



Report to: Development Services Committee

Meeting Date: May 30, 2022

SUBJECT:	Eligibility of the Koch-Wideman House for Relocation to Markham Heritage Estates, 10062 Highway 48, Ward 6
PREPARED BY:	Peter Wokral, Senior Heritage Planner, ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080 Stephen Lue, Senior Development Manager, ext. 2520
PUBLIC TITLE:	Eligibility of the Koch-Wideman House for Relocation to Markham Heritage Estates, 10062 Highway 48, Ward 6

RECOMMENDATION:

- 1) THAT the report titled, “Eligibility of the Koch-Wideman House for Relocation to Markham Heritage Estates, 10062 Highway 48, Ward 6”, dated May 16, 2022, be received;
- 2) THAT the vacant heritage house known as the “Koch-Wideman House” be declared eligible for relocation to the lot at 14 Heritage Corners Lane in Markham Heritage Estates instead of the Reverend Jenkins House, due to its cultural heritage significance and as an example of a Georgian Tradition plank on plank Farmhouse belonging to an early Mennonite Family;
- 3) THAT the Koch-Wideman House be designated under Part IV of the *Ontario Heritage Act* and the subject of a Heritage Conservation Easement Agreement with the City, once relocated to Markham Heritage Estates;
- 4) THAT subject to Council approval of a report on the financial capability of Jinghui Lu (the “Applicant”) to purchase the lot and the relocation and restoration of the Koch-Wideman House at the Markham Heritage Estates, that the lands municipally known as 14 Heritage Corners Lane be sold to the Applicant for the relocation of the Koch-Wideman House for the same price as previously agreed to, being \$834,971.00, subject to a forgivable mortgage for 50% of the purchase price in favour of the City, and subject to the City’s standard terms for the sale of property in Markham Heritage Estates;
- 5) THAT subject to Council approval of a report on the financial capability of the Proponent to purchase the lot and the relocation and restoration of the Koch-Wideman House at the Markham Heritage Estates, that the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale with the Applicant for the sale of 14 Heritage Corners Lane, including any other documentation required to give effect to these recommendations, in a form satisfactory to the City Solicitor.

- 6) THAT staff be authorized and directed to do all things necessary to give effect to this resolution;
- 7) AND THAT only resolutions 1, 2, 3, 6, and the body of this report (save and except Appendix “C”) be reported out in the next public Council meeting on this date.

PURPOSE:

To recommend to Council that the “Koch-Wideman House” be declared eligible for relocation to the lot at 14 Heritage Corners Lane in Markham Heritage Estates, instead of the Reverend Jenkins House, as previously approved by Council in 2018.

BACKGROUND:

Council initially approved the relocation of the “Reverend Jenkins House” to 14 Heritage Corners Lane

In 2017, Council approved the relocation of the “Reverend Jenkins House”, formerly located at 11022 Kennedy Road, to 14 Heritage Corners Lane. At the time, the house was abandoned, vandalized, had a large hole in its roof structure, and under threat of loss.

While preparing for the relocation, the Jenkins House suffered a catastrophic structural failure due to years of neglect where the roof caved in and collapsed both the second and first floors leaving the exterior walls dangerously bowed out and at risk of falling. As Council had approved the relocation of the Reverend Jenkin House to Markham Heritage Estates as an intact building, the Applicant (Jinghui Lu) had to again seek Council’s approval in early 2018 for the dismantling, salvaging, and reconstruction of the of the Jenkins House, which is not typically supported, based on the claim of their contractor that almost 80% of the structure could be salvaged.

In recognition of the time and resources the Applicant had already invested into the project, the contractor’s optimistic claims on salvaging and the historical significance of the Jenkins House, Council approved the dismantling and reconstruction of the Jenkins House at 14 Heritage Corners Lane.

Since 2017, the Applicant has encountered a number of problems related to the dismantling and reconstruction of the Jenkins House. These problems are described in Appendix “C” of this report, which shall remain in camera as it relates to a pending land transaction.

