



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 13, 2022

**SUBJECT:** Proposed Relocation of Heritage Dwelling to Markham Heritage Estates  
10062 Highway 48, Markham

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**Property/Building Description:** 1 ½ storey Georgian Tradition heritage frame dwelling,  
c. 1840's, The John Koch House

**Use:** Residence

**Heritage Status:** Listed on the Markham Register of Property of Cultural  
Heritage Value or Interest

### **Application/Proposal**

- City of Markham Heritage Planning Staff have been contacted regarding the possibility of relocating the John Koch House located at 11062 Highway 48, to Markham Heritage Estates.

### **Background**

- The individuals interested in this house had received City approval to relocate the Reverend Jenkins House formerly located at 11022 Kennedy Road, to 14 Heritage Corners Lane in 2018.
  - Due to the extremely poor physical condition of the Reverend Jenkins House, Council permitted the house to be disassembled and rebuilt in Heritage Estates using as much salvaged heritage material as possible.
  - Ultimately due to the collapse of the dwelling, the only salvageable components of the Reverend Jenkins House ended up being some exterior and interior trims as well as some of the windows, doors and hardware, representing only about 10% of the heritage elements.
- Because the dwelling was considered to be “new construction” by the City’s Building Department, as opposed to an intact relocated heritage building, the project was subject to development charges exceeding \$100,000.00. In addition, the sale of the lot to the purchaser was subject to unique terms and conditions to address the proponent’s obligation to reconstruct the dwelling out of salvageable components from the Reverend Jenkins House.

- Given the added costs, the more complicated structure of the land transaction and the fact that so little of original heritage fabric was salvageable, the proponents are exploring abandoning the original project, and seeking another worthwhile threatened heritage building for relocation and preservation.
- In acknowledgement of the time, effort and expense the proponents expended in their attempts to protect and salvage the Reverend Jenkins House, City staff has agreed to recommend that the lot at 14 Heritage Corners Lane be made available provided that the proponents can find an appropriate and eligible heritage dwelling.
- Staff recognize that it is more ideal to have an original heritage house situated within Heritage Estates rather than a replica.
- The proponents have decided that they would like to relocate the vacant heritage dwelling at 10062 Hwy. 48 known as the John Koch Farmhouse instead of the Reverend Jenkins House, and have obtained a “Letter of Intent” from the current owner. As part of this process, review of the proposal by Heritage Markham Committee is required prior to Staff preparing a report to Markham Council.
- In order for the house to be considered eligible for 14 Heritage Corners Lane the proponent has been informed that it must meeting the following criteria:
  - The alternate house should be considered threatened in some manner on its original site as Markham Heritage Estates is intended to be a refuge for buildings under threat of loss;
  - The alternate house must be of significance and worthy of being relocated (staff have to undertake an evaluation to determine its heritage value unless the evaluation has already been undertaken);
  - The alternate house should be of a size/dimension that complements the size of lot at 14 Heritage Corners Lane (so an undersized house is not placed on one of the Estate’s largest lots); and
  - The alternate house must be able to be relocated intact as a three dimensional building.

**Staff Comment**

Staff has the following comments on how the proposed building addresses the eligibility criteria established by the City.

- Level of Threat:
  - The house at 10062 Highway 48 can be considered threatened because it has been vacant for almost 2 years, and there are obvious signs of its physical deterioration on the exterior such as failed porch posts, and a lack of paint, as well as basement flooding as determined by a recent inspection of the structure.
  - The property is not within the recently expanded Urban Boundary of the City of Markham, and is currently zoned “Agricultural One Zone” (A1) which only permits agricultural uses. Therefore, no development is likely to occur on this property for several years, and no development applications have been submitted by the current owner, which are routinely utilized by the City to secure onsite preservation of heritage resources.
- Significance:
  - Despite not having been fully researched and formally evaluated, the John Koch Farmhouse is an obvious mid-19<sup>th</sup> century heritage resource constructed by a Pennsylvania Mennonite family that immigrated to Markham, and unlike any other heritage home relocated to Heritage Estates due to its distinctive “belly flop” windows on the front façade.

