
SUBJECT: Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act David Hopper House 11251 Woodbine Avenue, Ward 2 File No. 19 115460 DP

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

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

RECOMMENDATION:

- 1) That the report dated June 10, 2019 titled “Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, David Hopper House, 11251 Woodbine Avenue, Ward 2, File No. 19 115460 DP, dated June 10, 2019, be received;
- 2) That the Demolition Permit Application for the vacant dwelling at 11251 Woodbine Avenue be refused on the basis of its cultural heritage value or interest;
- 3) That staff be directed to follow through with the enforcement of the Property Standards By-law to ensure the building is repaired to stabilize its condition and secure it from further deterioration;
- 4) That as recommended by Heritage Markham, the David Hopper House at 11251 Woodbine Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 5) 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;
- 6) 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;
- 7) 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;
- 8) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to recommend to Council that the Demolition Permit Application be refused for the “David Hopper House” at 11251 Woodbine Avenue on the basis of its cultural heritage value or interest, and that the property be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:**The building is listed on the City of Markham Heritage Register**

The subject building is located at 11251 Woodbine Avenue. It is included in the *Markham Register of Property of Cultural Heritage Value or Interest*, 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 property is located within the North Markham Planning District

The David Hopper House is one of a number of heritage buildings located within the North Markham Planning District. The subject property is in agricultural use (zoned A1 under By-law 304-87), but the residence is vacant and has been in that state for at least 15 years. The property is designated "Future Employment Area" in the Markham Official Plan 2014.

A Demolition Permit Application has been submitted to the City of Markham

A Demolition Permit Application has been submitted for the vacant dwelling by the DG Group on behalf of the property owner. Glendower Properties Inc. purchased the property in 2007. By-law Enforcement officers undertook an inspection in December, 2018 as part of a program to address Markham's vacant heritage buildings within the context of the new Heritage Property Standards By-law and the Keep Markham Beautiful By-law. An order was subsequently issued when By-law Enforcement found that the building was open and in a state of serious disrepair. The property owner, in response, has applied for an application to demolish the vacant building, which is considered to be in an unsafe/abandoned condition. The applicant has submitted a Preliminary Heritage Impact Assessment and Structural Visual Report in support of their application.

The David Hopper House, c.1855, is a fieldstone farmhouse in the Georgian architectural tradition

The David Hopper House is of historical or associative value as the 1855 home of David Hopper and Caroline (Pingle) Hopper. David Hopper was an English-born farmer. Caroline (Pingle) Hopper was a member of a Berczy settler family. The farm was purchased by David Hopper in 1847 and remained in the ownership of his descendants until 1919.

Notwithstanding its abandoned and deteriorated state of repair, the house is an excellent example of a mid-19th century fieldstone farmhouse in the vernacular Georgian architectural tradition. Its gable-end kitchen wing is a noteworthy feature for the reason that typically kitchen wings in a dwelling of this style were located at the rear of the main building. The house is currently in a rural context north of the historic hamlet of Victoria Square, and until recent times was part of a farmstead that included a barn and other outbuildings.

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

Through detailed research and evaluation, staff, with the assistance of Heritage Markham, has determined that the subject property has cultural heritage value or interest as it meets

the criteria prescribed in the regulation as demonstrated in the Statement of Significance (Appendix 'A').

Government of Ontario Regulation (O.Reg. 9/16) 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 one or more of the prescribed criteria. These include design or physical value, historical or associative value, or contextual value. Refer to Appendix "B" for an analysis of the building using the O.Reg.9/06 criteria, compared with the applicant's consultant's evaluation.

The building has been 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 David Hopper House was evaluated as a Group 2 Heritage building as part of a program of research and evaluation conducted in 2018 in association with properties within the Future Urban Area/North Markham Planning District. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Ontario Heritage Act.

The applicant's heritage consultant's findings differ from those of staff and Heritage Markham

The applicant's Preliminary Heritage Impact Assessment is an examination of the building using the O. Reg. 9/06 for determining cultural heritage value or interest. The consultant's findings mainly focus on the architectural design and materials of the building and its physical condition, without a thorough analysis of the history of the property and building and its context within the City of Markham. Overall, the consultant report concluded that "the existing Heritage value of the building is poor" and that the building in its current state has structural issues and missing elements.

