



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.

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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

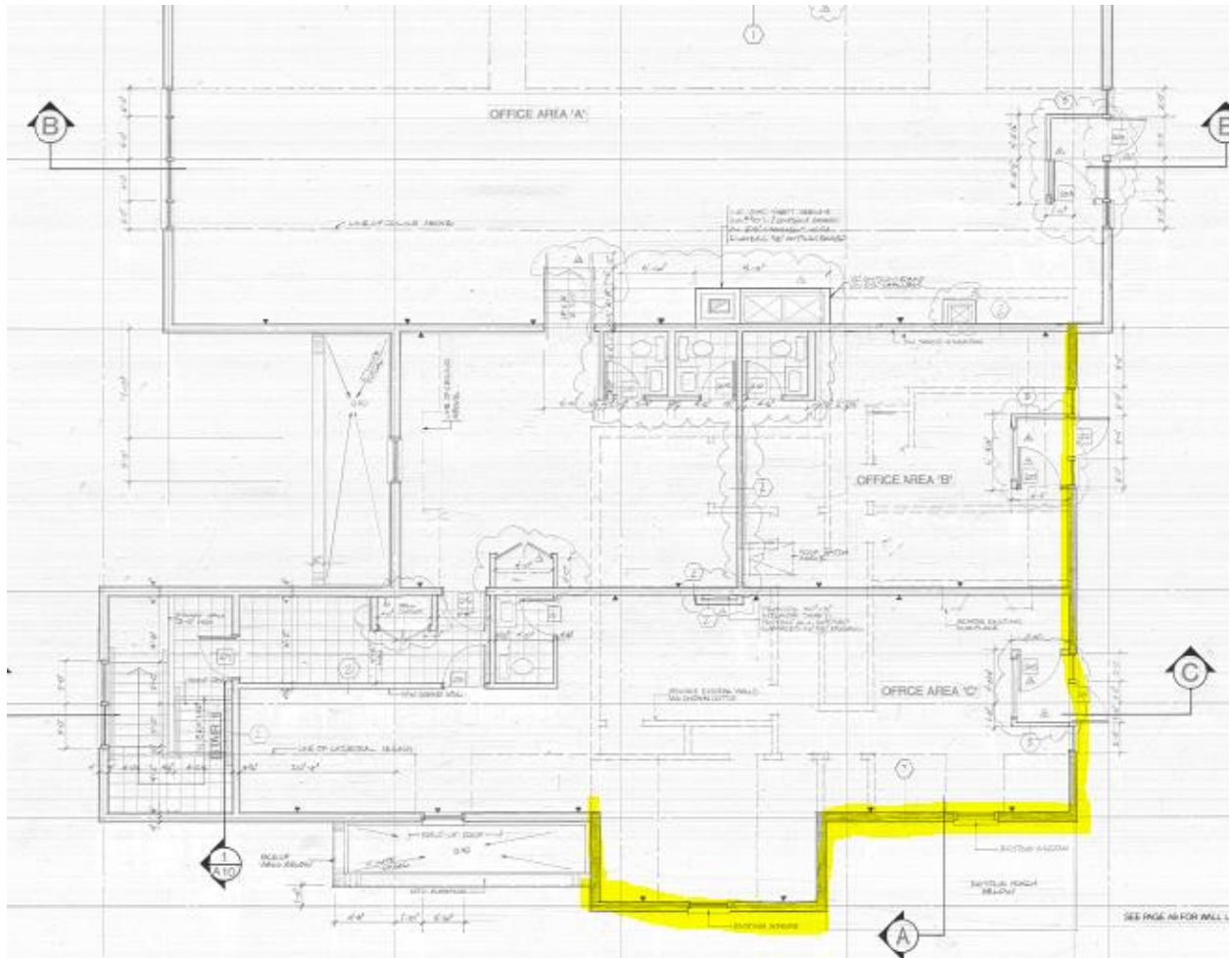
This village lot was purchased by carpenter-builder Robert Harrington in 1872. Harrington, who was associated with the Unionville Planing Mill, may have built the board and batten clad, L-shaped house as a speculative venture. In 1880-1881 the property was sold to Maria (Burk) Carleton, the wife of Charles 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.

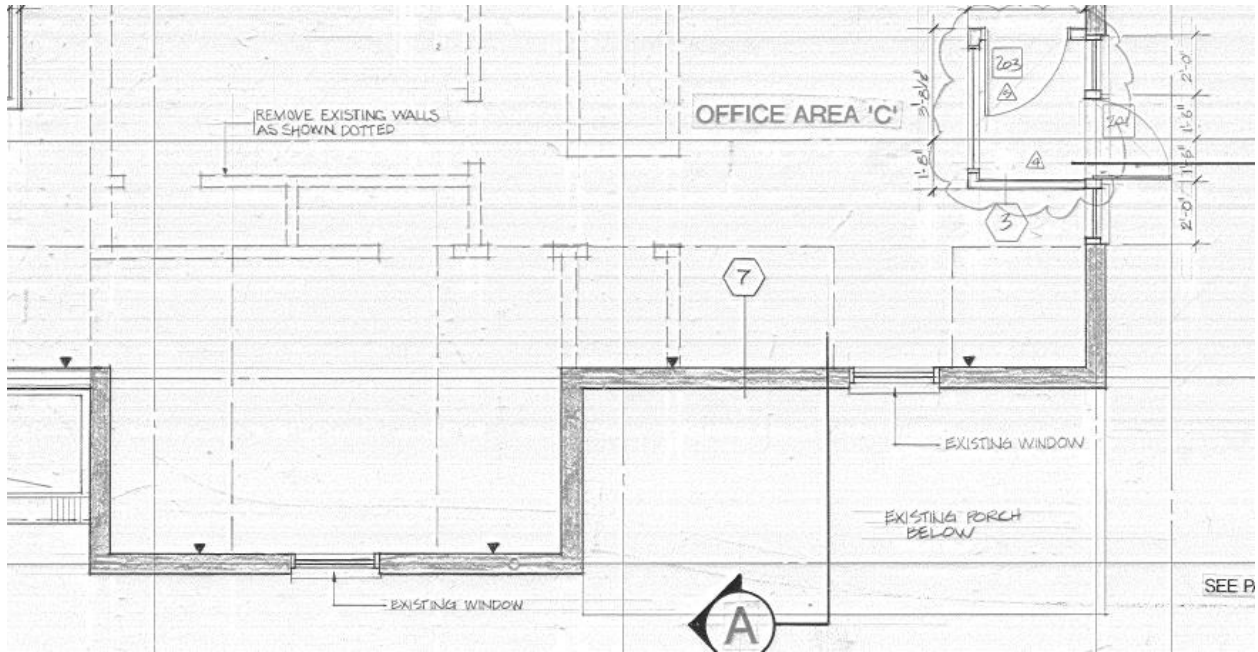
Second Floor Plan from 1990 David Johnston Architect

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 (shoen 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.