The Applicant inquired about the potential relocation of another worthy heritage building instead of the Reverend Jenkins House

In order for a house to be considered eligible for 14 Heritage Corners Lane, the Applicant was also informed that it must meet the following basic 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;
- 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.

The Applicant proposes to relocate the Koch-Wideman House to Markham Heritage Estates

The Applicant now seeks Council's approval to relocate the Koch-Wideman House to the empty lot at 14 Heritage Corners Lane. The Koch-Wideman House is listed on the Markham Register of Property of Cultural Heritage Value or Interest and located at 11062 Hwy. 48, just north of Major Mackenzie Drive.

The house was constructed circa 1845 for John Koch Jr. who was a successful Mennonite farmer born in 1781. Koch had emigrated from Pennsylvania with his parents in the late 1700's following the arrival of the Berczy Settlers. The property was originally owned by Andrew Wideman, who was another successful Mennonite farmer who arrived in Markham in the early 1800's. Andrew Wideman sold the property to the recently widowed John Koch when he became Andrew's son-in-law through his marriage to Andrew's daughter, Mary Wideman.

The house is an excellent example of a Georgian Tradition mid-19th century wooden farmhouse notable for its plank-on-plank construction technique, and its unusual second floor "belly-flop" windows that face the road.

The Koch-Wideman House is vacant and threatened

The Koch-Wideman House has been vacant for over two years, but its physical condition has been deteriorating for over a decade. Currently, the veranda roof is being propped up with pressure treated posts due the failure of the historical turned posts, the exterior paint is failing and the basement is flooded. However, unlike the Reverend Jenkins House, the Koch house is still in good structural condition and retains most of its original character-defining interior and exterior elements.

John Koch Jr. Second House has already been relocated and restored in Markham Heritage Estates.

In 2007, the City approved the relocation of another home constructed by John Koch Jr. in the 1860's that was originally located at 10044 Hwy. 48 immediately to the south of the house at 10062 Hwy. 48. There was an obvious visual relationship between these two houses due to their similar form, matching verandas and paint schemes that clearly illustrated their familial relationship and made them a local landmark for many years.

This later house of John Koch Jr. at 10044 Hwy 48 was constructed for his adopted daughter Elizabeth Wagner who married the local school master William Stiver. It also served as a retirement home for John and Mary Koch who occupied the 'Gross Doddy' addition after John sold his first house. John Koch's second house was relocated and restored at 12 Heritage Corner's Lane, and the Applicant seeks permission to relocate the first John Koch House immediately to the north at 14 Heritage Corners Lane, which would re-create their original relationship and orientation.

Heritage Markham supports the relocation of the Koch-Wideman House to Heritage Estates instead of the Reverend Jenkins House

At its meeting of April 13, 2022, Heritage Markham Committee recommended that the Koch-Wideman be relocated to 14 Heritage Corners Lane in Markham Heritage Estates instead of the Reverend Jenkins House. The Committee accepted its suitability and eligibility and recommended that the house be designated under Part IV of the *Ontario Heritage Act* and the subject of a heritage conservation easement agreement once relocated to 14 Heritage Corners Lane.

OPTIONS/ DISCUSSION:

The City has eligibility criteria for buildings being considered for Markham Heritage Estates

In addition to the conditions staff established regarding support for substituting an alternate house (ie. must be threatened in some manner on its original site, be of historical significance, be of a size/dimension that complements the proposed lot, and be able to be relocated intact as a three dimensional building), the City also has standard eligibility criteria, which provide that:

- buildings should be listed on the Markham Register of Property of Cultural Heritage Value or Interest;
- buildings must be located within the present boundaries of the City; and
- buildings located in heritage conservation districts and study areas will generally not be considered.

