There was discussion as to how a feature was determined to be of heritage value. G. Duncan advised that it was on a case by case basis, but that consideration was given to aspects such as the date of construction, the feature that was added, and the quality of the design and construction. In this case, the additions were not considered to add to the heritage value.

A Committee member stressed the importance of receiving a commitment from the Applicant to begin work expeditiously.

Councillor K. Rea requested an amendment to the staff recommendation; that the Applicant submit a plan to board up and secure all openings prior to the issuance of a demolition permit.

In response to a query, staff advised that the Committee would have an opportunity to review the restoration plan prior to any construction, and at that time, it would be determined if a south side porch was suitable.

In response to a query, staff advised that the addition was likely built post-World War 2.

A Committee member expressed concern that original parts of the porch may have been covered over, and recommended including a caveat to protect any heritage features that became apparent during demolition.

Staff clarified that the additions proposed for demolition were not designated as heritage. The north and west porches were protected as heritage features, but not the south porch.

Recommendation:

That Heritage Markham has no objection to the demolition of the identified portions of the designated Homer Wilson Farmhouse that do not contribute to the heritage value, subject to the following conditions:

- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs; and,
- That a plan or description of how all openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided to the satisfaction of the Manager of Heritage Planning prior to the issuance of a demolition permit; and further,

- That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration.

Carried

6.3 BUILDING EVALUATION

33 DICKSON HILL ROAD, DICKSON HILL BUILDING EVALUATION AND CLASSIFICATION OF THE JOSEPH PIPHER HOUSE AND ACCESSORY BUILDING (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. The property was classified as Group 1 (of major significance and importance, worthy of designation).

A Committee member inquired if the house could be moved from its current location. G. Dewar, as a member of the Building Evaluation Sub-Committee that reviewed the property, advised that the building was made of fieldstone and would be very difficult to move. He noted that the Committee would review the Site Plan before any future development.

Recommendation:

That Heritage Markham supports the classification of the historic buildings at 33 Dickson Hill Road as evaluated by the Building Evaluation Sub-Committee of Heritage Markham, in support of the proposed designation of the property.

Carried

6.4 REQUEST FOR FEEDBACK

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES PROPOSED REVISION TO DESIGN OF APPROVED ADDITION (16.11)

FILE NUMBER: SC 17 167062

Extracts:

R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and noted that the Applicant had received Site Plan approval and a building permit, however wished to modify some features from the approved drawings.

In response to a query regarding the french doors and rear elevation, staff advised that the property was located within Markham Heritage Estates, and therefore a higher standard of historical authenticity was expected. The property was also a corner lot, so visibility was high.

Regarding the widening of the addition, staff advised that there was a ground floor plate maximum in Markham Heritage Estates, and that a bylaw variance application would be required if the square footage was greater. Staff noted that variances had been secured by other Markham Heritage Estate homes.

There was discussion regarding the timing of the construction, and the Committee's preference for the work to begin as soon as possible. Staff advised that the current Site Plan agreement required the commencement of work within one year of approval. Options to expedite the initiation and completion of the construction were discussed. Staff advised that a letter of credit would be obtained that was tied into the completion of the work.

A Committee member commented that the mortgage discount should not begin until after the house was inhabited.

There was discussion regarding the proportions of the proposed dwelling, and it was noted that the design was already approved.

The Committee proposed an amendment to the recommendation; that staff consider discussing options with legal counsel to have the Applicant initiate the work in a timely manner.

Graham Dewar departed the meeting at 8:33 p.m.

By consent of the Committee, Keith Irish assumed the role of Chair for the remainder of the meeting.

Recommendation:

1. That Heritage Markham would have no objection from a heritage perspective to a site plan application to widen the proposed rear addition by 2 feet, as shown in the drawing date stamped March 4, 2020 provided that the following revisions are made to the drawings:

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to

provide veranda railings in compliance with the Ontario Building Code;

- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style; and,

2. That Heritage Markham has no objection to any variance to the By-law required to permit the proposed 2 ft. widening of the addition as illustrated in the drawing date stamped March 4, 2020; and,

3. That final review of any development application in order to approve the revised addition as illustrated in the drawings date stamped March 4, 2020 be delegated to the City, (Heritage Section) staff; and,

4. That the applicant enter into a Site Plan agreement containing the standard conditions regarding materials, colours, windows etc.; and further,

5. That staff consider consulting with legal counsel to find a way to have the Applicant initiate the work in a timely manner, including the concept of a letter of credit to ensure the project is initiated.

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

7.1 STUDIES/PROJECTS

HERITAGE EDUCATION

MAKE 'SAVE AND RE-USE' THE NORM – ALIGNING HERITAGE PRESERVATION WITH PROVINCIAL PRIORITIES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, reviewed a presentation created by the Architectural Conservancy of Ontario.

The Committee requested that staff forward a copy of the presentation to all Committee members and that the same presentation, if possible, be given to Markham Council, as well as York Region Council. Staff would confirm with the ACO if the presentation could be shared.

Recommendation:

That Heritage Markham Committee receive for information; and,

That the presentation be made available to Markham Council and York Region Council.

Carried

8. PART SIX - NEW BUSINESS

8.1 REQUEST FOR FEEDBACK

4592 HIGHWAY 7, UNIONVILLE REVIEW OF PROPERTY STATUS (16.11)

Regan Hutcheson, Manager, Heritage Planning, addressed the Committee and advised that the property was not on the Markham Register of Property of Cultural Heritage Value or Interest, either as a listed property or designated property. Staff has had enquiries as to the status of the property.

Staff asked the Committee for feedback on the situation and the property's unprotected status. R. Hutcheson noted that the Markham Official Plan did indicate that there may be properties of cultural heritage interest that were not yet identified or designated, or included in the Register, but may still be worthy of conservation and inclusion in the Register.

A Committee member noted that the location of the building was problematic as it was out of context with its surroundings. Committee enquired as to how many houses of this style remained in Markham. Staff indicated that further research would have to be undertaken, but the house appeared to date from the 1910-20 period of construction.

Recommendation:

That Heritage Markham supports the investigation and evaluation of the historical nature of the property by Heritage staff.

Carried

8.2 DESCRIPTION CORRECTION

YORK REGION WEBSITE**ANNSWELL COURT FOUNDATION DESCRIPTION (16.11)**

A Committee member advised that on the York Region website, the location of the Annswell Court Foundation was listed as Vaughan, however, it should read Thornhill or Markham.

The Committee requested that staff contact York Region to have this corrected.

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 9:05 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: May 13, 2020

SUBJECT: DEMOLITION PERMIT APPLICATION 20 110958 DP
Summerfeldt-Stickley House
10536 McCowan Road
Cashel Community

Property/Building Description:

- Summerfeldt-Stickley House, a one and a half storey frame farmhouse, a vernacular dwelling designed with the influence of the Gothic Revival style, c.1860, possibly enlarged with an addition to the north in the last quarter of the 19th century.

Use:

- An abandoned rural dwelling.

Heritage Status:

- Listed on the Markham Register of Property of Cultural Heritage Value or Interest. Researched and evaluated as a Group 2 cultural heritage resource. A research report prepared by staff is attached.

Application/Proposal:

- The property owner has contacted and met with City staff regarding their intention to demolish the vacant building due to its advanced state of disrepair. According to the owner, the rural dwelling has been vacant for a number of years and has been subject to trespassing.
- This is one of a group of vacant heritage properties that has been visited by By-law Enforcement officers pursuant to the new provisions for the protection of vacant heritage buildings in the amended Property Standards By-Law and Keep Markham Beautiful By-Law.
- The owner has engaged the services of MHBC Planning, Urban Design & Landscape Architecture Consultants to examine the building and make recommendations. The owner

has also engaged TACOMA Engineers Inc. to assess the structural condition of the building. Both reports are attached.

- A Demolition Permit application was submitted to the City by the owner on March 27, 2020. The request for demolition was considered accepted under the provisions of the *Ontario Heritage Act* on April 1, 2020.

Background:

- This property is being held for future development by Beechgrove Estates Inc. There are currently no development applications.
- Vacant heritage properties in a state of limbo pending future development represent a significant issue of concern for the City's heritage conservation program. There are about 60 buildings throughout Markham in this state. These properties are often subject to vandalism and receive minimal maintenance by their owners.
- Ideally, if the requirements of the Property Standards By-Law and Keep Markham Beautiful By-Law are enforced immediately or soon after a heritage building becomes vacant, there is a much better chance that serious issues with building condition will not occur.
- In this case, By-Law Enforcement officers, upon visiting this property about a year ago, observed that the rear wing of the vacant dwelling had partially collapsed and that there were three large holes in the roof, on its rear slope. None of these issues are visible from street view, therefore prior to this inspection, the grievous state of the building was not apparent to City staff.
- Based on their observations on site, By-Law Enforcement officers were of the opinion that it would be impractical to attempt to enforce the By-Law requirements with respect to repairing the damage and re-instating heat and electricity.
- The report by MHBC, titled "Scoped Cultural Heritage Evaluation Report for 10536 McCowan Road, The John Stickley House" indicates, in the consultant's opinion, there is minimal cultural heritage value in terms of Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest, the test to examine if a property warrants designation under the Ontario Heritage Act. The consultant report also covers the condition of the building and concludes that due to its poor condition very little of its heritage integrity remains, in addition to concerns with its structural integrity.
- The report by TACOMA engineering consultants, reviews an earlier report by Zaretsky Consulting Engineers Inc., and concludes that the building is beyond the point of restoration due to structural issues and would be unsafe for workers to enter to undertake either shoring or repairs. The report states that the level of replacement of existing material would be such that little would remain of the original heritage building if restoration was to be undertaken.

Staff Comment:

- Staff's findings with respect to the cultural heritage value or interest of this property do not completely agree with the conclusions of MHBC with respect to **associative** or **historical value** because the building represents the important theme of agriculture in Markham Township and the historic development of the community by families with Berczy settler and Pennsylvania-German cultural backgrounds.

- Notwithstanding the cultural heritage value or interest of the Summerfeldt-Stickley House and its Group 2 heritage building evaluation, its advanced state of deterioration is a significant factor to consider in reaching a recommendation with respect to the proposed demolition of the building.
- With no development applications in progress, and the unlikely prospect of repair and restoration to a habitable condition, staff do not recommend that the property be considered for designation under the Ontario Heritage Act. Designation, if approved, would not prevent the owner from continuing to seek demolition and based on the TACOMA report, if this matter was referred to LPAT in the event of Council denying the demolition permit, it is anticipated that the result would be an order to issue the permit.
- In view of the circumstances concerning the condition of the Summerfeldt-Stickey House, staff recommends that Heritage Markham not oppose the owner's application to demolish.
- Staff recommends that as a condition of demolition approval, that a commemorative "Markham Remembered" plaque be installed at the expense of the owner near the front of the property.
- Staff also recommends that as a condition of demolition approval, that the owner be required to advertise in a local newspaper the availability of the building for salvage of heritage materials to be used elsewhere.
- As per the *Ontario Heritage Act*, for a Listed property, Council has 60 days to make a decision from the date the application was accepted as a demolition request under the Act. The 60 days expires May 30th.
- The demolition permit application will be considered by the Development Services Committee on May 25, with a staff report that will include Heritage Markham's comments and recommendations. The matter will be considered by Council on May 26th.

Suggested Heritage Markham Recommendation:

THAT in view of the advanced deteriorated condition of the Summerfeldt-Stickley House at 10536 McCowan Road, Heritage Markham recommends that Council not oppose the demolition permit application;

AND THAT as a condition of the demolition permit, Council require the owner to undertake the following:

- to install a commemorative plaque in the Markham Remembered series at their expense, near the front of the property, to the satisfaction of the Manager of Heritage Planning; and
- to advertise in a local newspaper the availability of the building for the salvage of heritage materials.

File:

Q:\Development\Heritage\PROPERTY\MCCOWAN\10536\HM May 13 2020.doc



Location Map



Building Photograph 2000



Front and rear of building, 2020. TACOMA Engineering Photographs

RESEARCH REPORT

Summerfeldt-Stickley House East Half Lot 24, Concession 6 10536 McCowan Road c.1860

Historical Background:

This vacant farmhouse is located on the east half of Markham Township Lot 24, Concession 6, south-east of the historic crossroads community of Cashel. In 1804, the entire 200 acres of this lot were leased by Frederick U. E. Westphalen, a member of the Berczy settler group. In 1846, Jacob Pingle Jr. received the Crown patent for the west 100 acres. In 1847, Joseph Tomlinson received the Crown patent for the east 100 acres. The property was initially occupied by tenants.

George Henry Summerfeldt Sr. (known as Henry Summerfeldt) purchased the east half of Lot 24, Concession 6 from Joseph Tomlinson in 1850. This property was located immediately north of the Summerfeldt homestead on Lot 23, Concession 6. The Summerfeldt family was another of the Berczy settlers. George Henry Summerfeldt sold the property on Lot 24 to one of his sons, Asa Henry Summerfeldt, in 1856. By the time of the 1861 census, Asa H. Summerfeldt, farmer, was residing on this property in a two storey frame dwelling. This dwelling is believed to form the earliest phase of construction of the existing farmhouse at 10536 McCowan Road.

By the mid-1860s, Asa H. Summerfeldt had pursued a different career. According to a Township directory of 1866, he was an inn-keeper at Cashel. The hotel building, built in 1858, still stands at 4510 Elgin Mills Road East. His tenure there was not long. By the time of a Township directory of 1871, there was a new inn-keeper at the crossroads.

In 1874, Asa Summerfeldt sold the farm property to John Stickley, a member of a Pennsylvania-German family. John and Mary (Smith) Stickley lived across the road on a farm on the west half of Lot 24, Concession 7. Their stone farmhouse still stands at 10535 McCowan Road. John Stickley died in 1875, leaving the former Summerfeldt property to his sons John and William Stickley. Both were children at the time and therefore too young to occupy their inherited property on their own. At the time of the 1881 census, John was 17 years old, and his brother William, 15. They both lived with their widowed mother on the family farm on Lot 24, Concession 7.

