



Report to: Development Services Committee

Meeting Date: April 1, 2019

SUBJECT: **Recommendation Report**
Intention to Designate a Property under
Part IV of the Ontario Heritage Act
James Campbell House
2 Wismer Place, Ward 4

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

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP,
Manager of Heritage Planning, ext.2080

RECOMMENDATION:

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, James Campbell House, 2 Wismer Place,” dated April 1, 2019, be received;
- 2) That as recommended by Heritage Markham, the James Campbell House at 2 Wismer Place be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) 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;
- 6) And 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 “James Campbell House” at 2 Wismer Place be designated under Part IV of the Ontario Heritage Act, in accordance with the conditions of the Site Plan Agreement for its relocation and restoration at Markham Heritage Estates.

BACKGROUND:

The property is listed on the City of Markham Register

The subject property is located at 2 Wismer Place within Markham Heritage Estates, a community of relocated heritage buildings. It 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, as well as Part IV properties (individual designations) and Part V properties (district designation).

The James Campbell House, c.1865, is a good example of a pre-Confederation village residence

The James Campbell House, c.1865, is a good example of a pre-Confederation village residence, suited to the modest needs of one of the many tradesmen that lived in Markham Village during the time of the community's prominence as a centre for manufacturing. The board and batten-sided building is a simple vernacular dwelling, designed with the influence of the Georgian architectural tradition.

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

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

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

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

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

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (the James Campbell House is a good example of a pre-Confederation village tradesman's dwelling, designed with the influence of the Georgian architectural tradition),
- 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 (this house was built as a rental property by John Jerman, a prominent local blacksmith, and was the long-time home of James Campbell, a shoe-maker, and his family);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the James Campbell House, relocated to Markham Heritage Estates in

2014, helps illustrate the range of architectural styles, building materials and cultural backgrounds of the City's heritage buildings).

The cultural heritage value of the James Campbell House was considered by Heritage Markham when it was recommended for eligibility for relocation to Markham Heritage Estates

The designation process under the Ontario Heritage Act (the Act) requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The James Campbell House was listed as a Type A heritage building in the Markham Village Heritage Conservation District Plan. The cultural heritage value of this building was confirmed by Heritage Markham in 2013 when the James Campbell House was recommended as eligible for relocation to Markham Heritage Estates in response to a demolition permit application approved by the municipality for its removal.

OPTIONS/ DISCUSSION:

The heritage designation of the heritage resource is consistent with City policies

The City of Markham Official Plan 2014 contains Cultural Heritage policies related to the protection and preservation of heritage resources. With respect to Markham Heritage Estates, all buildings relocated and restored in this community are required to be subject to designation under Part IV of the Ontario Heritage Act, as well as a Heritage Easement Agreement.

The owner is aware of the City's intention to designate this property under the Ontario Heritage Act through the development approval process.

As noted above, heritage designation is a standard condition for Site Plan Agreements within Markham Heritage Estates.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

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

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

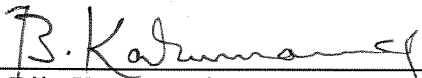
strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 2 Wismer Place 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, MCIP, RPP
Director of Planning & Urban Design



Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

FILE PATH:

Q:\Development\Heritage\PROPERTY\WISMER\02\DSCApril12019.doc

FIGURE 1

OWNER:
Greg Knight

LOCATION MAP:



Figure 2: Building Photograph



James Campbell House, c.1865.

Appendix 'A'**Statement of Significance****James Campbell House**
2 Wismer Place
c.1865

The James Campbell House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The James Campbell House is a relocated heritage building at the south-west corner of Wismer Place and Heritage Corners Lane in Markham Heritage Estates, a community of relocated heritage buildings. The James Campbell House is a one-and-a-half storey board and batten-clad frame building.

Historical and Associative Value

This house was constructed as a rental property by leading Markham businessman and blacksmith, John Jerman, in the mid-19th century. James Campbell, the original occupant of the house, was a Scottish-born shoemaker who lived in the house with his wife Sarah (Turner) Campbell and their ten children. The family lived here from 1865 to 1891. Their eldest son, Robert, was a carpenter/wagonmaker who opened the Robert Campbell Furniture Store and Undertaker on Markham's Main Street in the former General Store and Post Office owned by Archibald Barker.

Design and Physical Value

The James Campbell House, c.1865, is a good example of a pre-Confederation village residence, suited to the modest needs of one of the many tradesmen that lived in Markham Village during the time of the community's prominence as a regional centre for manufacturing. The board and batten-sided building is a simple vernacular dwelling, designed with the influence of the Georgian architectural tradition.

Contextual Value

The James Campbell House has contextual value as a restored building from 26 Albert Street in Markham Village, relocated in 2014 to Markham Heritage Estates to save it from demolition due to development. In its present context, the house helps illustrate the range of architectural styles, building materials, and cultural backgrounds of the City's heritage buildings.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the James Campbell House include:

- The overall form of the original house, with its rectangular plan, existing door and window openings, and one and a half storey height;
- Original wood board and batten siding, with replica battens;
- Natural fieldstone foundation facing;
- Original, beaded edged wood trim around door and window openings;
- Gable roof with overhanging eaves, with wood shingles, wood soffits and fascia boards and replica single-stack brick chimney at the east gable end;
- Replica 6/6 wood windows on the ground floor
- Original 6/6 wood windows on the second floor;
- Replica 4 panelled wood entrance door on the front wall;