



Report to: Development Services Committee

Meeting Date: April 1, 2019

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**SUBJECT:**                    **Recommendation Report**  
Intention to Designate a Property under  
Part IV of the Ontario Heritage Act  
Elias Hamilton House  
6 Heritage Corners Lane, 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

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**RECOMMENDATION:**

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Elias Hamilton House, 6 Heritage Corners Lane,” dated April 1, 2019, be received;
- 2) That as recommended by Heritage Markham, the Elias Hamilton House at 6 Heritage Corners Lane 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 “Elias Hamilton House” at 6 Heritage Corners Lane 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 6 Heritage Corners Lane 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 Elias Hamilton House, c.1858, is a good example of a classic Ontario farmhouse**

The Elias Hamilton House, c.1858, is a good example of a classic Ontario centre gabled farmhouse in patterned brick, designed with elements of the Gothic Revival style. It is also a good example of an evolved building, with the front section of the T-shaped plan comprised of a mid-19<sup>th</sup> century post and beam dwelling that was remodeled in the 1870s with a high-pitched roof, dichromatic brickwork veneer and segmentally-arched windows.

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 Elias Hamilton House is a good example of a Classic Ontario centre gable farmhouse),
- 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 was the home of Elias Hamilton, a member of an American family that settled in the northeastern part of Markham Township c.1804);
- The property has contextual value because it:
  - Is important in defining, maintaining or supporting the character of an area (the Elias Hamilton 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 Elias Hamilton 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 cultural heritage value of this building was considered by Heritage Markham in 2011 when the Elias Hamilton House was recommended as eligible for relocation to Markham Heritage Estates.

**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.

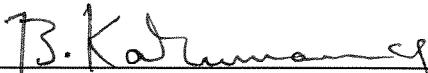
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**BUSINESS UNITS CONSULTED AND AFFECTED:**

Acceptance of this recommendation to designate the property located at 6 Heritage Corners Lane under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

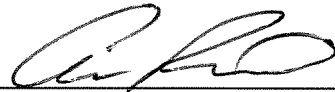
- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**



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Biju Karumanchery, MCIP, RPP  
Director of Planning & Urban Design



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Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

**ATTACHMENTS**

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

**FILE PATH:**

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**FIGURE 1**

**OWNER:**

Basil Galatianos

**LOCATION MAP:**



**Figure 2: Building Photograph**



**Elias Hamilton House, c.1858.**

## Appendix 'A'

### Statement of Significance

## Elias Hamilton House

6 Heritage Corners Lane  
c.1858

The Elias Hamilton 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 Elias Hamilton House is a relocated heritage building on the west side of Heritage Corners Lane in Markham Heritage Estates, a community of relocated heritage buildings. The Hamilton House is a one-and-a-half storey brick-veneered frame building.

#### Historical and Associative Value

The Elias Hamilton House has historical and associative value at the former home of Elias Hamilton, a member of an American family that settled in the northeastern part of Markham Township c.1804. The Hamiltons, along with the Millers, were part of a cluster of American Baptists that established themselves in a rural area south of Stouffville in the early 19<sup>th</sup> century, and were associated with the 9<sup>th</sup> Line Baptist Church. The original location of this house was the west half of Lot 30, Concession 9. The property remained in the ownership of Elias Hamilton's descendants until 1913.

#### Design and Physical Value

The Elias Hamilton House has design and physical value as a good example of a Classic Ontario centre gabled farmhouse in patterned brick, designed with elements of the Gothic Revival architectural style. It is also a good example of an evolved building, with the front section of the T-shaped plan comprised of a mid-19<sup>th</sup> century post and beam dwelling that was remodelled in the 1870s with a high pitched roof, dichromatic brick veneer and segmentally-arched windows.

#### Contextual Value

The Elias Hamilton House has contextual value as a restored building from the rural area in the northeast part of Markham Township, relocated in 2014 to Markham Heritage Estates to save it from demolition due road widening. 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 Elias Hamilton House include:

- One-and-a-half storey, T-plan form of the building;
- Exterior walls of red brick veneer trimmed with white brick quoins and arches over window and door openings;
- Natural stone foundation facing;
- Steeply-pitched gable roof with decorative bargeboards along the eaves, wood shingles, projecting eaves and wood soffits and fascia;
- Reproduction single-stack red brick chimneys on the south and north gable ends;
- Segmentally-headed two over two sash-style wood windows with projecting lugsills on the front section of the dwelling;
- Front gable with round-headed feature window with a Neo-classical glazing pattern;
- Flat-headed two over two wood windows with projecting lugsills on the rear wing of the dwelling;
- Glazed and panelled wood front door;
- Reproduction bellcast-roofed front and south side verandas supported on turned posts.