In the 1891 census, John Stickley, his wife, Sarah (Cober) Stickley and their infant son, Peter were living on the property in a two storey frame house containing 7 rooms. The Stickleys may have enlarged the original Summerfeldt farmhouse during their ownership, perhaps adding the portion to the north. By 1894, John Stickley had full ownership of the east 100 acres of Lot 24, Concession 6. Peter Stickley later took over the farm operation and his parents relocated to Stouffville. The farm remained in the ownership of Peter and Ella Stickley until 1951.

Architectural Description and Stylistic Analysis:

The Summerfeldt-Stickley House is a vernacular L-Plan farmhouse characterized by its clean, simple lines that reference the Gothic Revival style in general form, but does not have the decorative elements usually associated with that style. A wing (possibly the kitchen wing) extends from the rear wall, but is not visible from the street. The southern portion has the form of a classic Ontario, centre-gabled

farmhouse, a type emblematic of rural Ontario. It may have formed the first phase of construction of this frame, one-and-a-half storey dwelling. The building has a medium-pitched gable roof, vertical tongue and groove siding, and an ordered arrangement of window openings. Windows are typically flat-headed with a 2 over 2 glazing configuration. Houses of this form often have a veranda in the ell. In this case, the veranda is absent; either it was never built or it was removed many years ago and has not left any obvious traces.

Context:

The Summerfeldt-Stickley House is located in a rural setting, positioned well back from the road. To the south-west of the farmhouse there is a concrete silo that was once associated with a barn that has been removed. This rural dwelling is one of a number of nineteenth century farmhouses in the vicinity that represent the long-established agricultural community in Markham.

G. Duncan, April 2018, with historical research by Su Murdoch Historical Consulting.

John Stickley House

10536 McCowan Road,
City of Markham, ON

Prepared for:
Minotar Holdings Inc.

Prepared by:
**MacNaughton Hermesen Britton Clarkson
Planning Limited (MHBC)**
200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our File: '1935A'



MEMO

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

To:	Clay Leibel, Minotar Holdings Inc.
From:	Rachel Redshaw, Heritage Planner, MHBC & Dan Currie, Managing Director of Cultural Heritage, MHBC
Date:	January 31, 2020
File:	1935-B
Subject:	Scoped Cultural Heritage Evaluation Report for 10536 McCowan Road, "The John Stickley House"

Background

We understand that your proposed redevelopment of the site located at 10536 McCowan Road (Concession 6, Lot 24) involves the demolition of the existing house on-site, also known as the "John Stickley House."

The property includes a two storey house with a right wing addition, barn and silo which are vacant. There are remnants of a rear addition to the rear of the house. The property includes agricultural fields, wooded areas and open space. The house and barn are significantly setback from the McCowan Road streetscape. The driveway to the house and barn is a dirt road lined with overgrown vegetation (see Attachment 1 for Location Map).

Policy Framework

The house located at 10536 McCowan Road is listed on the City of Markham's Register of Property of Cultural Heritage Value or Interest. In accordance with the Ontario Heritage Act, Section 27 (3), an owner of a property that is listed shall not demolish a building on the property or permit the demolition of the building unless the owner gives the council of the municipality at least 60 days, notice in writing of the owner's intention to demolish the building or to permit the demolition of the building. This notice of demolition shall be accompanied by plans and information as the council may require (Section 27 (5)).

We understand that a demolition permit application has not yet been submitted to the City of Markham's Building Department. A demolition permit application may be submitted as a form of notice to the municipality; the 60 day notice would commence from the date of submission. If the municipality issues a Notice of Intention to Designate within the 60 days, the permit will become void.

In order to evaluate whether or not the building warrants designation, which would restrict demolition, is through a Cultural Heritage Evaluation under the prescribed *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. Although building conditions and heritage integrity are not part of this regulation, they are considered in the overall evaluation as recommended in the *Ontario Heritage Toolkit*. If the building merits at least one (1) of the criteria, the building could warrant designation under Part IV of the Ontario Heritage Act.

Scoped Cultural Heritage Evaluation

The prescribed *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* evaluates three (3) primary criteria including: Design/ Physical Value, Historical/ Associative Value and Contextual Value. The following is a summary of the evaluation completed on the “John Stickley House.”

Physical/ Design Value:

The John Stickley House is a wood frame house constructed in the Gothic Revival style. It has an “L” shaped floor plan which consists of the main house, right wing addition and rear addition. The front façade of the main house displays a modest, unadorned pitched gable. There is a chimney on the end gable on the south gable of the main building and two other chimneys on the right wing additions constructed of red brick. Both the main house and addition have medium-pitched open gabled roofs. Window openings and frames are original; original wooden window frames are heavily rotted although protected from the exterior by storm windows as a result of moisture entering the interior of the house through the exposed roof and elevations.

The house is identified as Gothic Revival due to the pitched gable on the main façade of the house and symmetrical layout of the main facade, however, is not indicative of other key elements of Gothic Revival architecture such as: lancet window openings, decorative fascia or high-pitched roofs. It does not display a high degree of craftsmanship or artistic merit or technical and scientific achievement.



Figure 1: Photograph of main façade in January, 2020 (MHBC, 2020)

Historical/ Associative Value:

The property at 10536 McCowan Road is located within the eastern half of Lot 24 of Concession 6. Lot 24 was patented from the Crown to Joseph Tomlinson on October 18, 1847 which included 100 acres (LRO). In 1850, the 100 acres of land was granted from Joseph Tomlinson to George H. Summerfeldt who sold this land to his son Asa H. Summerfeldt in September of 1856 (around the same year that the George Summerfeldt Sr. House was constructed at 10411 Kennedy Road) (LRO).

A building appears on the 1860 Tremaine Map showing that the house was not constructed by John Stickley but by Asa H. Summerfeldt between 1856 and 1860. Asa H. Summerfeldt was involved in agriculture (records show he competed in local agricultural fairs). He is listed in the 1861, 1871, 1881 censuses as the innkeeper at an inn in Cashel (intersection of Elgin Mills and Kennedy Road) (Library and Archives Canada).

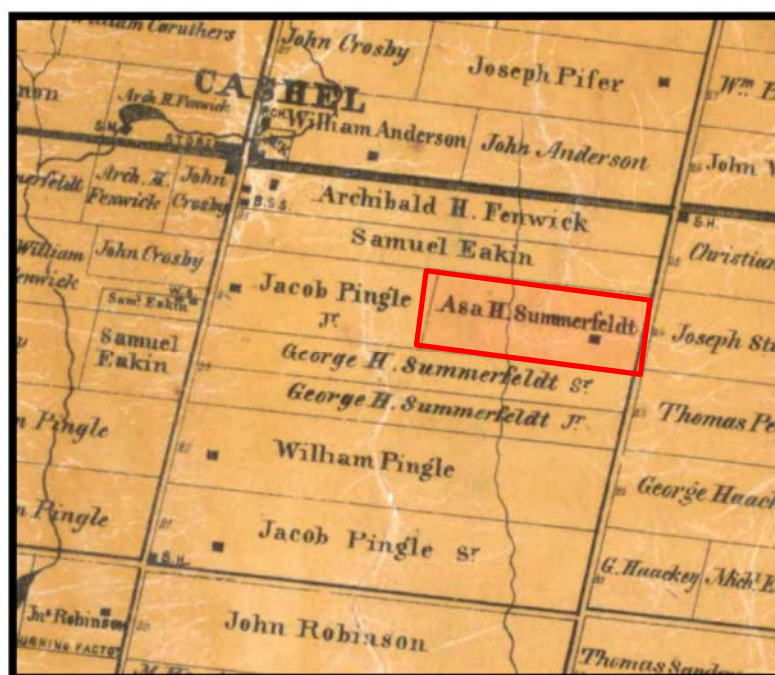


Figure 1: 1860 Tremaine Map; red box identifies property.

In 1874, the property, including the existing house, was granted to John Stickley for \$6,300 (LRO).

1770	G	22 Jan 1874	14 Feb 1874	Asa H. Summerfeldt et ux	John Stickley	\$6200.	All 100 a
1771	D.H.	23 Jan 1874	14 Feb 1874	Canada Pnt. B & S Sec.	Asa H. Summerfeldt	\$4749.	All 100 a 705
2080	H	18 Feb 1875	22 Feb 1875	John Stickley et ux	John H. Byer	\$1866.	E 1/2 100 a
2965	Will	9 Sept 1874	4 Jan 1878	John Stickley	John Stickley et al		N 1/2 & S 1/2 S to P.

John Stickley was born in 1829 and married to Mary (Smith) and together they had five (5) children: Catharine, Joseph (Jr), John (Jr), William and Margaret. They also had a servant Margaret Mason (ancestry.ca). In 1874, John Stickley created a will which included the property; the following year in 1875, Mr. Stickey died at the age of 46 years old. The property was willed to his son Joseph Stickley Jr. who inherited the land at the age of 19 (LRO).



Figure 2: Photograph of Mary Smith and John Stickley (Source: Ancestry.ca)

In the 1878 Illustrated Atlas of the Township of Markham, the property appears to have an orchard to the rear of the house. The property is listed as being Joseph Stickley's (the son of John Stickley).

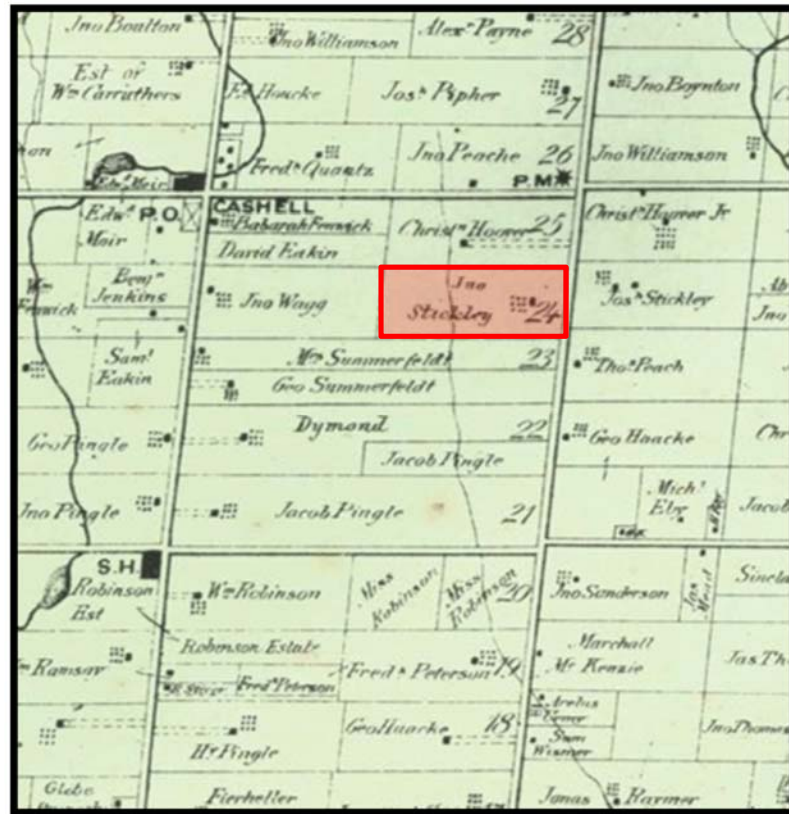


Figure 3: 1878 Illustrated Atlas of Township of Markham; red box identifies property.

The property was used for agricultural purposes (both the Summerfeldt and Stickley family were farmers in the community). The Stickley family were of German origin and are listed as farmers and part of the German United Brethren Church.

The house remained in the Stickley Family until it was rented to tenants between 1951 and 1965 to Norman R. Jarvis and Mary his wife and then granted and released to Bruce Carr and Lillian his wife, who were previously tenants, in 1956. In 1965, Bruce and Lillian Carr granted the land to Etsuko Toguri.

The property does not have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to the community. It was used as an agricultural property, which at the time of its operation was widespread throughout South-western Ontario. It does not yield information as it contributes to an understanding of a community or culture or demonstrate the work or idea of an architect, artist, building, designer, theorist who is significant to the community.

Contextual Value:

According to historical cartography, particular to the 1878 Illustrated Atlas, it appears that there was an orchard/ garden to the rear of the house which no longer exist. There barn on-site is of a contemporary construction and was not historically part of the original farmstead. The ceasing of agricultural practices on the property and functional, cohesive use of these buildings no longer exists.

In a 1954 aerial photograph, there was no designed treed boulevard to the house. There appears to have been a designed treed area along the north and west of the immediate land surrounding the homestead which no longer exists.



Figure 4: 1954 aerial photograph of Markham (Courtesy of the University of Toronto); red circle indicates the subject property.

The property is not important in defining, maintaining or supporting the character of an area. It is a historic farm property, however, the surrounding context no longer maintains this character. The property is hidden from the McCowan Road streetscape and unassuming and not a notable feature to the public realm. As a farm property that is currently vacant and surrounding by encroaching development, it is not physically, functionally, visually linked to its surroundings and is not considered a landmark.

Summary of Evaluation under Ontario Regulation 9/06

The evaluation concludes that the property located at 10536 McCowan Road is representative of Gothic Revival style, however, aside from the pitched gable and symmetrical design, there are no other features which ascertain that it is excellent representation of this style. The property is associated with Asa Summerfeldt and the Stickley Family who were both involved in farming; this was a general practice in the community in that time period. Original contextual features such as the original barn and associated outbuildings as well landscape features have since been removed.

Building Conditions

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity* and *Physical Condition* of *properties* in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*. In this case, the tangibility and therein physical form of the building as it pertains to the house poses a predicament as it applies to designation.

A structural assessment was completed by Zaretsky Consulting Engineers Inc. on January 16, 2019 (see Attachment 2). At the time, the house was in poor condition. This report concluded the following:

The framing (perimeter walls, floor partitions, roof) has been completely deteriorated. This house should be demolished, not renovated, as it will pose a danger to the repair crew entering the premises.