The building is significant but in a precarious physical state

Staff does not dispute the condition issues with this building and how these are described in the Structural Visual Review Report prepared by the applicant's consultant, however staff is of the opinion that the building still possesses significant cultural heritage value and is worthy of protection to allow for future restoration. If action is taken soon, the building can still be repaired and stabilized. For the most part, the stone walls remain in good condition.

Heritage Markham has recommended that Council refuse the "Request for Demolition" and that the property be designated under the Ontario Heritage Act.

At its May 8, 2019 meeting, Heritage Markham recommended that Council refuse the Demolition Permit Application on the basis of its cultural heritage value or interest and that the property be designated under Part IV of the Ontario Heritage Act. (Heritage Markham Extract Appendix 'B').

When the demolition permit application was before Heritage Markham for consideration, staff suggested that notwithstanding the Group 2 evaluation, the advanced state of

deterioration of the former dwelling and the potential delay in development in this part of the Future Employment Area for 3 to 5 years were factors to be taken into consideration with respect to making a recommendation on the demolition permit application. Members of Heritage Markham were of the opinion that this is a clear example of “demolition by neglect” and that the building should be preserved, repaired, stabilized at this time, and integrated into future development.

OPTIONS/ DISCUSSION:**The designation of the heritage resource is consistent with City policies**

The Cultural Heritage policies of the Official Plan 2014 represent the City of Markham’s commitment to heritage conservation through a strong policy framework. It is the policy of Council “to give immediate consideration to the designation of any *significant cultural heritage resource* under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts (4.5.3.2).”

Heritage Designation will highlight the cultural heritage value of the property to the owner

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. In this case, heritage designation will allow the building to survive into the future to allow it to be stabilized to prevent further deterioration and to be restored within the context of the eventual development of the property.

As an alternative to demolition, the owner has the option to undertake repairs to stabilize the building so that will remain to be integrated into future development

The owner has the option to undertake repairs needed to stabilize the building and secure it so that it can be integrated into future development within the Future Employment lands. The building could have an adaptive re-use and potentially added to, to serve as an office, restaurant or some other commercial function and become a landmark within its new context. Restoration beyond stabilization could be undertaken by a future owner.

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 the embodied energy originally used to

construct the building, 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 11251 Woodbine Avenue 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 - Building Photograph – 2004
Figure 3 – Building Photograph – 2018

Appendix 'A' - Statement of Significance
Appendix 'B' - 9/06 Analysis of Cultural Heritage Value or Interest
Appendix 'C' - Heritage Markham Extract

FILE PATH:

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FIGURE 1

OWNER:

Glendower Properties Inc.

AGENT:

Andrew Zappone, DG Group
AZappone@dgggroup.ca
905-669-5571 ext. 5216

LOCATION MAP:

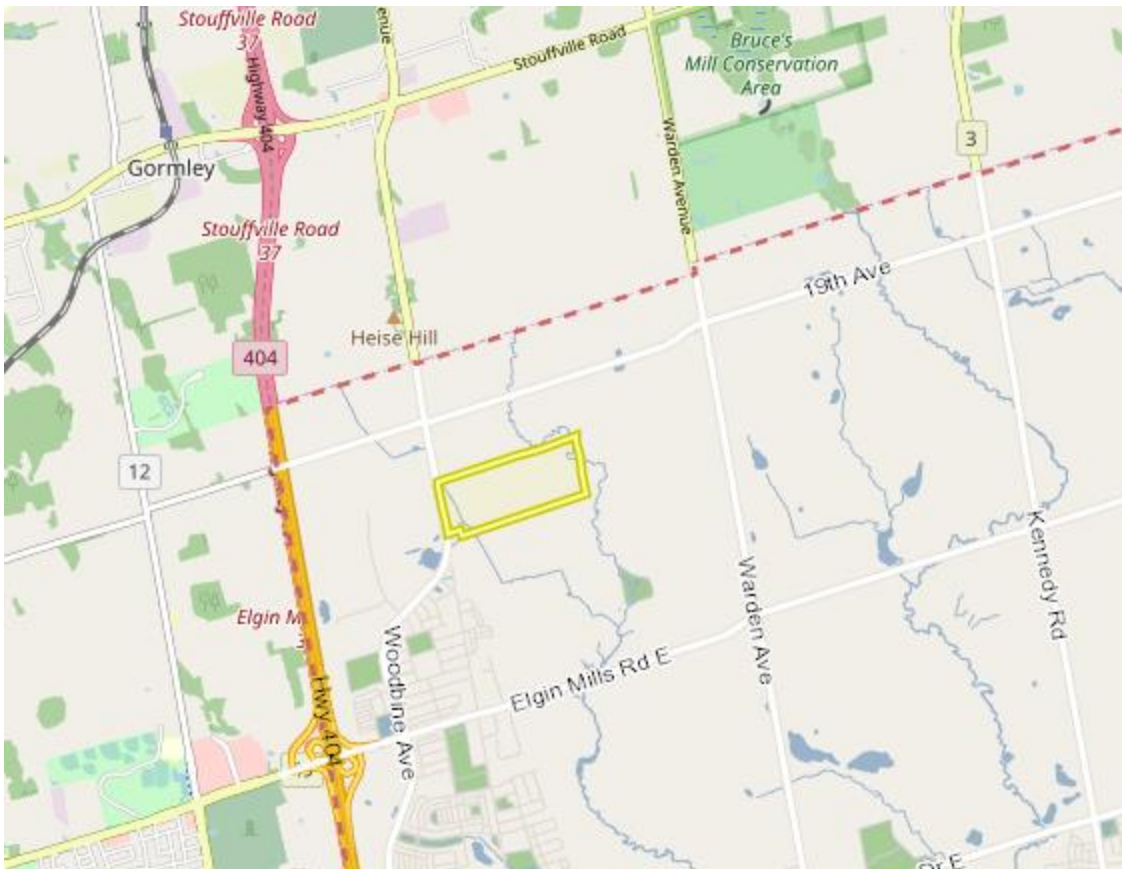


Figure 2: Building Photograph 2004



Previous Condition of the David Hopper House, c.1855

11251 Woodbine Avenue

Figure 3 – Building Photograph 2018



Current Condition of David Hopper House

11251 Woodbine Avenue

Appendix 'A'**STATEMENT OF SIGNIFICANCE****David Hopper House
11251 Woodbine Avenue
c.1855**

The David Hopper 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 David Hopper House is a one and a half storey fieldstone building located at the end of a long farm lane on the east side of Woodbine Avenue, north of the historic hamlet of Victoria Square.

Historical or Associative Value

The David Hopper House is of historical or associative value as the former home of David Hopper, a successful farmer of English origin, and his wife, Caroline Pingle, a member of a Berczy settler family. David Hopper purchased the west half of Lot 29, Concession 4 in 1847. Initially, the family occupied a hewn log house that was likely constructed by Marcus Schell, a previous owner from 1807 to 1842. Between the time of the 1851 and 1861 census, the Hopper family were successful enough to be able to have a fine stone farmhouse constructed on the property to replace the earlier dwelling. The farm remained in the ownership of Hopper family descendants until 1919.

Design or Physical Value

The David Hopper House is an excellent example of a mid-19th century fieldstone farmhouse in the vernacular Georgian architectural tradition. With its window and door openings framed with quoin-like brick surrounds, the house exhibits a distinctive British stylistic influence. The stonework is exceptionally well-done. Coursed, multi-coloured random rubble consisting of basalt (black), granite (grey and red) and limestone (white or grey) has been split, partially squared, and rock-faced on the front and gable-end walls, with particular care taken with stonework pattern on the front wall. The gable-end kitchen wing is a noteworthy feature for the reason that typically kitchen wings in a dwelling of this style were located at the rear of the main block.