- It is also notable that the John Koch Jr. House, which was formerly located immediately south of the John Koch Farmhouse, at 10044 Hwy. 48 was permitted to be relocated to 12 Heritage Corners Lane in 2008. Research undertaken at that time on the south house (10044 Hwy 48) noted that the north house (10062) was the older of the two. The 1851 census indicates that the Kochs were living on Lot 21 Concession 7 in a 1 storey frame house (these were often described as being one storey in the nineteenth century, although they are actually 1 ½ storeys tall). The house described in the 1851 census is most likely the more northerly of the two, judging from its earlier architectural styling.
- Relocating the John Koch House to 14 Heritage Corner's lane would re-establish the historic relationship between these two significant heritage dwellings.
- Lot/House Compatibility:
  - The John Koch Farmhouse is similar in size, form, architectural detail and age to the Reverend Jenkins House which was approved for relocation to 14 Heritage Corners Lane. The John Koch Farmhouse has a building depth of 74 ft. and is of entirely 19<sup>th</sup> century construction, whereas the Reverend Jenkin House as approved by the City, had a building depth of 67 ft. with only the first 28.5 ft. being reflective of the form of the original house. There are also a handful of relatively small scale historic 19<sup>th</sup> century outbuildings located at 10062 Highway 48 that the proponent is also considering relocating to the property, so the lot at 14 Heritage Corners Lane is actually better suited to the relocation of the John Koch Farm house than it was for the replicated Reverend Jenkins House.
- Relocation Potential:
  - The proponent has visited and inspected the house with the owner of the property and there appears to be no reason why the house could not be moved intact to Heritage Estates.

### **Alternate Conservation Approaches**

Given the lack of development potential at this time and the fact that the building is vacant and deteriorating, the only other conservation approaches to address this building would be:

- a) Restore and Tenant the Dwelling – the owner does not appear to wish to pursue this approach.
- b) Secure/Board and Mothball the Dwelling – using the Keep Markham Beautiful By-law and the Property Standards By-law, the owner would be required to properly secure and mothball the building as per the requirements of the two by-laws. Often this approach requires on-going staff monitoring to ensure the building is not vandalized or illegally occupied (humans/animals), and is maintained to prevent ongoing deterioration to the building fabric.

### **Suggested Recommendation for Heritage Markham**

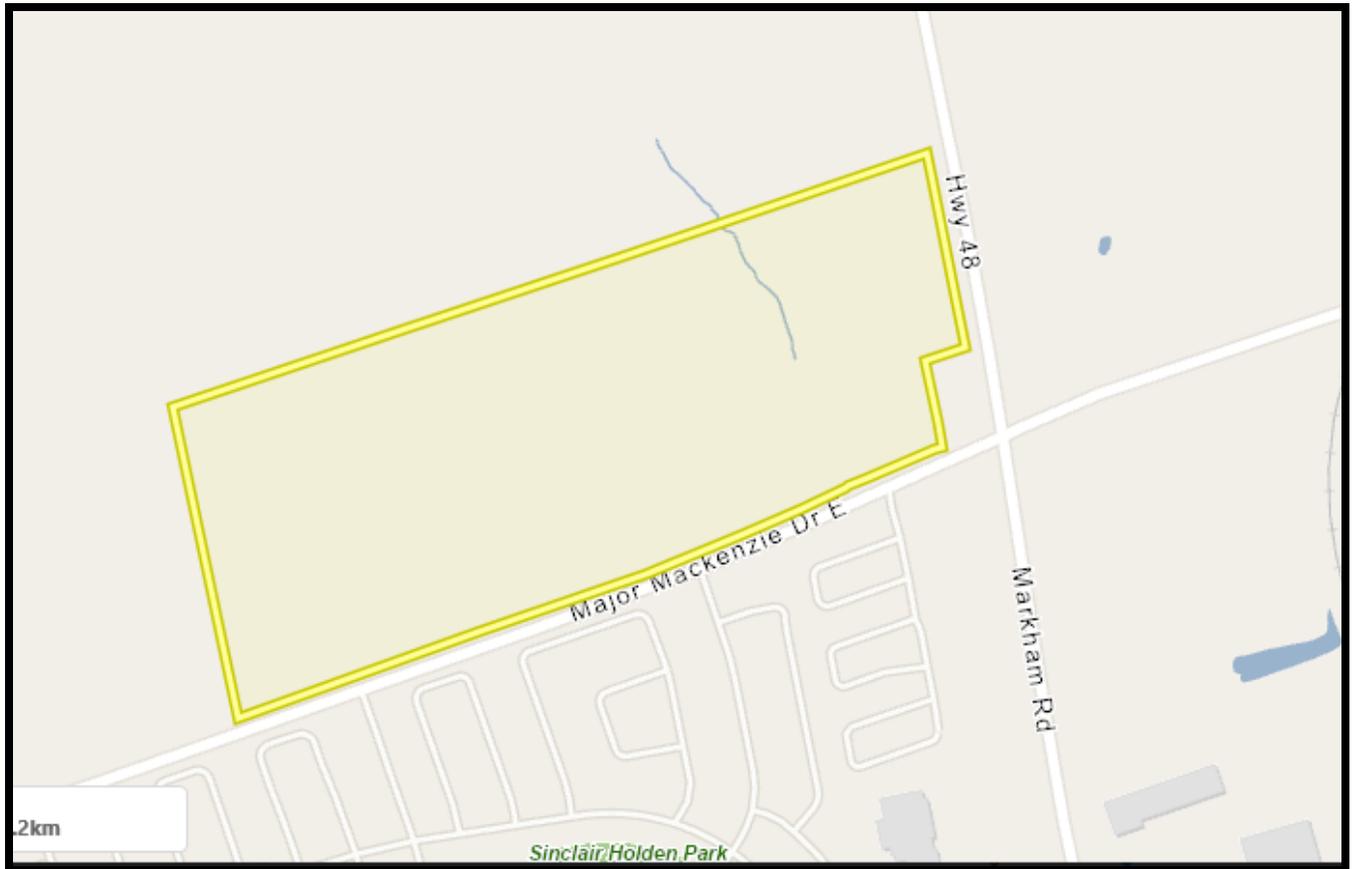
THAT Heritage Markham consider the John Koch Farmhouse located at 10062 Highway 48 to meet the eligibility criteria for relocation to Markham Heritage Estates;