A site visit was completed by MHBC Staff on January 21, 2020. Observations concluded that the building is in poor condition. The interior has been stripped by the former owner including copper piping, ceiling tiles, front door (etc.) and the flooring is unstable. The interior was only seen from an exterior rear door opening as it was unsafe for staff to enter. The exterior wood frame has partially collapsed in areas as well as the roof. The associated chimneys are crumbling. A former rear addition has partially collapsed and has been exposed to the elements. Photographic Documentation is included in this report (see Attachment 3) which demonstrates the degradation of the building in so much that very little of its heritage integrity remains, in addition to its lack of structural integrity.



Figures 2 & 3: (Left) Photograph of main façade in January, 2020 (Right) View of interior from rear exterior door (MHBC, 2020)

Conclusions

It is concluded that the property is modestly representative of the Gothic Revival Style but in its condition, has lost the majority of its heritage integrity. There are 58 properties designated under Part IV of the Ontario Heritage Act on the Markham Register of Property of Cultural Heritage Value or Interest for being excellent examples of the Gothic Revival style and therefore, several excellent examples exist to testify of this architectural style within the community. The property does not have historical/ associative or contextual value. Based on this analysis, it is recommended that the removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest be considered.

MHBC

Rachel Redshaw, MA, HE Dipl.

Heritage Planner

Attachment No.1- Location Map

Attachment No. 2- Structural Report by Zarentsky Engineering Inc. January 2019

Attachment No. 3- Photographic Documentation by MHBC in January 2020

Attachment No. 1

Attachment No. 1

Aerial

10536 McCowan Road
City of Markham
Regional Municipality of York

LEGEND

[] Subject Lands

John Stickley's House
(c. 1860, Listed on the Markham Register of
Property of Cultural Heritage Value or Interest)

Barn

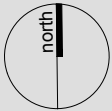
Source:
Road Network - City of Markham (2019)
Aerial - York Region (2019)

Date: January 2019

Scale: 1:1,500

File: 1935B

Drawn: CAC



K:\1935B-10536 MCCOWAN RD-MARKHAM\RPT\AERIAL.DWG

Attachment No. 2

25 VALLEYWOOD DRIVE, UNIT #1
MARKHAM, ONTARIO L3R 5L9
(905) 470-1080 [TEL]
(905) 470-0598 [FAX]
email: zaretskyeng@rogers.com

REF.#19-004

SITE REVIEW	
PROJECT ADDRESS	FARM HOUSE 10536 MCCOWAN ROAD MARKHAM, ONTARIO
LEGAL DESCRIPTION	CON 6 PT LOT 24
DATE	JANUARY 16, 2019
REGARDING	STRUCTURAL STATE
REPORTED TO	BEECHGROVE ESTATES INC. ATTN: CLAY LEIBEL email: clay@bellnet.ca

As requested and in your company, we reviewed the structural state of this historic (\pm)150 year old 2 storey farm house.

FINDINGS

The framing (perimeter walls, floors partitions, roof) has completely deteriorated. See photos attached. This house should be demolished, not renovated, as it will pose a danger to the repair crew entering the premises.

per: **ZARETSKY CONSULTING ENGINEERS INC.,**

Oscar S. Zaretsky, P. Eng.,

OSZ: cl/mn





RECEIVED JAN 16 2019

ZCZ # 19-004



RECEIVED JAN 17 2019

ZCE # 19-004

Attachment No. 3

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

Attachment 3: Photographic Documentation of Farmhouse at 10536 McCowan Road, City of Markham, Ontario by
MHBC Staff

January 21, 2020



Exterior

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

EAST (FRONT) ELEVATION

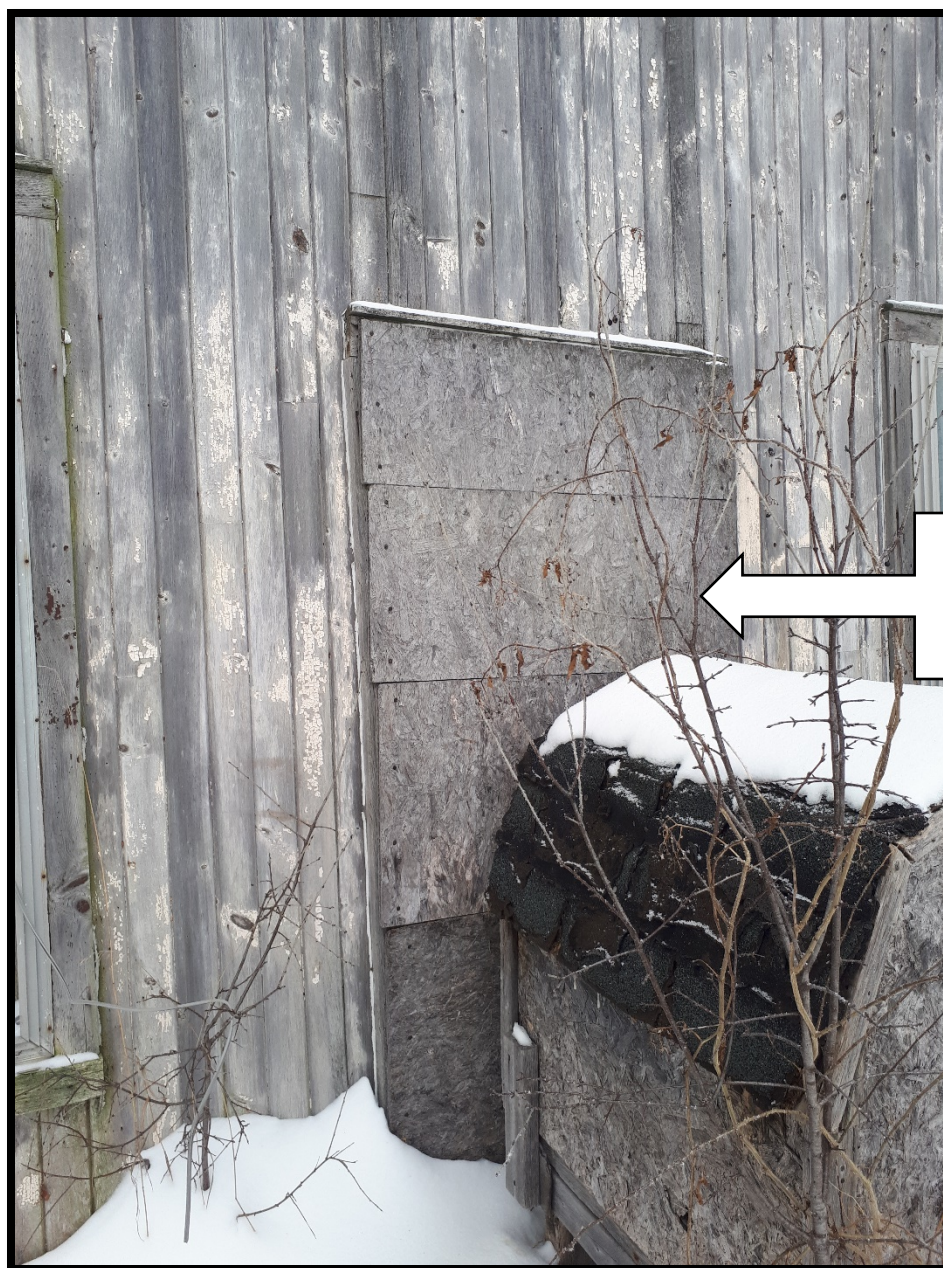


Photo 1

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 2



Original main door opening.
Front door has been
removed and opening
boarded.

Photo 3

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Detailed view of right side of front façade (east elevation).

Photo 4

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



View of the front façade
looking south west.

Photo 5

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 6

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

SOUTH ELEVATION



Photo 7

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 8

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 9

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

WEST (REAR) ELEVATION

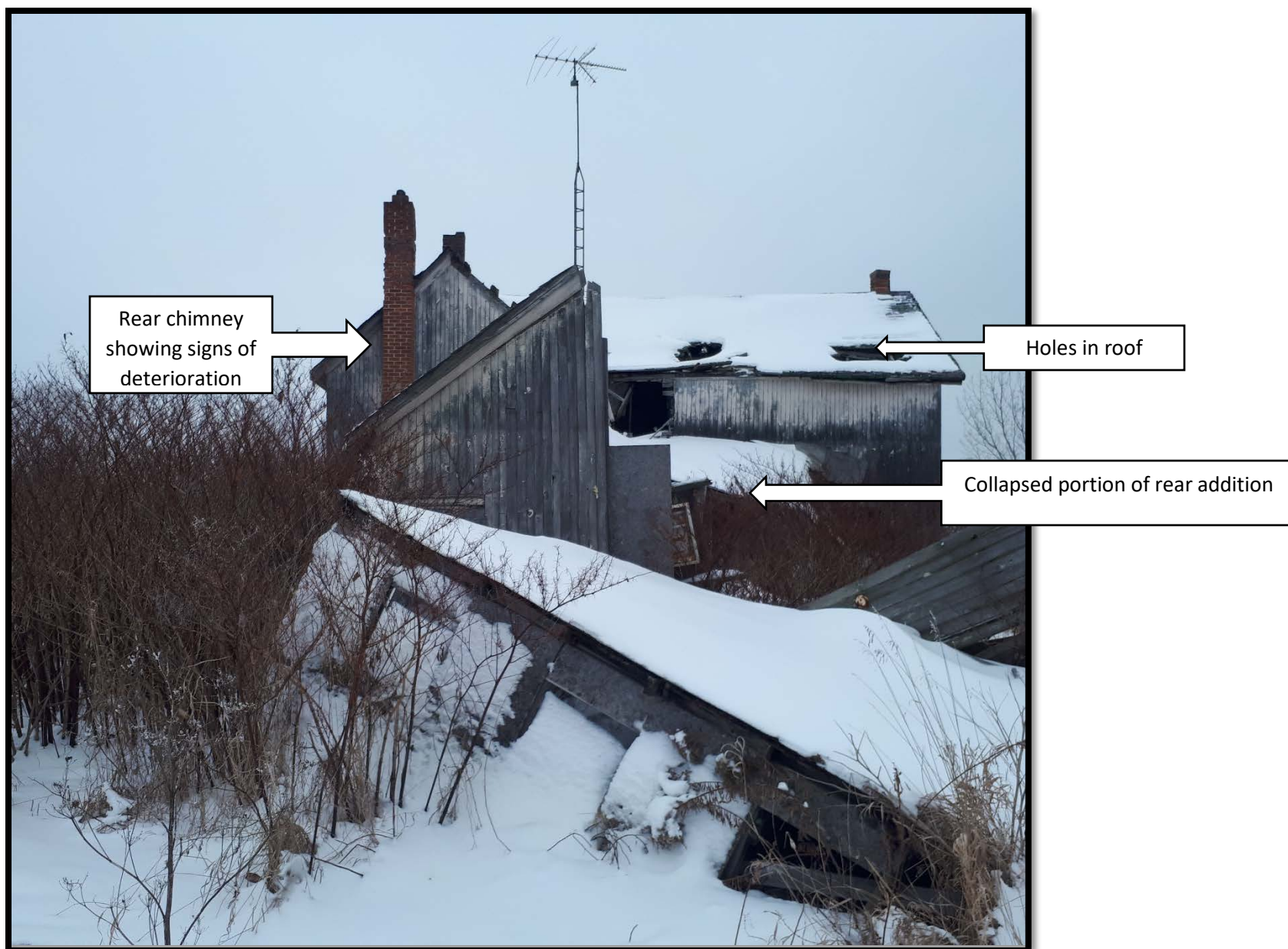


Photo 10

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 11

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

Detailed view of poor
condition of rear addition.



Photo 12

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Photo 13

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

SOUTH ELEVATION



Photos 14

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020



Deterioration/ collapse of
brick chimney shaft

Photos 15

10536 McCowan Road, City of Markham, Photographic Documentation, January 21, 2020

Interior



Photo 16



View of interior of main building showing that it has been exposed to the elements and vermin

Photo 17



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 13, 2020

SUBJECT: Status of Building from a Cultural Heritage Perspective
12 Wilson Street
Markham Village Heritage Conservation District

Property/Building Description: 1 ½ storey frame building, c. 1875,
Use: Commercial (originally residential)
Heritage Status: Identified as Class A Property in Markham Village Heritage Conservation District Plan

Application/Proposal

- New owners of the property have enquired as to the heritage status and integrity of the existing building given recent exploration of the structure.
- The owner is preparing plans for the redevelopment of the Markham Village Lanes development and wishes to determine the extent of the development parcel.

Background

- The building is identified as the Charles and Maria Carlton House, c. 1875 – see attached historical information regarding the property.
- The building was subject to extensive redevelopment in the late 1980s/early 1990s when it was incorporated into the Markham Village Lanes commercial project.
- An addition was added to the west and north elevations of the building. Architectural Drawings Notes also indicate that during the redevelopment, the entire interior of the building was gutted and that only three walls remained (see drawings). Also, the original vertical tongue and groove exterior siding was removed and replaced with a board and batten treatment, and the original windows have been removed.
- The current building still retains the scale and massing of the original building (at least from the south (front) elevation facing Wilson Street.
- In 2010, the front veranda of the building was extensively renovated.

Staff Comment

Additional Research

- Staff contacted the architect who originally worked on the project in 1990 (David Johnston Architect) for additional insight into what had transpired. Mr Johnston noted the following (based on memory and a site visit):
 - At the time, the original house was in poor condition and not being used for habitation when purchased by his client.
 - Only the front veranda and specific windows were re-used. Three walls appear to have been retained, but re-clad as board and batten (originally it was vertical tongue and groove). See drawing illustrating the wall that were retained.
 - He was asked to maintain the profile of the rest of the original building at the upper level (which means the upper part and roof may have been rebuilt with new materials).
 - He also thought that the building was very slightly relocated which would explain the new foundation as opposed to the original fieldstone.
 - A drawing for the second floor plan was the only one that he could find. Photos of the construction were also taken at the time, but could not be secured.
- The new owner has undertaken additional exploratory work to look inside wall cavities of the building and this information will be provided at the Heritage Markham meeting. It appears new stud walls were placed adjacent to the original wood wall framing. The foundation of the building is concrete block.

