



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: DEMOLITION PERMIT APPLICATION 19 102709 DP
Removal of Non-Heritage Additions
Homer Wilson Farmhouse
10225 Kennedy Road
Individually Designated Property

Property/Building Description:

- Homer Wilson Farmhouse, Classic Ontario farmhouse, one and a half storey, brick, c.1900, with later frame additions. Located within the Robinson Glen Secondary Plan area of the North Markham Planning District (formerly known as the Future Urban Area).

Use:

- Vacant residence.

Heritage Status:

- Individually designated under Part IV of the Ontario Heritage Act, By-law 2008-22. One of three cultural heritage resources covered by the designation by-law, also including the Pingle Farm Cemetery and J. P. Carr Cottage, on the same property.

Application/Proposal:

- A demolition permit has been received for the removal of non-heritage frame additions to the rear wing of the Homer Wilson Farmhouse.
- The removals are based on the deteriorated condition of these portions of the vacant dwelling.
- None of the proposed removals are for features of the designated heritage property listed among the significant heritage attributes.
- Please refer to the attached block plan and photograph indicating the portions of the building intended to be demolished.

Background:

- In 2019, By-law Enforcement staff conducted a series of inspections on properties where vacant heritage buildings are located. This action was initiated after Council passed amendments to the Property Standards By-Law and Keep Markham Beautiful By-law with special provision regarding the treatment of heritage buildings.
- The subject property was inspected and it was found that the frame additions to the rear wing of the heritage building were in very poor condition.
- The property owner advised staff that due to the deteriorated condition of the additions, and their non-heritage status, the intention is to remove them rather than repair them.
- Staff agrees with this approach, subject to conditions regarding the method of removal and the protection of any openings into the brick portion of the farmhouse once the additions are removed.
- This property is located within the North Markham Planning District's Robinson Glen Secondary Plan area and will be the subject of a future application for subdivision, currently in the Pre-Consultation stage, that will be circulated to Heritage Markham for review and comment.

Staff Comment:

- Staff has no objection to the removal of the non-heritage frame additions to the rear wing of the Homer Wilson Farmhouse.
- Under the provisions of Part IV of the Ontario Heritage Act, staff does not have delegated authority to sign off on the demolition of any feature of an individually-designated property. The process is therefore to obtain the municipal heritage committee's recommendation and bring a staff report with a recommendation before the Development Services Committee of Council.
- Building Department staff has recommended that conditions be attached to the demolition permit, if recommended for approval, to protect the heritage building, including:
 - That the non-heritage portions of the building be carefully removed with manual demolition of selected areas adjoining the heritage building, to ensure no accidental damage by machine operations occurs;
 - That a plan or description of how any openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided;
 - 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.

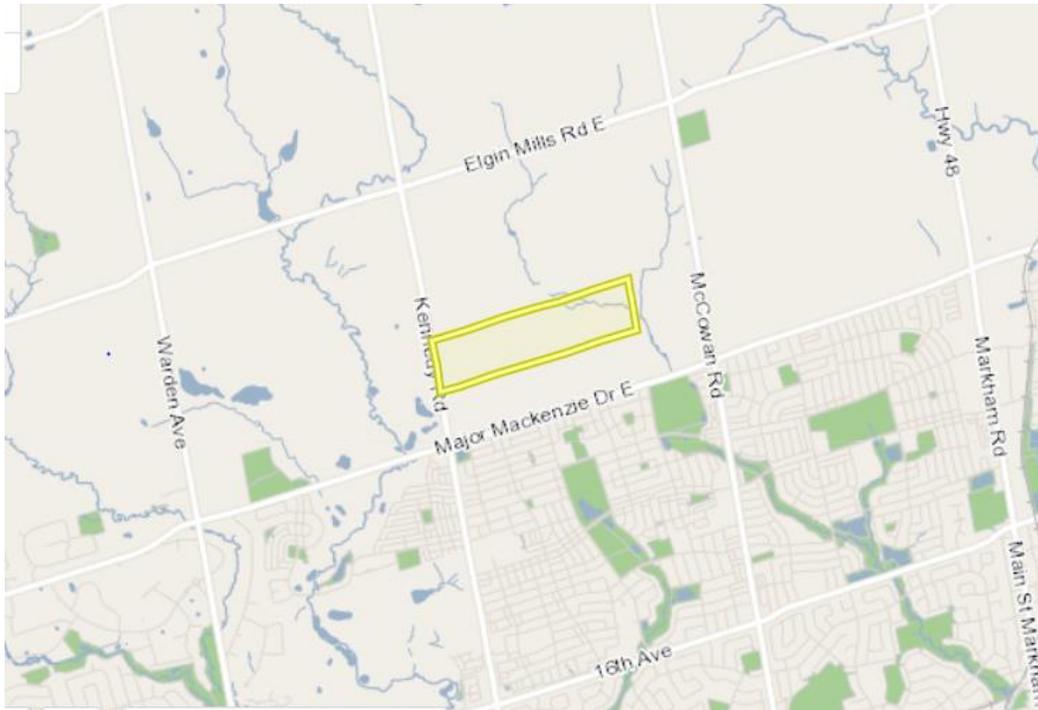
Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection to the demolition of the non-heritage portions of the designated Homer Wilson Farmhouse subject to the following conditions:

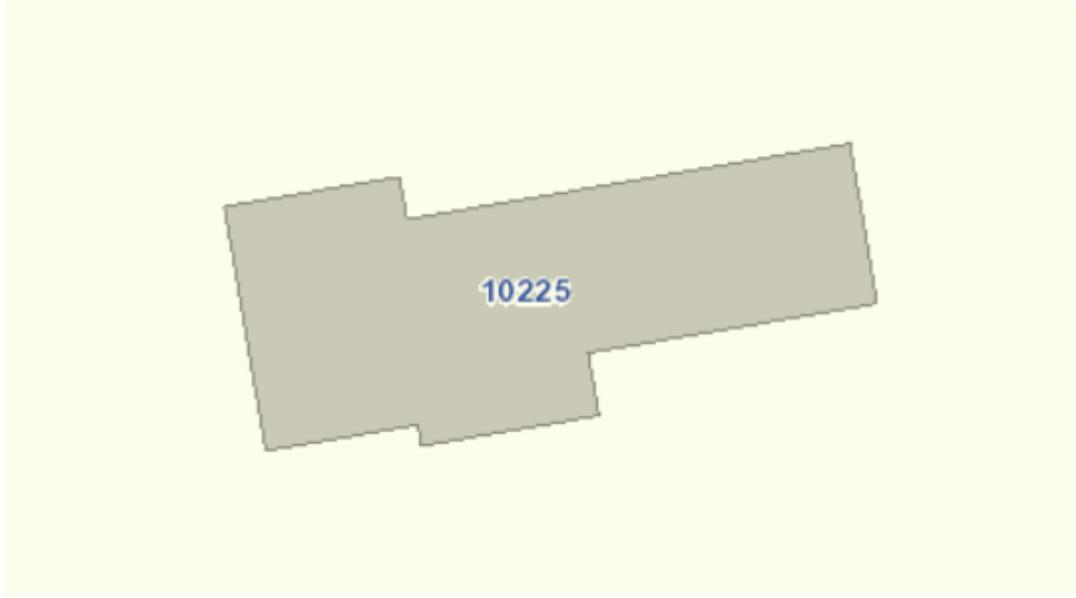
- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs;

- That a plan or description of how any 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;
- 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

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Location Map



Portions of Building Proposed to be Removed