THAT Heritage Markham supports the relocation and restoration of the John Koch Farmhouse to 14 Heritage Corners Lane in light of the situation regarding the Reverend Jenkins House;

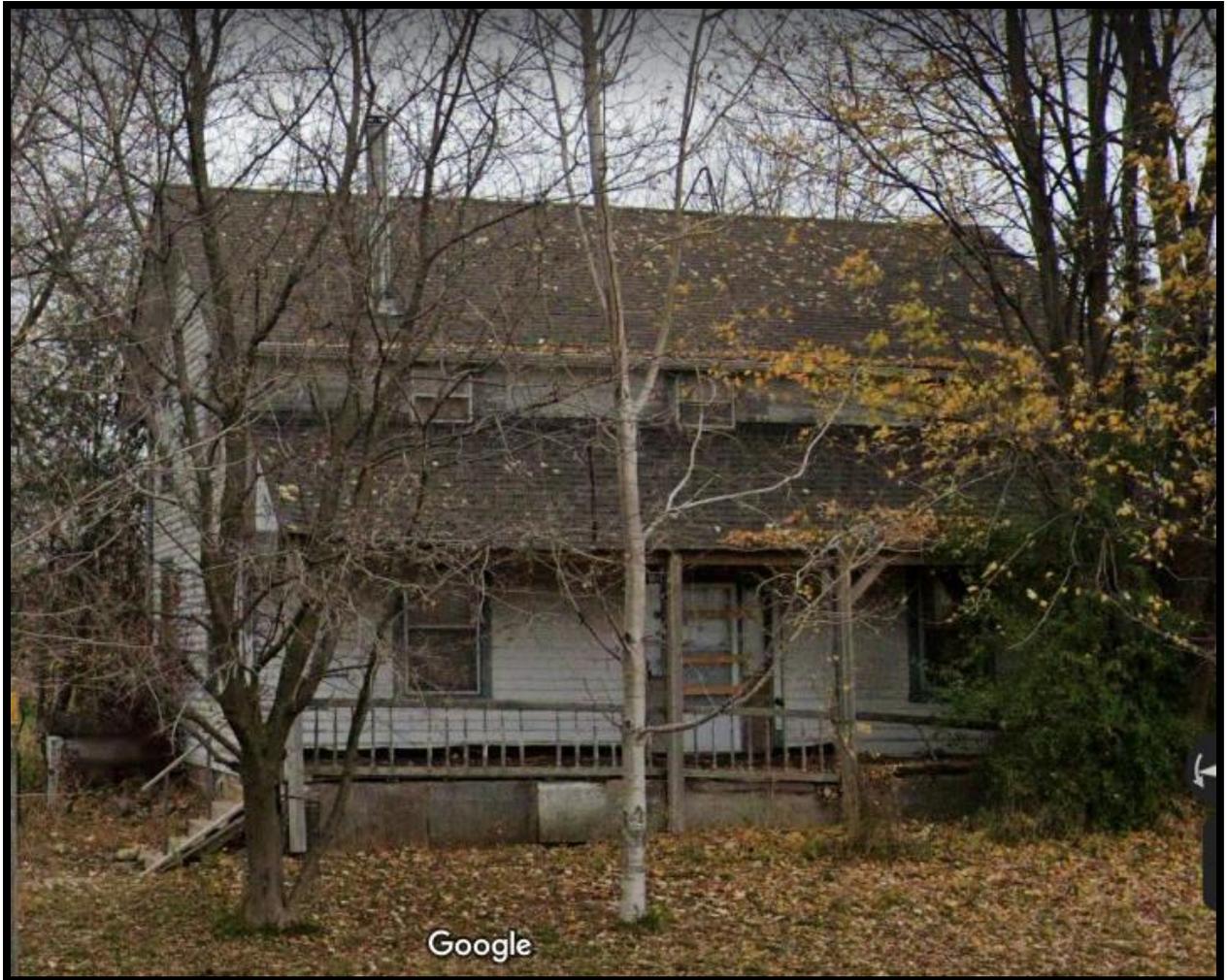
THAT Heritage Markham supports the designation of the property containing the relocated John Koch Farmhouse at Markham Heritage Estates pursuant to Part IV of the Ontario Heritage Act and obtaining a Heritage Easement Agreement with the City to further protect the cultural heritage resource at its new location; and