Status of the Property

- When the Heritage District Plan was created in 1989, this property was classified as Type A – of major importance to the district, possessing historical/architectural value, providing major heritage character to the district. The policy intent for Type A properties is to retain and conserve the resource. The District Plan notes a strong bias against demolition will be adhered to and exceptional measures will be taken to save these buildings.
- Although the building was incorporated in the 1990 redevelopment scheme, including retaining the overall scale/massing from the Wilson Street perspective, much of the building's original materials were removed (or not properly replicated) including doors, windows, exterior cladding and decorative features such as bargeboard and an upper railing on the veranda.
- The integrity and authenticity of this cultural heritage resource has been somewhat compromised.
- However, notwithstanding the above observations, it would appear that the average person who see the building accepts it to be a heritage resource (or a representation of the building that occupied the site). The building does provide a focal point at the end of Water Street and is complementary to the historic townhouses across the street (15 and 19 Wilson) and the historic dwelling units at 30 Wilson Street (to the west of 12 Wilson). Its overall scale and massing is complementary.

Options for Consideration

If the Committee is of the opinion that the building is of cultural heritage value to the municipality in its current form or in a restored state, this should be conveyed to the new owner of the property. This would provide the owner with guidance as they proceed to develop their plans for the overall property. If the building (or a portion of the front part of the building) was to be retained as part of the new development, it would be appropriate to restore the building to its original condition (ie. windows, cladding, decorative treatments) based on archival photographs.

If the Committee is of the opinion that building no longer possesses cultural heritage value due to the alterations that have occurred over time, the Committee could consider options to commemorate the Carlton House as part of the new development:

- the Carlton House could be replicated in whole or in part as a component of the new development so as to continue to provide a heritage presence at this location. There are other examples in Markham where a cultural heritage resource has been replicated through a development application (i.e. stone house at 66 Monique Court and frame house at 28 Milroy Lane- see photos attached)
- the Carlton House could be demolished and commemorated through the provision by the owner of a Markham Remembered plaque placed at this location.
- the Carlton House could be replaced with new construction that reflects the massing, scale, forms and possibly the materials of the original house in order to complement the architectural character of neighbouring heritage resources, but not necessarily be a replica of the Carlton House.

Suggested Recommendation for Heritage Markham

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information; and

The committee could consider the following options as feedback to the owners.

Option 1

That Heritage Markham considers the portion of the building fronting onto Wilson Street to possess cultural heritage value and it should be retained and restored as part of any future development of the overall property.

Option 2

That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but recommends that the building be replicated in whole or in part as a component of any future development of the overall property so as to support the heritage character of the Wilson Street streetscape and provide a heritage presence at this location.

Option 3

That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but recommends that the Carlton House be

commemorated through the provision, by the owner, of a City Markham Remembered plaque placed at this location

Option 4

- That Heritage Markham considers the building to no longer possess cultural heritage value due to the alterations that have occurred over time, but could support its replacement with new construction that reflects the massing, scale, forms and possibly the materials of the original house in order to complement the architectural character of neighbouring heritage resources, but not necessarily be a replica of the Carlton House.

File:

Q:\Development\Heritage\PROPERTY\WILSON\12\HM May 13, 2020.doc



LOCATION MAP



July 2018 Google Maps



2009 Google Maps





1980s Archival Photo



1984 Archival Photo

Historical Information

Charles and Maria Carleton House, 12 Wilson Street, c.1875

This village lot was purchased by carpenter-builder Robert Harrington in 1872. Harrington, who was associated with the Unionville Planing Mill, may have built the board and batten clad, L-shaped house as a speculative venture. In 1880-1881 the property was sold to Maria (Burk) Carleton, the wife of Charles S. Carleton, a general merchant. The Carletons were in Markham Village at least as early as the time of the 1871 census, when they resided in the eastern portion of the village. They were noted as living on Wilson Street in the 1881 census of Markham Village. Interestingly, Mrs. C. S. Carleton was one of the later owners of the Union Mills in Unionville, having purchased it in 1895. Carleton Road was named for the family.

In 1883, the house at 12 Wilson Street was sold to Henry Sharpe. The Carleton family moved to Toronto. Later owners included Isaac Smith, grain thresher (1889), John Henry Buckler (1902), Henry Buckler (1910), and Robert Fleming (1918). Robert Fleming was Reeve of Markham Village 1913-1918.

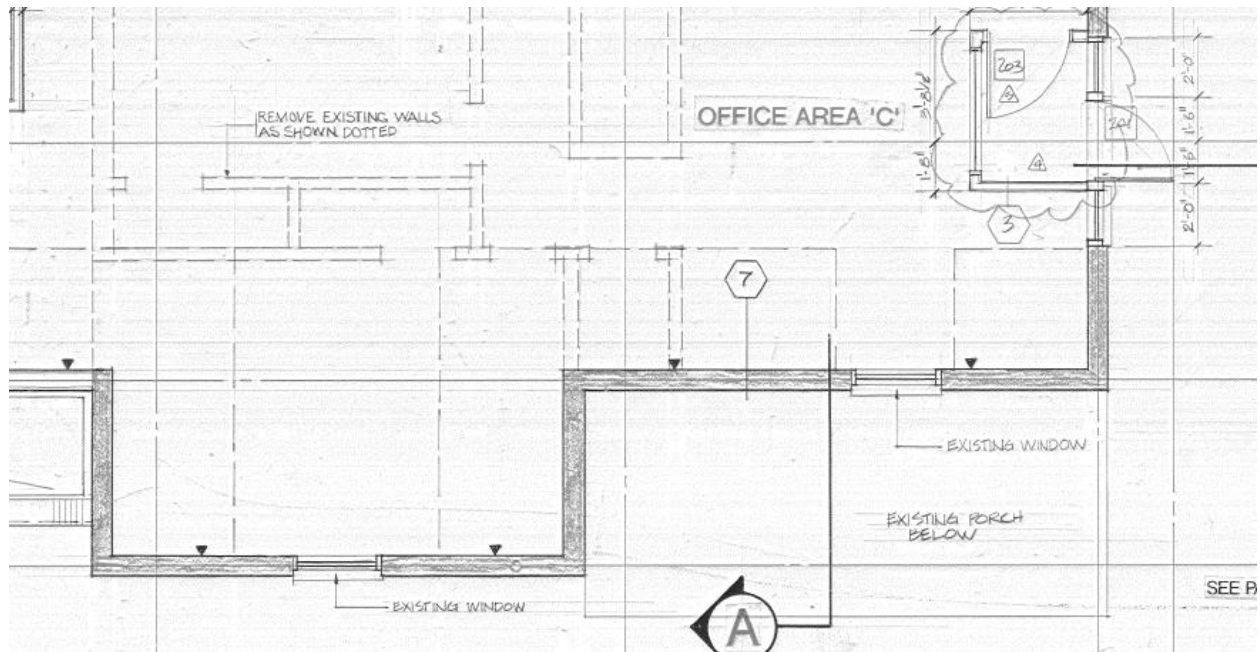
The house underwent significant renovations in the 1980/90s when the property became part of the Markham Village Lanes commercial development.

Yellow highlights the two wall structures original to the house that were retained. Drawings also indicate two windows



Close up of front of Building

- two existing windows
- existing porch below
- many existing walls (shown dotted) are removed



**Examples of Buildings Replicated in Markham
(due to original structure no longer being able to be preserved)**

Stone House at 66 Monique Court. Building collapsed during the relocation process. Original stone was re-used.



Frame House at 28 Milroy Lane. Building was in a deteriorated state and was re-built to original specifications.





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 13, 2020

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act
Joseph & Leah Pipher Farmhouse and Smokehouse
33 Dickson Hill Road

The staff report recommending the designation of the property at 33 Dickson Hill Road (attached) was considered by the Development Services Committee on April 21, 2020. The Committee referred the matter back to staff for continued discussions with the landowners.

Staff Comment

- Heritage staff have initiated further consultation with the new owner of the property to ascertain if there are any additional questions or concerns regarding the designation of the property. The new owner has expressed concerns related to the condition of some of the heritage attributes identified in the designation report, as well as the retention of the former smokehouse building.
- Discussions will continue and staff anticipate taking the designation matter back to Development Services Committee in June.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee receive as information the update on the proposed designation of 33 Dickson Hill Road.

File: Q:\Development\Heritage\PROPERTY\DCKSNHIL\33\HM May 13 2020 update.doc

**DEVELOPMENT SERVICES COMMITTEE
APRIL 21, 2020
EXTRACT**

To: Manager, Heritage Planning (R. Hutcheson)
Senior Planner (P. Wokral)

7.8 JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE 33 DICKSON HILL ROAD (16.11.3)

The Committee resolved to refer this matter back to staff to allow for continued discussions between the landowners and staff.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
2. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to ate as per the requirements of the Ontario Heritage Act; and,
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; and,
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; and,
5. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Referred



Report to: Development Services Committee

Meeting Date: May 11, 2020

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act
Joseph & Leah Pipher Farmhouse and Smokehouse
33 Dickson Hill Road

PREPARED BY: Peter Wokral, Senior Heritage Planner, ext. 7955

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

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road 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) That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend to Council that the "Joseph and Leah Pipher Farmhouse and Smokehouse" be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:

The property is listed on the Markham Register

The subject buildings are located at 33 Dickson Hill Road. The property is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City'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 Joseph and Leah Pipher Farmhouse is a fine example of mid-19th century local field stone classical revival farmhouse constructed for a prosperous farming family

The Joseph and Leah Pipher Farmhouse is undoubtedly Markham's finest remaining field stone building. It is remarkable for being a full two stories in height, and for the quality of stonework. The house retains almost all of its original exterior and interior features and is a testament to the industry and prosperity of the Pipher family (see Figure 3- Photographs of the Joseph and Leah Pipher farmhouse).

The smokehouse is an excellent example of a mid-19th century specialized accessory farm building

Based on an archival picture, the smokehouse/summer kitchen located in front and to the side of the main house, was just one of a large complex of buildings that made up the Pipher farm (See Figure 5 – Archival Photograph of the Pipher farmstead). This substantial local clay brick building is a rare surviving example of a specialized farm building that retains most of its original features (See Figure 4 – Photograph of the Joseph and Lean Pipher Smokehouse).

The buildings were evaluated using the City's heritage evaluation system

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Joseph and Leah Pipher House and Smokehouse were evaluated as Group 1 Heritage Buildings. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the Ontario Heritage Act.

The buildings have 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 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,
 - Displays a high degree of craftsmanship or artistic merit,

- Demonstrates a high degree of technical or scientific achievement.
- 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;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- The property has contextual value because it:
 - Is important in defining , maintaining or supporting the character of an area
 - Is physically, functionally, visually or historically linked to its surroundings
 - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the property merits designation under Part IV (Section 29) of the Ontario Heritage Act for its design, associative and contextual value.

From a design perspective, the Joseph and Leah Pipher Farmhouse is a rare example of a mid-19th century, two storey fieldstone dwelling which displays the highest quality of stonework in the City of Markham. The Joseph and Leah smokehouse is also a rare surviving example of specialized farm building constructed from local clay brick. The original architectural features of both buildings remain remarkably intact.

The property has associative value as the two buildings are the only surviving buildings of what was once a large complex of farm buildings just outside the Hamlet of Dickson Hill owned by the Piphers, who were a Pennsylvania-German Mennonite family that settled in Markham as early as 1803 (See Figure 5- Archival Photograph of the Pipher Farmstead). The Pipher house is also directly associated with a stone mason who learned his trade while incarcerated in the Kingston Penitentiary for his participation in the Upper Canada Rebellion of 1837.

The property has contextual value as it maintains and contributes to the rural character of the area.

The Statement of Significance – Reasons for Designation is attached as Appendix 'A'.

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 has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.