Contextual Value

The David Hopper House is a former farmhouse in the midst of a rural agricultural setting north of the historic hamlet of Victoria Square which will remain as a reminder of the area's agricultural past within the context of future urban development.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the David Hopper House include:

- Overall form of the building, including its rectangular plan shape, one and a half storey height, and single-storey stone kitchen wing at its east gable end;
- Coursed fieldstone walls trimmed with red brick;
- Medium-pitched gable roof with projecting, closed eaves and simple wood cornice with simple Classical mouldings and eave returns;
- single-stack gable east end brick chimney;
- Flat-headed window openings containing wood windows with six over six glazing;
- Front entrance with flat-headed, multi-paned transom light.

**Appendix “B” - David Hopper House, c.1855, 11251 Woodbine Avenue
Ontario Regulation 9/06 Analysis of Cultural Heritage Value or Interest**

Design or Physical Value	City Staff Findings	Applicant’s Findings
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes – an excellent example of a mid’ 19 th c fieldstone farmhouse in the vernacular Georgian architectural tradition	No
Displays a high degree of craftsmanship or artistic merit	Yes – the stonework with brick trim is exceptional well executed	Yes
Demonstrates a high degree of technical or scientific achievement	Not applicable	No
Historical Value or Associative Value	City Staff Findings	Applicant’s Findings
Has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes – the Hopper family owned and farmed this property from 1847 to 1919. David Hopper’s success as a farmer is reflected in the quality of the stone house built for the family c.1855	To be determined
Yields, or has the potential to yield, information that contributes to the understanding of a community or culture	Yes – the design of the house reflects the British origin of the original owner, and potentially, the builder	Poor
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Not applicable	To be determined.
Contextual Value	City Staff Findings	Applicant’s Findings
Important in defining, maintaining or supporting the character of an area.	Yes – the building is a farmhouse in a rural setting.	No
Is physically, functionally, visually linked to its surroundings	Yes – the building is a farmhouse on its original site in a rural setting	Poor
Is a landmark	No – not visible from the street	No

Appendix C

HERITAGE MARKHAM EXTRACT

DATE: May 17, 2019

TO: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

EXTRACT CONTAINING ITEM #11 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 9, 2019.

11. Demolition Permit Application,
11251 Woodbine Avenue, Markham North Planning District,
David Hopper House (16.11)
File Numbers: 19 115460 DP
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the building was unique as it had a side kitchen wing rather than the more typical rear facing one. He outlined the 60 day limit for addressing the demolition request if Heritage Markham wished to support the designation of the building. G. Duncan noted that in the past, other abandoned, derelict buildings had been moved to Markham Heritage Estates, however this building was made of stone and the foundation was an integral part of the structure. He advised that the building could be relocated, but at significant cost.

The applicant's representative, Vincent J. Santamaura from the Architectural Firm SRN Architects Inc., was in attendance and advised the Committee that the owner had the property for 10 years, and prior to that time the floors had been removed. He noted that the owner had received an order to comply from the City, stating that the building was close to being condemned. V. Santamaura presented pictures showing the current state of the building.

The Committee stated that the building did not have any major cracks or faults in the stonework and that the unique feature of having both stone and brick as part of the structure was historically worth preserving. The Committee expressed their disappointment that the building was neglected by the owner and allowed to fall into decay, and noted that other buildings with similar states of vandalism and damage have been restored. The Committee further expressed disappointment with the assessment made by the Architect in the report and the inconsistencies present between the heritage assessment and structural assessment.

The Committee was not in support of permitting demolition due to the state of the building being caused by neglect and lack of maintenance by the owner, and supported the designation of the building under the *Ontario Heritage Act*.

Recommendation:

That Heritage Markham **does not support the demolition** of the David Hopper House at 11251 Woodbine Avenue and recommends the designation of the building pursuant to the Ontario Heritage Act; and

That Heritage Markham recommends the restoration of the building on-site and in a timely manner, and that immediate action be taken to prevent further deterioration of the building.

CARRIED