AND THAT the site plan application and any development application required to restore the John Koch Farmhouse in Markham Heritage Estates be referred to Heritage Section staff provided that it is moved intact as it exists at 10062 Highway 48 and there are no proposed additions.

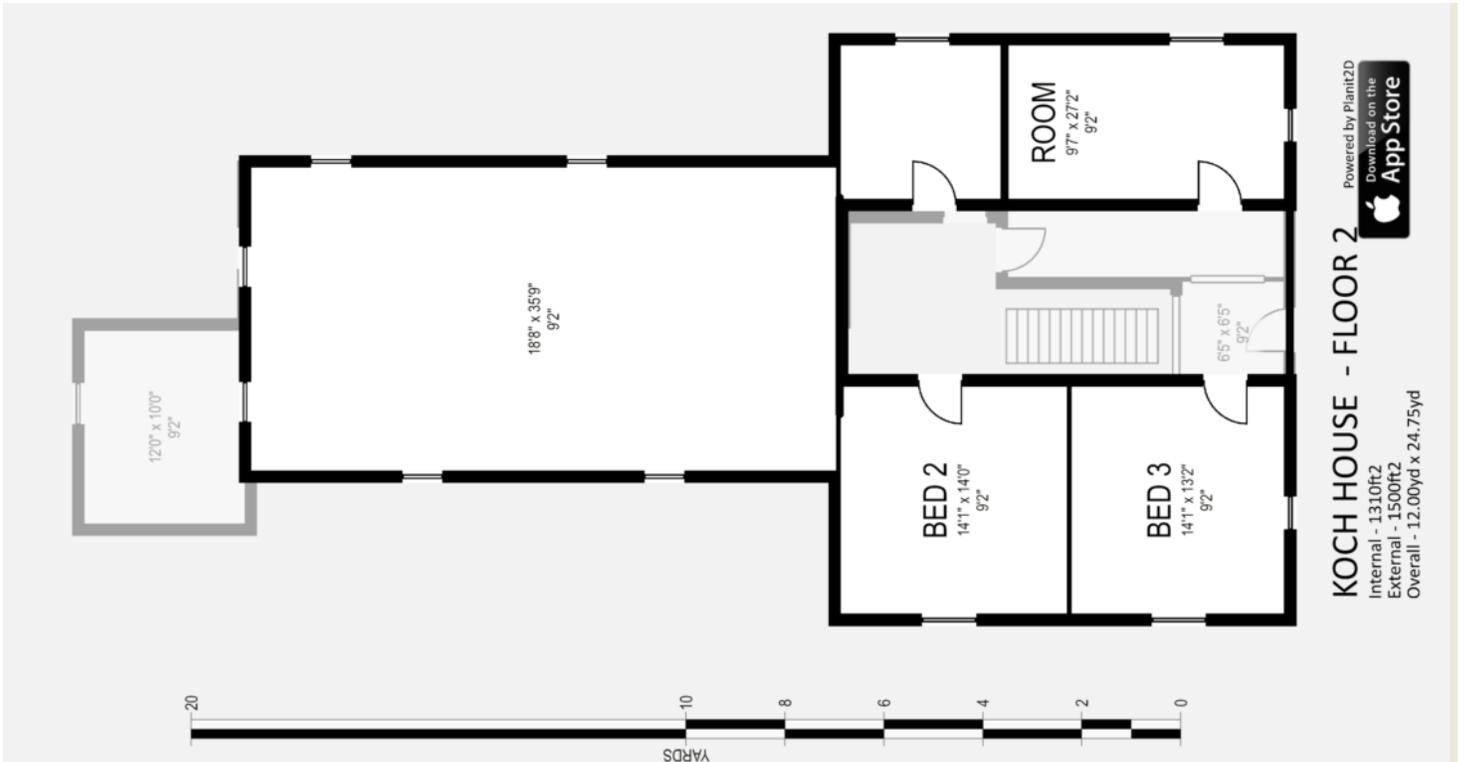