OPTIONS/ DISCUSSION:**The protection and conservation of heritage resources is consistent with City policies**

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act 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 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 owner has been advised that designation is being recommended and has responded with no objections. The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS

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 33 Dickson's Hill 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:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

Appendix 'A' – Statement of Significance/ Reasons for Designation

FIGURE 1- Owner and Location Map

Ian Clark
37 Camelot Way
Markham ON, L3P 3W2

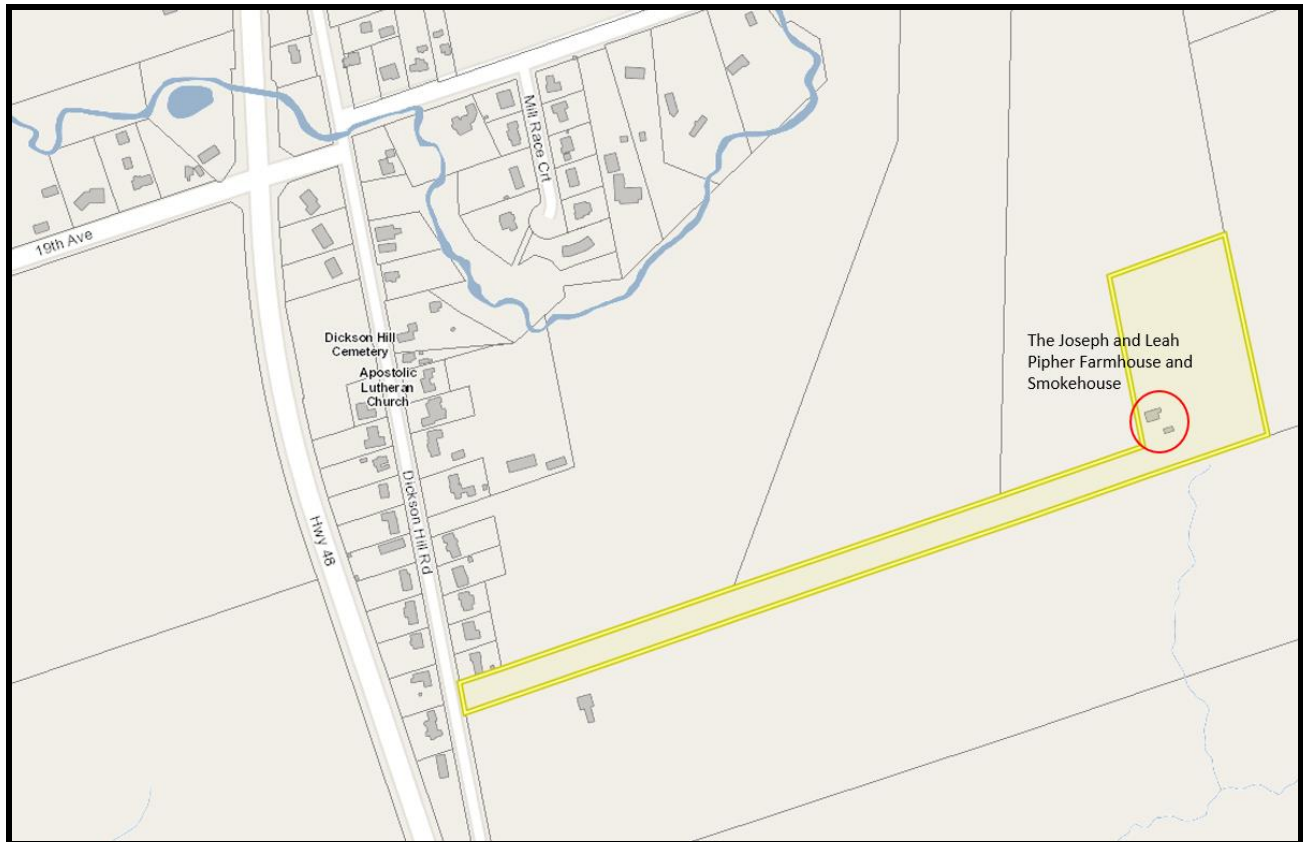


FIGURE 2 - Aerial Map



FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse

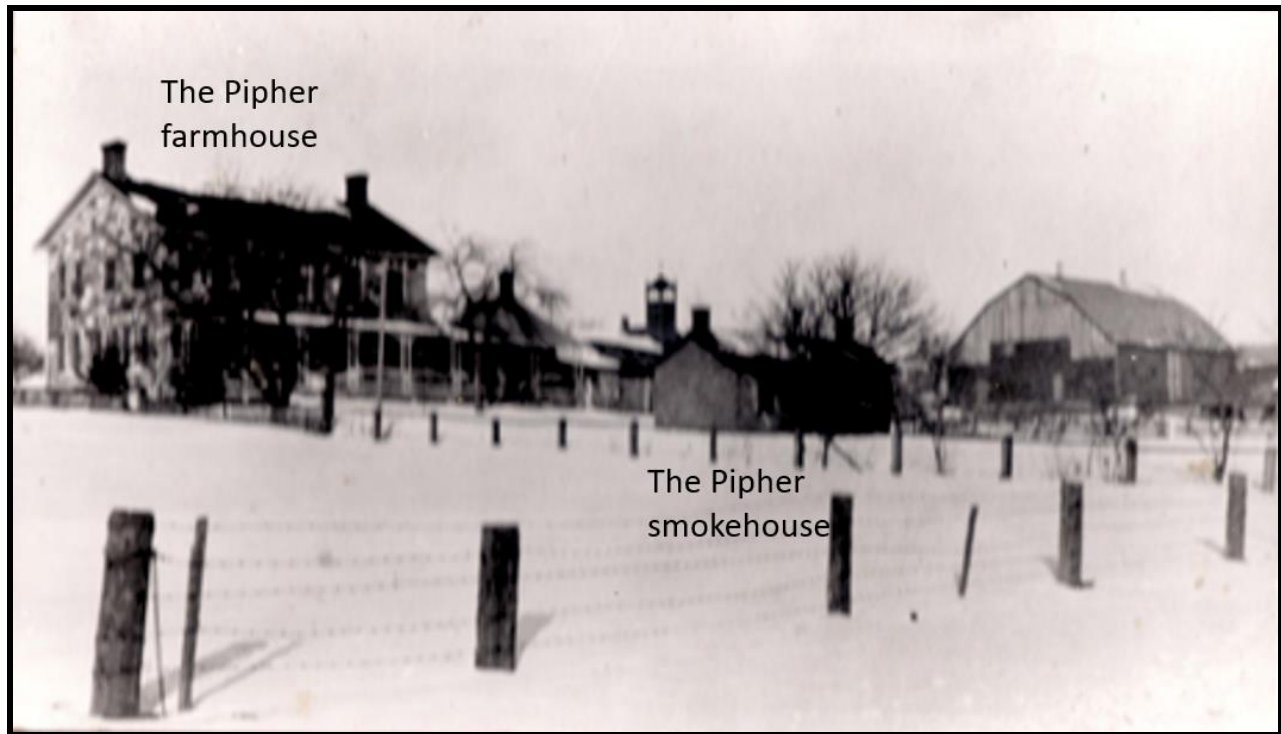




FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse



FIGURE 5 – Archival Photograph of the Joseph and Leah Pipher Farmstead



Appendix 'A' Statement of Significance

Joseph and Leah Pipher House 33 Dickson Hill Road 1861

Description of Property

The Joseph and Leah Pipher House is a two storey stone farmhouse located on a keyhole lot on the east side of Dickson Hill Road in the historic hamlet of Dickson Hill. The house is set back from the road to the extent that it is not visible from the road, and faces south.

Historical and Associative Value

The Joseph and Leah Pipher House has historical and associative value for its association with the Pipher family, a Pennsylvania-German Mennonite family that were living on Lot 27, Concession 7, Markham Township at the time of William Berczy's census of 1803. Joseph Pipher, born in Canada in the year 1800, was the youngest of the three sons of Samuel Pipher and Barbara (Labar) Pipher. He purchased the 200 acres of Lot 29, Concession 8 from Absolom Sommers in 1826. His first wife was Catherine Kleiser, who died in 1836. His second wife was Leah Kaiser. Their original home was a one and half storey frame dwelling. In 1861, the family constructed a fine two storey stone house that still stands at 33 Dickson Hill Road, well removed from the road. The Historical Atlas of York County map of Markham Township, dated 1878, illustrates the stone house near the centre of the lot, with an adjoining orchard. The house is said to have been constructed by a stone mason that learned his trade while incarcerated in Kingston for an incident connected with the Upper Canadian Rebellion of 1837. According to the 1861 census, two stone masons resided on the Pipher farm at that time, Wallingford Sanders and Robert Hill. It is probable that they were the builders of the stone farmhouse at 33 Dickson Hill Road. The portion of the farm where the stone house stands was inherited by a son, Isaac Pipher, in 1867, and remained in the ownership of the family until 1904, when it was sold to David Moyer, a local Mennonite farmer. His son, Harvey Moyer, resided here. The property was sold out of the Moyer family in 1960.

Design and Physical Value

The Joseph and Leah Pipher House is of design and physical value as Markham's finest remaining example of mid-19th century stone construction. The substantial two-storey dwelling, in a vernacular interpretation of the neo-classical style, is remarkable for its scale, being a full two storeys in height with a 5-bay front. The house retains most of its original detailing, including the front doorcase, single-hung six over six windows, louvered wood shutters, and a substantial wood cornice. The most noteworthy feature of the Pipher House is the stonework on the south (front) and west walls, which was rendered in dressed, coursed, multi-coloured fieldstone, squared and dressed with a crandalled finish and accented with quarried limestone brought in from another locality. Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date "1861."

An archival photograph provides visual evidence of a former full-width veranda supported on wood treillage, and a one-storey stone kitchen wing at the east end of the main block. A portion of this kitchen wing remains as a shed-roofed extension of the east gable-end wall.

Contextual Value

The Joseph and Leah Pipher House is one of a number of stone houses to have been constructed in Markham Township in the 19th century. It is arguably the finest remaining example due to its scale, the quality of its design and construction, and for its authenticity in terms of remaining original building fabric. The Pipher House is part of an agricultural landscape on the east side of the historic hamlet of Dickson Hill, associated with the hamlet due to the location of its long farm lane that connects the property to Dickson Hill Road. The farmhouse was once part of a complete farmstead with a barn and other outbuildings; today the only outbuilding still standing is a one storey brick building that once contained a bake oven and smokehouse.

Significant Heritage Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House include:

- The scale form and massing of the two storey main block with its rectangular plan, and one storey remnant of the stone kitchen wing on the east gable end;
- Multi-coloured fieldstone walls with the front and west sides in coursed, dressed squared stone and north and east walls in coursed random rubble;
- Datestone inscribed “1861” over main entrance door;
- Gable roof with eave returns and wood cornice mouldings;
- Red brick gable-end, corbelled chimneys;
- Main entrance on south wall with multi-paned transom and sidelights with wood panels below, and six panelled wood door;
- Six over six wood single-hung windows with functional louvered wood shutters and lugsills;
- Quarter circle attic windows on west gable end, with a fan-shaped pattern of muntin bars;
- Six-paned attic windows on east gable end;
- The scale form and massing of the one storey red brick outbuilding with its gable roof with open, overhanging eaves, single stack corbelled brick chimney at the west gable end, three wood four-panel doors on the north wall and two wood six-paned windows and one wood six over six single-hung window on the south wall.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: May 13, 2020

SUBJECT: Designated Heritage Property Grant Program
Review of 2020 Applications

Program Details:

- Council approved the Designated Heritage Property Grant Program in 2010.
- Total funding of \$120,000 was allocated to the program over a four year period (2010-2013) based on a targeted allocation of \$30,000 per year;
- The program was extended for an additional three years (2014-2016) and again from (2017-2019);
- In 2019, the program was extended for an additional three years (2020-2022) with an allocation of \$30,000 per year;
- Council must consider extending the program beyond 2022;
- Assistance to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
- Minimum amount of eligible work - \$500.00;
- Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible;
- Ineligible Projects:
 - Commercial façade grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
 - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;

- Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
- Only one grant per calendar year per property;
- First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant). A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available;
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. One time only grant.
- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;
- Applications will be reviewed by City (Heritage Section) staff and Heritage Markham and recommended submissions will be forwarded to Council for approval;
- Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Grants are paid upon submission of receipts to the satisfaction of the City;
- Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Approved applicants will be required to enter into a Letter of Understanding with the City.

Application/Proposal

- Staff received 6 applications by the April 3, 2020 deadline;
- The total amount of grant assistance requested is \$24,940.53;
- The total amount of grant assistance recommended by Staff is \$24,940.53

Staff Comment

- See attached summary chart for recommended applications
- See attached photographs for each application
- Staff used the following when evaluating each application:
 - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
 - Preference will be given to applications proposing work visible to the general public
 - Priority will be given to first time applicants
 - Must comply with heritage conservation guidelines, principles and policies
 - Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
 - Grant is not to reward poor stewardship
 - The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)

- Staff recommends approval of grant funding for all 6 of the applications;
- The total amount of grant assistance requested for the 6 applications is \$24,940.53 which is \$5,059.47 less than what is available for the 2020 program;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$24,940.53 subject to conditions noted on the individual summary sheets:

- 15 Colborne Street, Thornhill (up to \$2,774.15);
- 17 Euclid Street, Unionville (\$1,694.48);
- 8 David Gohn Circle (\$7,500.00);
- 10 David Gohn Circle (\$5,000.00)
- 16 George Street, Markham Village (\$5,000.00);
- 309 Main Street North, Markham Village (\$2,971.90);

AND THAT \$5,059.47 of the unallocated funds in the 2020 Designated Heritage Property Grant Program be returned to the funding source;

File: Finance/Designated Heritage Property Grant Program 2020

Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2020 Applications\HM May 13, 2020 Review .doc

Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
15 Colborne Street, Thornhill	Yes	\$2,774.15	Up to \$2,774.15	\$2,774.15	Grant assistance is requested for the cost of repairs to the cedar shingle roof which were completed after the deadline for application in 2019 and for proposed repairs to the masonry chimney.
17 Euclid Street, Unionville	Yes	\$1,694.48	Up to \$1,694.48	\$4,468.63	Grant assistance is requested for the replacement of two second storey windows with historically authentic wooden windows as seen in an archival photograph of the house.
8 David Gohn Circle	Yes	\$7,500.00	Up to \$7,500.00	\$11,968.63	Grant assistance is requested to replace the existing cedar shingle roof with new cedar shingles.
10 David Gohn Circle	Yes	\$5,000.00	Up to \$5,000.00	\$16,968.63	Grant assistance is requested to repair/replace the existing false brick veneer covered plywood chimneys.
16 George Street	Yes	\$5,000.00	Up to \$5,000.00	\$21,968.63	Grant assistance is requested to make repairs and replace front veranda floor deck and railing and to continue reconditioning historic wooden windows.
309 Main Street North	Yes	2,971.90	Up to \$2,971.90	\$24,940.53	Grant assistance is requested to restore and recondition three of the historic wooden windows.

Designated Heritage Property Grant Application

Name	Diane Berwick
Address	15 Colborne Street, Thornhill
Status	Part V dwelling in the Thornhill HCD
Grant Project	Repairs to the cedar shingle roof which were completed last year after the 2019 deadline for applications, and for the repair of the brick chimney.
Estimate 1	\$5,548.30 -Cedar Roof Ontario and Andrew's Restoration Ltd.
Estimate 2	\$11,074.00 –Avenue Road Roofing and Everest Restoration
Eligibility	Both the completed work and the proposed work meet the eligibility requirements of the program.
Conditions	No conditions- The proposed work has already been approved through the heritage permitting process.
Previous Grants	No
Comments	Recommended for approval
Grant Amount	Up to \$ 2,774.15



Designated Heritage Property Grant Application

Name	Victor Chau
Address	17 Euclid Street, Unionville
Status	Part V
Grant Project	Replacement of two inappropriate second storey windows with historically authentic wooden windows
Estimate 1	\$3,388.96 – Fieldstone Windows
Estimate 2	\$3,496.40 – Pella Windows
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	Work must be approved through the heritage permitting process
Previous Grant	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$1,694.48



Designated Heritage Property Grant Application

Name	Nicholas & Katherine Minovski
Address	8 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated dwelling
Grant Project	Re-shingling of roof in cedar shingles.
Estimate 1	Cedar and Copper Roof Ontario - \$41,810.00
Estimate 2	Emerald Cedar Contracting - \$ 30,510.00
Eligibility	The home was relocated to Markham Heritage Estates in 1990 and meets the eligibility requirement of having been in Heritage Estates for at least 20 years.
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$7,500.00



Designated Heritage Property Grant Application

Name	Zachary Wilkie
Address	10 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated dwelling
Grant Project	Re-construction of “dummy” masonry chimneys
Estimate 1	Casa Loma Masonry - \$15,255.00
Estimate 2	Three Little Pigs Masonry - \$20,905.00
Eligibility	The home was relocated to Markham Heritage Estates in 1990 and meets the eligibility requirement of having been in Heritage Estates for at least 20 years.
Conditions	Proposed work must be approved through the building permitting process
Previous Grants	Yes, \$7,500.00 in 2017 for re-shingling of roof in cedar shingles
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Aram Agopian
Address	16 George Street
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Reconditioning of historic wooden windows and repair of front veranda floor deck and railings
Estimate 1	Colour Strokes - \$13,560.00
Estimate 2	Century Craft Custom Builders Inc. - \$17,515.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Building Permit/ Heritage Permit
Previous Grants	Yes, \$5,000.00 for basement waterproofing in 2012, and \$5,000.00 for window reconditioning in 2019
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Saleem Khan & Rita Ahola Kahn
Address	309 Main Street North, Markham Village
Status	Part V Class 'A' designated dwelling in the Markham Village HCD
Grant Project	Reconditioning of three historic wooden windows, production of new wooden storm windows
Estimate 1	Dave Wylie Restoration Ltd. \$5,943.80
Estimate 2	Casella Carpentry Services \$6,780.00
Eligibility	The proposed work is eligible for funding.
Conditions	Proposed work requires a heritage permit
Previous Grants	Yes, Property received \$3,885.00 in 2010
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$2,971.90





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 13, 2020

SUBJECT: Commercial Façade Improvement Grant Program
Review of 2020 Grant Applications

Background

- The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts;
- Grant assistance: 50% of eligible costs up to \$10,000 for a non-heritage district property and 50% of eligible costs up to \$15,000 for a heritage property;
- In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- This Program was advertised in the winter of 2020 with a deadline for applications of April 3, 2020;
- The City has received one application;
- Applications must be reviewed by Heritage Markham as part of the approval process;
- Currently, there is \$20,000.00 in the 2020 grant budget for this program;
- The requested grant is for up to \$10,000.00 leaving \$10,000.00 available; The grant request is recommended for approval subject to certain conditions;

The application and the amount of grant assistance requested is as follows:

Address	Description of Work	Grant Request
10137 Woodbine Ave.	<ul style="list-style-type: none"> • Sanding, priming and repainting of the historic wooden siding of the schoolhouse; • Replacement of the wooden heritage 	\$10,000.00

	<p>style front doors of the schoolhouse due to deterioration</p> <ul style="list-style-type: none"> • Covering top of window sills with sheet metal to prevent splitting and paint loss 	
--	--	--

Staff Comments

10137 Woodbine Ave.

- The subject property is an individually designated heritage property, also protected by a heritage conservation easement, in commercial use as a Montessori school;
- The proposed work to scrape, prime and repaint the exterior tongue and groove vertical siding is eligible for funding, but the proposed replacement of the two front doors to the school would only be eligible for grant funding if the doors were custom made of wood and not a synthetic material;
- Staff recommends that applicant obtain separate quotes to have new custom replica doors made out of a durable wood product such as Accoya as this would be eligible for grant funding.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a matching grant of up to \$10,000.00 for the scraping, priming and painting of the historic wooden tongue and groove exterior cladding, window sill metal treatment, and for the replication of the two wooden recessed panel entrance doors of the Victoria Square Schoolhouse at 10137 Woodbine Avenue;

Summary of 2020 Commercial Façade Improvement Grant Request

10137 Woodbine Ave.

Status: Part IV Designated Building south of Victoria Square subject to a Heritage Conservation Easement Agreement



Proposed Work	Quote 1	Quote 2
Re-conditioning of historic wooden tongue and groove exterior cladding and replication of wooden recessed panel entrance door	Best Ontario Home and Office Improvement Services Inc.-\$10,113.50	Suna Enterprises-\$10,819.75
Cost	\$10,113.50	\$10,819.75
Replication of wooden recess panel entrance doors and protecting top of sills with sheet metal.	Quotes in the process of being obtained (estimated cost for this type of work is around 7,000)	
Estimated Total Cost	\$17,113.50	\$17,819.75

Staff Comment: Staff supports funding of up to \$10,000.00 to cover 50% of the expected total costs. The applicant has met all eligibility requirements of the program.

Q:\Development\Heritage\SUBJECT\Grant Program Facades\2020\HM Review of 2020 applications .doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: May 13, 2020

SUBJECT: DEMOLITION PERMIT APPLICATION 20 112282 DP
Demolition of Accessory Building
31 Wales Avenue Street
Markham Village Heritage Conservation District

Property/Building Description:

- One and a half storey frame accessory building associated with a dwelling constructed c.1910. Vertical wood siding, gable roof. The building may have been designed to serve as a stable and village-scaled storage barn.

Use:

- Storage and games room.

Heritage Status:

- The dwelling is a Type B heritage building in the Markham Village Heritage Conservation District. The accessory building is not listed as a heritage attribute on the property.

Application/Proposal:

- The property owners plan to build a new accessory building at some point in the future.
- The owners have advised staff that the current structure has structural issues and they prefer to remove the building and replace it with something similar through a future Site Plan Control application.
- A demolition permit has been applied for.

Background:

- The applicants have done some improvements to the dwelling through Site Plan Control application SC 17 163230, which included the construction of a new front porch.

- In 2018, Heritage Section staff made a site visit to view the accessory building, as the owner were contemplating its replacement at that time. Its condition appeared average for a building of this age and type.
- Staff photographed the building, which was used then for storage on the main floor and as a games room on the upper level.

Staff Comment:

- Staff has discussed the idea of repairing the existing c.1910 accessory building with the applicant, instead of demolition and replacement. The owners are of the opinion that the building cannot be reasonably repaired due to structural issues and plan to replace it.
- The owners are open to the idea of making any heritage materials from the building available for use elsewhere, or possibly incorporating it into the new building. Staff recommend that as a condition of demolition approval that the building/materials be advertised in the local newspaper for salvage if the owners do not wish to use the materials themselves.
- Heritage Markham has, in similar situations, accepted the demolition of accessory buildings within the Markham Village Heritage Conservation District (examples include 44 Church Street, 30 Washington Street) on the basis that they are typically located in rear yards and therefore have a minor visual presence in the District, and also because the later accessory buildings are of light stud frame construction and have minimal foundations. They tend not to be substantial structures.
- Demolition will require Council approval, therefore a report to Development Services Committee is in the process of being prepared by staff, to contain Heritage Markham's recommendation.
- Urban Design staff have advised that there are mature trees around the existing accessory building that should be protected during demolition. They have noted that if the applicant plans to build a replacement structure in this location or further back on lot, this may impact mature trees. This is a matter that should be highlighted at a future Request for Pre-Consultation relating to the anticipated Site Plan Control application.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection to the demolition of the accessory building in the rear yard of 31 Wales Avenue to allow for the future construction of a new accessory building;

THAT as a condition of demolition approval the owners be required to advertise in the local newspaper the building/materials for salvage if they do not intend to use the materials themselves;

AND THAT the applicant be required to protect mature trees in the vicinity of the old building during demolition.

File Path:

Q:\Development\Heritage\PROPERTY\WALES\31\HM May 13 2020.doc



Location Map



Street View and Close-up of the Accessory Building at 31 Wales Ave.





Side elevation



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner
Regan Hutcheson, Manager-Heritage Planning

DATE: May 13, 2020

SUBJECT: RESEARCH & EVALUATION
Brick Bungalow
4592 Highway 7 East
Unionville Community

Property/Building Description:

- Brick bungalow, Arts and Crafts style, c.1922. Built for Edward and Margaret Bewell.

Use:

- Commercial (a converted former residence).

Heritage Status:

- Located just outside of the Unionville Heritage Conservation District. Not listed on the Markham Register of Property of Cultural Heritage Value or Interest.

Application/Proposal:

- Recently, a Site Plan Control application was submitted for the property (under the address 4600 Highway 7) by Markville Ford Lincoln (SPC 20 107969).
- This application was not circulated to Heritage Markham as the property is not on the Markham Register of Property of Cultural Heritage Value or Interest

Background:

- At the March 11, 2020 meeting of Heritage Markham, the heritage status of the subject property was discussed by the Committee.
- When staff received inquiries about the heritage status of the building, it was discovered that the property was not listed on the Register, and had not been previously listed on the Markham Inventory of Buildings of Historical and Architectural Importance.

- Based on the fact that the former residence had been integrated into a commercial mall, it was assumed that the building was retained based on some type of heritage status. This was not the case.
- Since the Register contains other buildings of this style and age, it appears that it not being listed was an oversight. For example, the designated Camplin House, also a former dwelling dating from the 1920s, is located nearby, on the south side of Highway 7 East.
- Heritage Markham's recommendation from the March 11, 2020 meeting was to request that staff research and evaluate the building and report back to the committee.

Staff Comment:

Research and Evaluation

- Staff has undertaken the requested research, assisted by Heritage Markham committee member Doug Denby, a long-time resident of Unionville. The report is attached.
- In summary, the brick bungalow was constructed c.1922 for retired farmer Edward Bewell and his second wife, Margaret (Robinson) Bewell. Edward Bewell served in World War One. Margaret Bewell sold the property in 1947. Later owners were the Neill and Tucker families. After many years as a residence, the building was converted to commercial use.
- The Bewell Bungalow is a good example of a dwelling in the Arts and Crafts style, and is very similar in design to 106 Main Street, within the Unionville Heritage Conservation District. The only noteworthy change to the building's original character has been the painting of the brick.
- Following the writing of the research report, the building was evaluated by the Heritage Building Evaluation Sub-Committee and received a Group 2 rating. Group 2 buildings are those buildings of importance that warrant preservation and are potential candidates for designation under the Ontario Heritage Act.
- As part of the evaluation process, it was noted that the building is an isolated older structure within a somewhat unsympathetic commercial environment, factors that contributed to a lower evaluation score.
- However, it should be noted that there are other local examples of heritage buildings preserved within the context of modern development, sometimes with a similar degree of contrast or awkwardness, so this is not a unique situation in a heritage conservation context.
- Given the results of the research and evaluation of 4592 Highway 7, the building meets the basic criteria for inclusion on the Register as a cultural heritage resource based on its age, design, and historical associations.

Policy – Markham Register of Property of Cultural Heritage Value or Interest

- The Official Plan notes that not all properties of cultural heritage value may be on the current Register and properties can continue to be added as the City becomes aware of them through inventory and application review. See below for the policy.

It is the policy of Council:

- 4.5.2.1 To identify Markham's *cultural heritage resources* through a continuing process of:
- a) *inventory, survey, research and evaluation*, as a basis for the wise management of these resources; and
 - b) researching and documenting the historical, architectural and contextual merit of these resources on an individual basis, and on an area or neighbourhood basis, in conjunction with *heritage conservation district* studies, secondary plans or other special studies as may be appropriate.
- 4.5.2.2 To maintain a *Register of Property of Cultural Heritage Value or Interest* which is accessible to the public and identifies properties to be *conserved* and maintained consistent with standards and guidelines adopted by Council. *It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of conservation and inclusion in the Register.*

Planning Application

- As noted, a planning application has been submitted to build a new, two storey Ford Automobile dealership on the property. The application was not forwarded to Heritage Markham Committee as the property was not identified on the Register.
- The building on the property (Bewell House) is shown as “building to be removed” in the submitted site plan. However, the current placement of the new building and driveways does not appear to impact the heritage building although four parking spaces would be removed if the building was to be retained. See attached drawings.
- The site plan also illustrates a proposed new property boundary reflecting land requested by the Region of York for future road widening. However, if the building was determined to be of heritage significance and was to be retained, the Region has indicated it could allow the building to remain in-situ and not take that portion of the land.

Conclusion

- Given that there is a current development application on the property that does not propose to incorporate the subject building, adding the property to the Register would not appear to be useful at this time.
- The Committee needs to determine if the subject building warrants protection as a property of cultural heritage value to the municipality. If the Committee is of the opinion that the building is worthy of protection and retention, staff suggests that this be conveyed to the Planning Department and to the property owner.
- If the Committee is of the opinion that the building should not be protected/retained, the research material can be received as information. The Committee could also choose to recommend that the building be advertised in the local newspapers for relocation or salvage by others.
- Further, if the Committee does not support retention, but wishes to commemorate the building, the Committee could recommend that as a condition of development approval, the owner provide a Markham Remembered plaque on the property

Suggested Heritage Markham Recommendation:

THAT Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7;

and if the Committee wishes, consider the following options

Option 1

THAT Heritage Markham acknowledges that the subject building is not listed on the *Markham Register of Property of Cultural Heritage Value or Interest*, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality and should be protected through designation and retained in any development application on the property;

Or

Option 2

That Heritage Markham does not support any additional heritage protection of the building or the incorporation of the building in any development application on the property, but does recommend that the owner be required to undertake the following as a condition of development approval:

- advertise the availability of the building for relocation or salvage of building components to help reduce waste in landfill sites; and
- commemorate the building, through the provision of a standard City of Markham “Markham Remembered” plaque to be placed on the property.