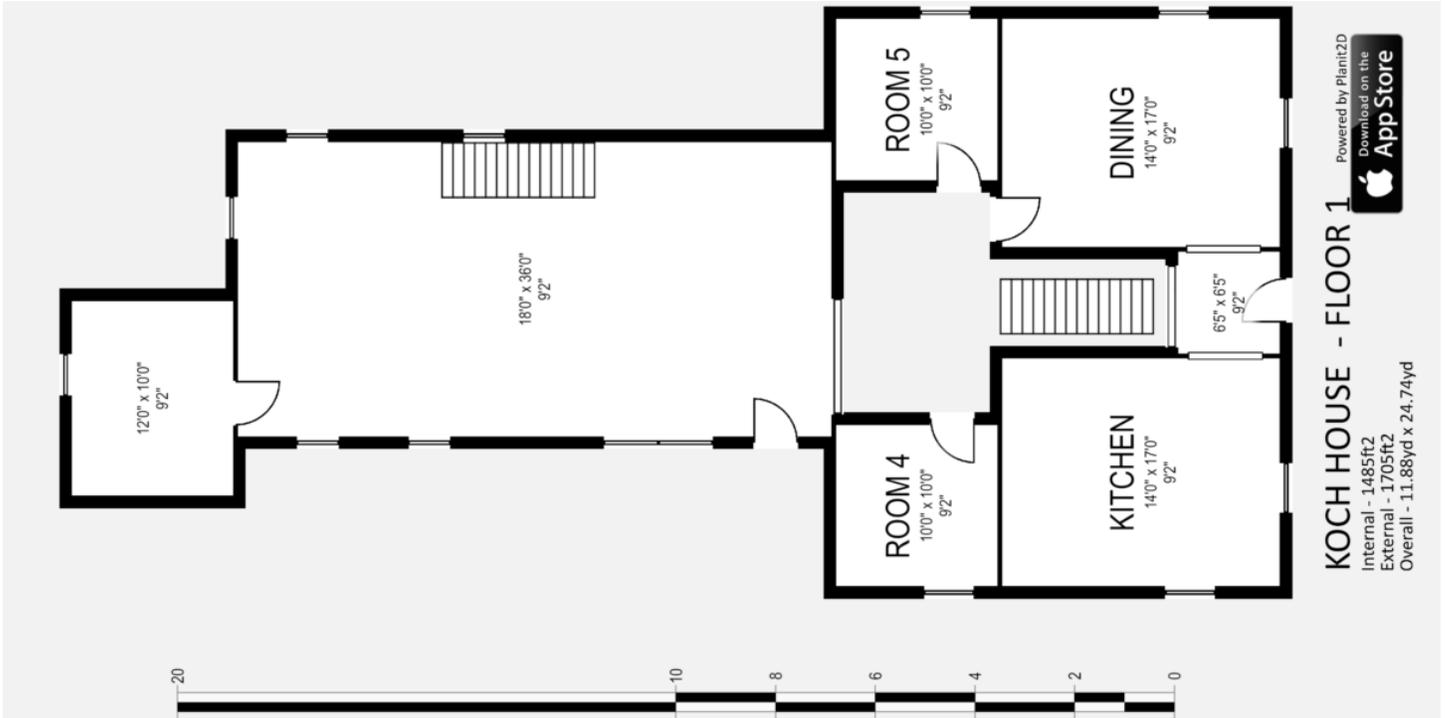
10062 Highway 48, Markham  
The John Koch Farmhouse Property



10062 Highway 48, Markham  
The John Koch Farmhouse



# Floor Plans of John Koch Farmhouse



# Endorsed Site Plan for Reverend Jenkins House, 14 Heritage Corners Lane, Markham Heritage Estates