File Path:

Q:\Development\Heritage\PROPERTY\HWY7\4592\HM May 13 2020.doc

4592 Highway 7



Location Map



Google Streetscape

Research Report



Bewell Bungalow

4592 Highway 7 East
c.1922

This brick bungalow is located on the west half of Markham Township Lot 11, Concession 6. This area to the east of Main Street and Bruce Creek was purchased by Francis “Frank” H. Elliott in 1913. In 1920, a large amount of the property was transferred to his son, William F. Elliott. W. F. Elliott sold off some parcels in the early 1920s, and in 1926 created Plan 2489, a small subdivision. This house was built on the one acre lot immediately to the west of the subdivision boundary, sold to Edward and Margaret Bewell in 1922. Edward Bewell (1862 – 1931), born in Greenbank Village, Reach Township, served in World War One. He was a retired farmer when he moved here. His first wife was Harriet Camplin, and his second wife was Margaret Robinson.

The bungalow’s architectural style and details, reflecting the stylistic influence of the American Arts and Crafts Movement, are typical of the 1910s – 1920s. A very similar house at 106 Main Street Unionville was constructed in 1920 according to MPAC data, which suggests that the same builder was responsible for its construction. The building type is suburban in character, with a compact form and simple plan outline. A topographical map dated 1936 illustrates a cluster of three houses in the area, one of which is believed to be this one.

Margaret Bewell sold the property to Jennie Neill in 1947. The long-time owners after that were Edward and Hazel Tucker, from 1954 to until 1973, when Cocca Construction Company Limited bought the Tucker property. The house retains most of its original detailing in spite of being

converted from residential to commercial use. The most noteworthy alteration is the painted brick, a late 20th century renovation.

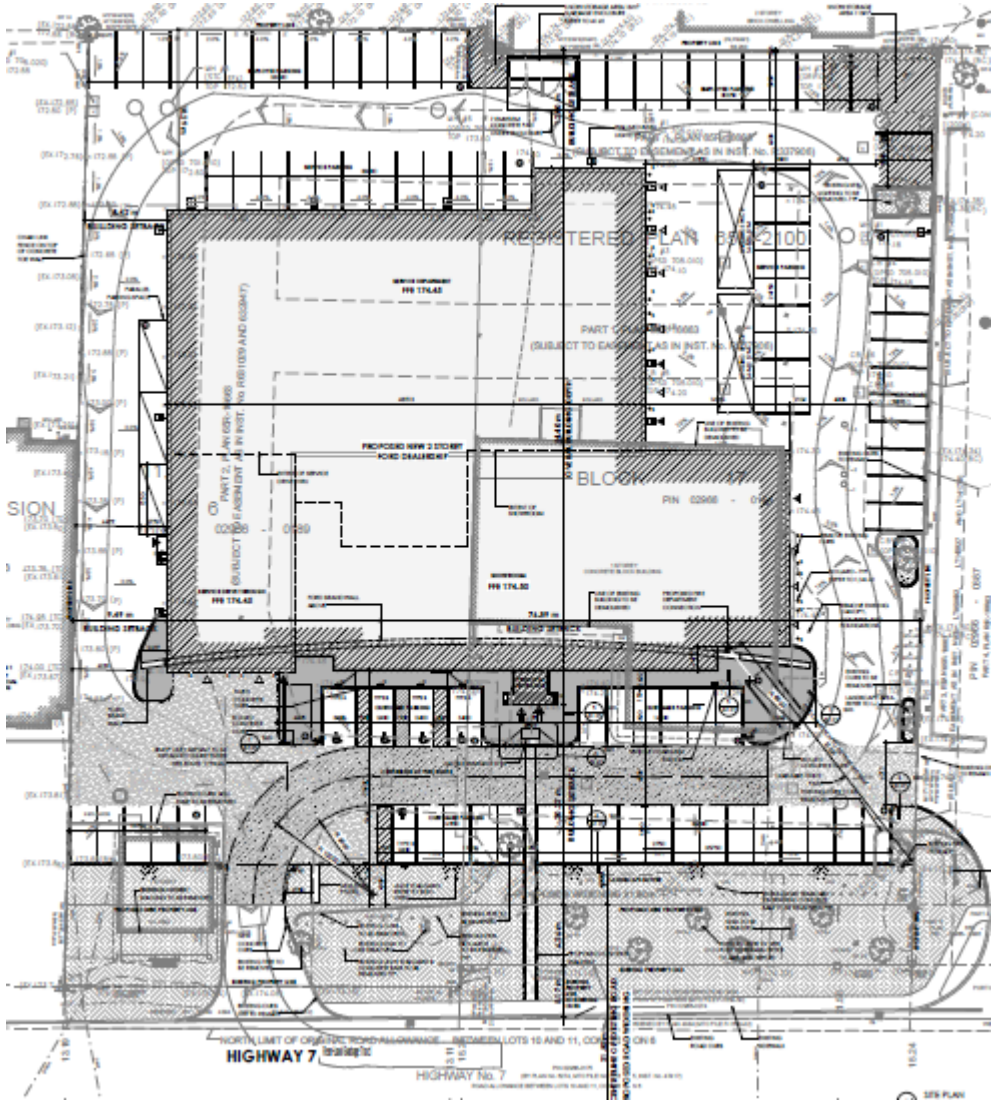


**Archival photograph of 106 Main Street, Unionville, constructed c.1920.
Very similar in design to 4592 Highway 7 East.**



4480 Highway 7 East, constructed c.1925, also similar in design to 4492 Highway 7

Application for Auto Dealership





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: May 13, 2020

SUBJECT: Site Plan Control Application
28 Church Street, Markham Village Heritage Conservation District
The Wilson-Bull House
SPC 20 106477

Property/Building Description: 1storey single detached dwelling constructed c. 1855

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building (important in terms of contextual value and supports and helps define the character of the district).

Application/Proposal

- The owner of the property has submitted a site plan application to obtain the City's approval to:
 - demolish the rear, non-heritage portion of the existing dwelling,
 - relocate the heritage portion of the house slightly to the east and north on a new foundation;
 - restore the heritage house to its original 19th century appearance;
 - close the existing driveway on the east side of the property and construct a new driveway on the west side of the property; and
 - construct a new two storey addition to the heritage building which would increase the size of the proposed dwelling to 3,613.3 ft²;
 - a minimum front yard setback of 2.13 m (7 ft.), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft.).

Background

- In December of 2019 the owner was successful in obtaining three variances from the Zoning By-law from the Committee of Adjustment to permit:

- A maximum building depth of 24.2m (79.3 ft.), whereas the By-law permits a maximum building depth of 16.8m (55.12 ft.);
 - A maximum net floor area ratio of 46.1%, whereas the By-law permits a maximum net floor area ratio of 45%; and,
 - A minimum front yard setback of 2.23m (7 ft.), whereas the By-law requires a minimum front yard setback of 7.62m (25 ft.).
- Heritage Markham reviewed the design proposal for the new addition and the requested variances in November 2019, and had no objection to the re-positioning of the heritage house, the demolition of the existing rear tail, the proposed restoration of the heritage house and the approval of the variances, but recommended the following revisions to the proposed design in anticipation of the Site Plan Application:
 - Incorporation of some of the second storey room volumes within the roof structure to further reduce the height of the proposed addition by 3 feet;
 - the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
 - the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
 - deletion of the street facing gable above the garage; and
 - replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;
 - The City's Urban Design section has accepted the applicant's proposal to modify the foundation of the proposed addition to avoid the root zone of the Black Walnut tree shared with the neighbouring property to the east to in an effort to ensure its preservation.

Staff Comment

- The applicant has implemented the revisions recommended by Heritage Markham at the November 2019 meeting. The proposed height of the addition's roof was lowered 2-1/2' rather than 3 ft.;
- Staff is of the opinion that the latest design proposal of the addition to 28 Church Street is supportable and represents a significant improvement on the initial design which first accompanied the associated variance application;
- Staff therefore recommends that Heritage Markham Committee have no objection to the proposed design of the addition to 28 Church Street dated January 13, 2020 from a heritage perspective, and that final review of the site plan application be delegated to the City (Heritage Section staff).

Suggested Recommendation for Heritage Markham

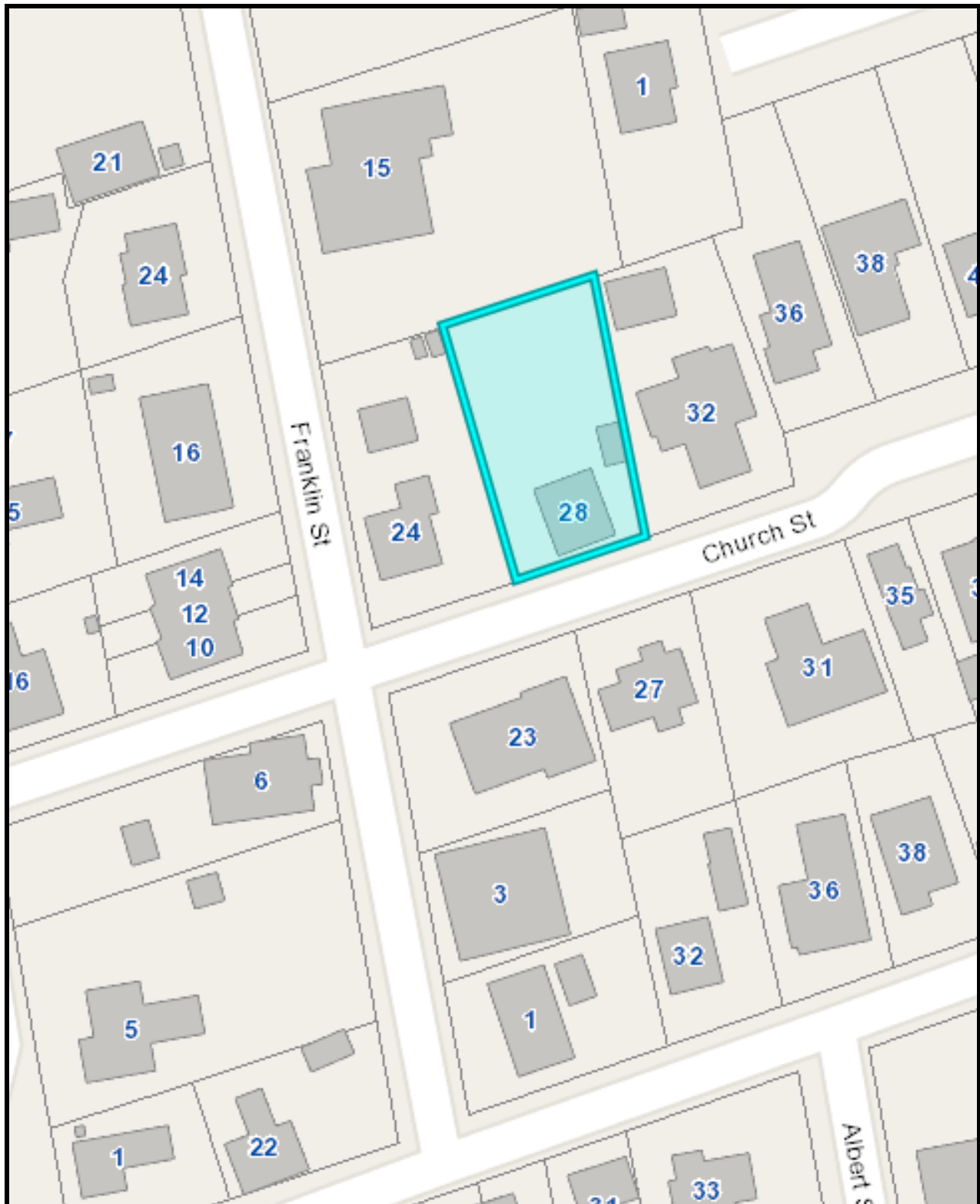
THAT Heritage Markham has no objection to the design of the proposed addition to the existing heritage dwelling at 28 Church Street dated stamped January 13, 2020 from a heritage perspective and delegates final review of the Site Plan application to the City (Heritage Section Staff);

AND THAT the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colour windows etc.

File:28 Church Street

Q:\Development\Heritage\PROPERTY\CHURCHST\28\Heritage Markham Memo MAY 2020.doc

28 Church Street, Markham Village Heritage Conservation District



28 Church Street, Markham Village Heritage Conservation District



Markham Village Heritage Conservation District**New Addition – Heritage Building (Type B) Residential**

* Markham Village Heritage Conservation District Plan should be consulted for specific wording, if necessary

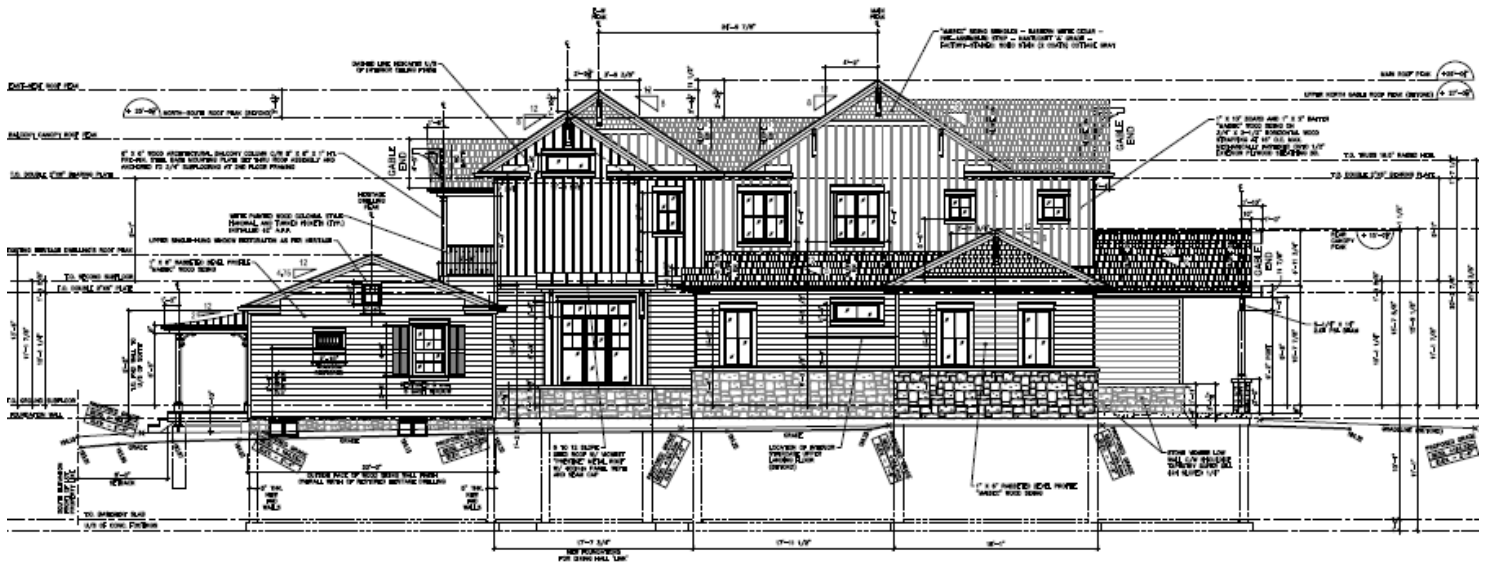
Address: 28 Church Street (Revised Design January 2020), Markham Village

Plan Policy or Guideline	Specific Application Comment
3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. b) <u>Complementary by Approximation</u> - understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u> - more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings	The design approach of the addition is traditional, and better reflects traditional architectural details of Markham Village.
4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis	
4.2.1 Residential Proportions/Height - be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.	The designer has significantly lowered the height of the proposed addition to a height that is well below the maximum building height permitted by the By-law and incorporated some of the volume of the second floor rooms within the roof structure. Heritage Staff is satisfied that height of the addition can be considered to be compatible especially given that the highest parts of the addition have been located further back on the property where they have less impact from the public realm of Church Street.
4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage building. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards.	The location of the garage is sensitively placed to be inconspicuous from the public realm of Church Street.

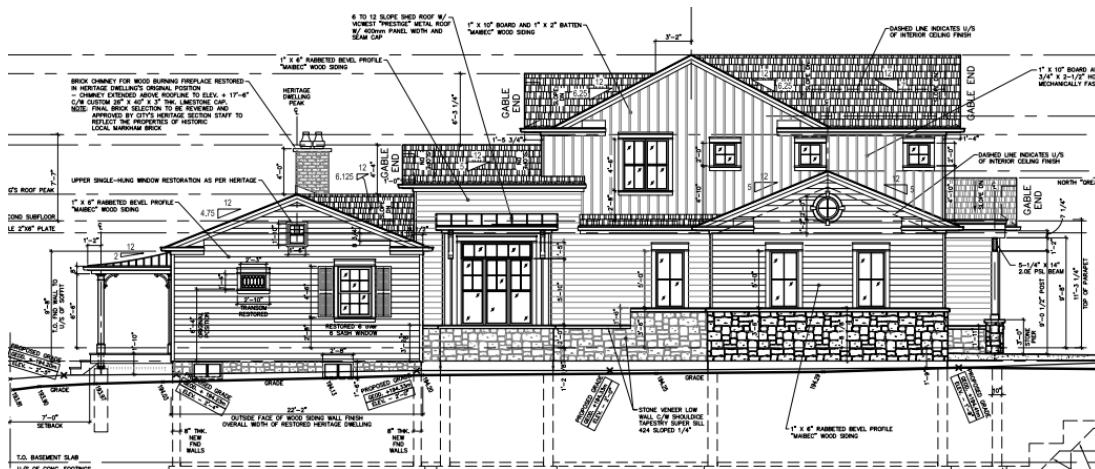
<p>3.3 Policies – Type B Buildings</p> <ul style="list-style-type: none"> - conserve type B buildings and encourage renovations complementary to adjacent properties <p><u>Proportion</u> – conserve original shape and size</p> <p><u>Roof</u> – conserve original detail/fabric</p> <p><u>Windows/Doors</u> – conserve original materials</p> <p><u>Materials</u> – conserve original materials, emphasis on natural materials</p> <p><u>Colours</u>- conserve original colours; consider historically accurate colours</p>	<p>The existing heritage dwelling appears to be authentically restored to its original early appearance.</p> <p>No original windows or doors appear to have survived.</p>
<p>3.6 Policies – New Buildings Policy</p> <ul style="list-style-type: none"> - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size 	<p>The size of the existing house and proposed addition appear to be compatible with the size of adjacent residences in terms of scale and massing, although, the addition still appears large in comparison with the existing heritage dwelling, a good attempt has been made to make it more compatible with what is a very modestly scaled heritage building</p>
<p>3.6 Roof Policy (New Construction)</p> <p><u>Roof shape</u>- complement dominant roof forms of adjacent buildings (gable roofs)</p> <p><u>Materials</u>- asphalt, wood shingles</p>	<p>The gabled roof form of the addition complements the dominant roof forms of adjacent heritage homes and has been successfully simplified to reflect the simplicity of the heritage dwelling's roof.</p>
<p>4.3.1 Roofs Guidelines</p> <ul style="list-style-type: none"> - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not use: tile, plastic, other synthetics - roof vents, skylights away from public views 	<p>The proposed addition mixes both asphalt shingles and metal roofing, but metal roofing is used appropriately on low sloped front veranda and there are no skylights or other unsightly roof features visible from the street</p>
<p>3.6 Window Policy (New Construction)</p> <p><u>Shape</u> – follow proportions of heritage type buildings – no picture windows</p>	<p>Windows generally follow the proportions of typical heritage windows.</p>
<p>4.3.3 Window and Doors Guidelines</p> <ul style="list-style-type: none"> - no specific guidelines for new construction 	
<p>3.6 Materials Policy (New Construction)</p> <ul style="list-style-type: none"> - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings 	
<p>4.3.2 Exterior Finish Guidelines</p> <ul style="list-style-type: none"> - materials and type of finish should complement heritage structures in district 	<p>Proposed board and batten siding is complementary to the district, the proposed stone veneer which is no higher than the sills of</p>

- wood cladding –horizontal clapboard or vertical board and batten as per historical methods	the ground floor windows is an acceptable use of the material.
3.6 Colour Policy (New Construction) -brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district	Based on colour renderings provided, the colour scheme of the heritage house and addition are appropriate to the heritage context of Markham Village.
4.3.4 Paint and Colour Guidelines - paint surfaces that are historically painted - do not strip wood or leave unpainted - do not paint brick surfaces -colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta.	

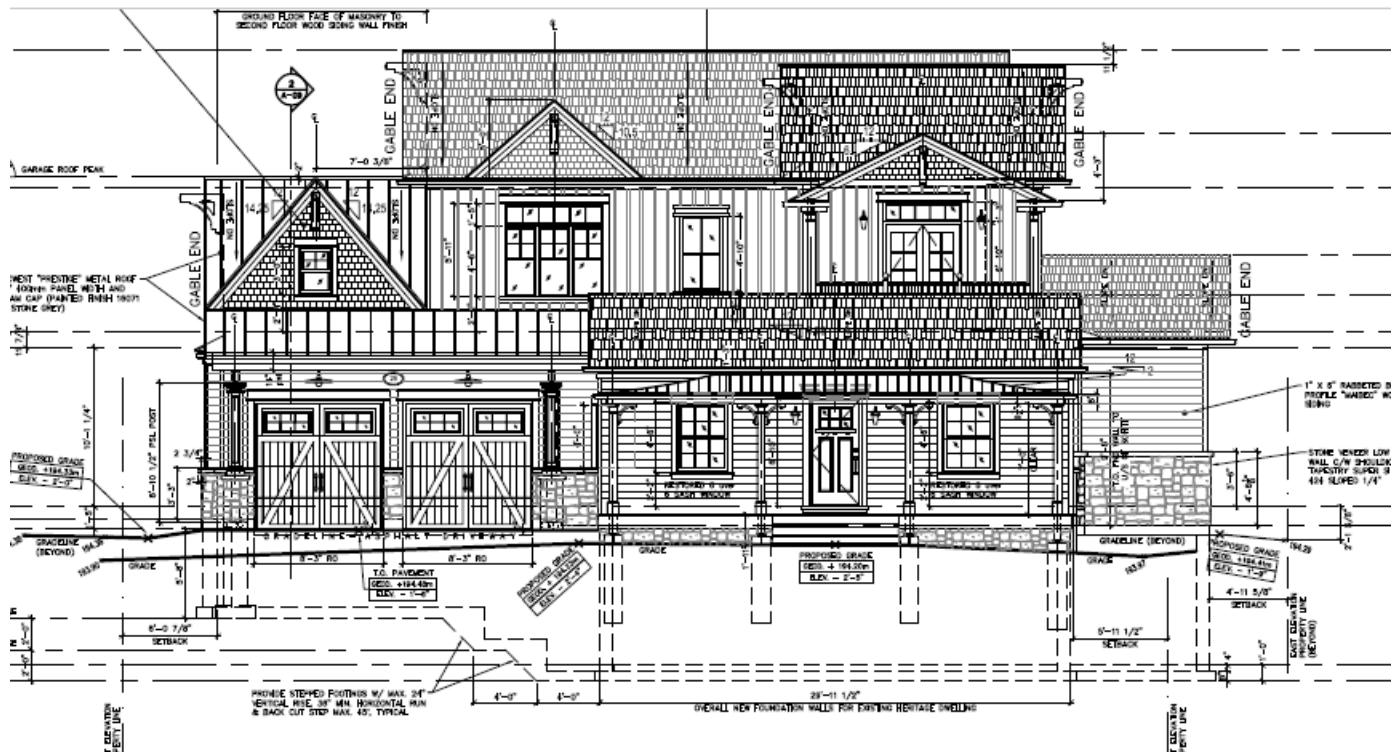
East Elevation of 28 Church Street as initially proposed in September 2019



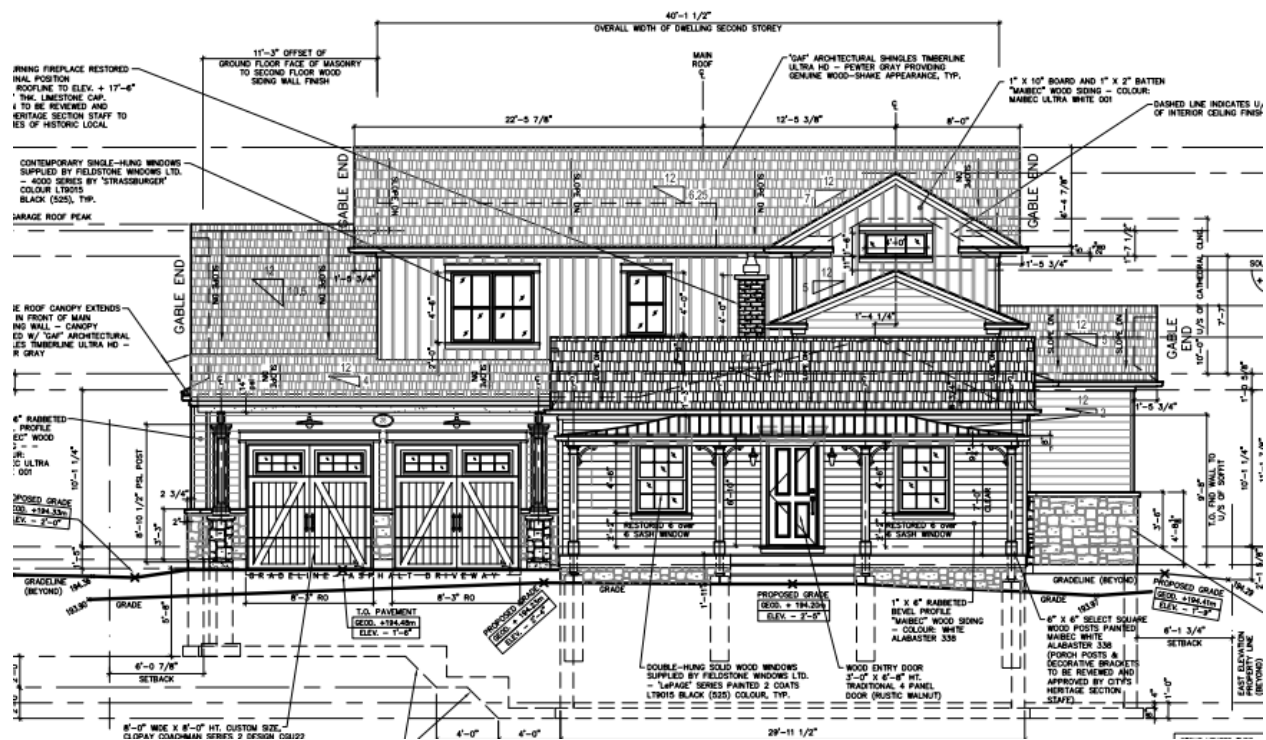
East Elevation of 28 Church Street as revised in April 2020



South Elevation of 28 Church Street as proposed in September 2019



South Elevation of 28 Church Street as proposed in April 2020



Perspective Illustration of proposed addition from November 2019



Perspective Illustration of 28 Church Street as revised in January 2020



Perspective Illustration of prooposed addition in November 2019



Perspective Illustration of proposed addition as revised in January 2020