Council amended the criteria on December 8, 1992, in order to clarify the matters to consider when evaluating the "threat of loss" of a heritage building. Three of these additional criteria would appear to be relevant to this situation:

- d) the extent to which the building is vacant and threatened with loss through lack of security provisions, active vandalism, and inadequate care and maintenance of important architectural details, and significant building fabric;
- e) the extent to which enforcement of relevant by-laws and regulations of the City and other authorized public agencies could prove effective in overcoming the threat of loss;

- g) the extent to which provision could be made for maintaining the building satisfactorily on its present site, or relocating the building to another secure location on the original property, in the immediate vicinity or to some other location in Markham deemed appropriate by Council.

The Koch-Wideman House satisfies the criteria for eligibility for relocation to Markham Heritage Estates.

The Koch-Wideman House satisfies the City's basic criteria for eligibility for relocation to Markham Heritage Estates. The house is located within Markham, is not in a heritage district, and is listed on the Markham Register of Properties of Cultural Heritage Value or Interest. The following addresses the criteria related to threat of loss, historical significance, lot/house compatibility, and relocation potential:

a) Threat of Loss

The building can be considered threatened because it has been vacant for a number of years, and as noted previously in this report, there are obvious signs of its physical deterioration on the exterior as well as basement flooding as determined by a recent inspection of the structure. It is also threatened by potential vandalism and its vacancy.

Development in this area will not likely occur for some time. The subject property is a large agricultural property of approximately 90 acres that is currently zoned A1 "Agricultural". The City's 2014 Official Plan designates the property as both "Greenway" and "Countryside" and it is outside of the City's recently expanded Urban Boundary. Therefore, future development that could potentially incorporate and restore the house on site is likely several years away and the house may not survive unless it is re-tenanted or relocated to Markham Heritage Estates.

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 or b) Secure/Board and Mothball the Dwelling.

Midnight Blue Developments Ltd., the property owner, does not intend to repair or re-tenant the house. The owner has provided the proponents with a "Letter of Intent" giving them permission to relocate the house and any of the historic agricultural out buildings.

b) Historical Significance

As noted earlier in this report, the building has historical significance as a mid-19th century heritage resource constructed by a prominent Pennsylvania Mennonite family that immigrated to Markham, and is unlike any other heritage home relocated to Heritage Estates due to its distinctive "belly flop" windows on the front façade. It also possesses a

historical connection to its “sister” house that was previously relocated to Markham Heritage Estates.

c) Lot/House Compatibility

The house 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 house has a building depth of 74 ft and is of entirely 19th century construction. There are also a handful of relatively small scale historic 19th century outbuildings located at 10062 Highway 48 that the Applicant 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 mostly replicated Reverend Jenkins House.

d) Relocation Potential

Based on site visits and inspection, there appears to be no reason why the house cannot be moved intact to Heritage Estates.

Relocation of the Koch-Wideman House to Markham Heritage Estates is recommended

Given the threatened state of the building, and that development of the property may not occur in time to enable on-site preservation of the building, as well as its historical significance, staff are of the opinion that its eligibility for relocation to 14 Heritage Corners Lane in Markham Heritage Estates, as an alternative to the Reverend Jenkins House is supportable.

Given that if this building is approved to replace the Reverend Jenkins House at 14 Heritage Corners Lane, it would be appropriate through a subsequent confidential report to General Committee to re-confirm the financial capability of the Applicant to purchase the lot and relocate and restore the Koch-Wideman House at the Markham Heritage Estates.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The preservation of significant heritage buildings through relocation to Markham Heritage Estates aligns with the City's strategic focus on Growth Management by protecting, preserving and restoring a heritage resource, which strengthens the sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department has reviewed this report. Heritage Markham Committee provided its recommendation.

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	Property Owner/Applicant and Location Map
Appendix 'A'	Photographs of the Koch-Wideman House
Appendix 'B'	Heritage Markham Extract of April 13, 2022
Appendix 'C'	Background Information (In camera)

Figure 1

Property Owner/APPLICANT and Location Map

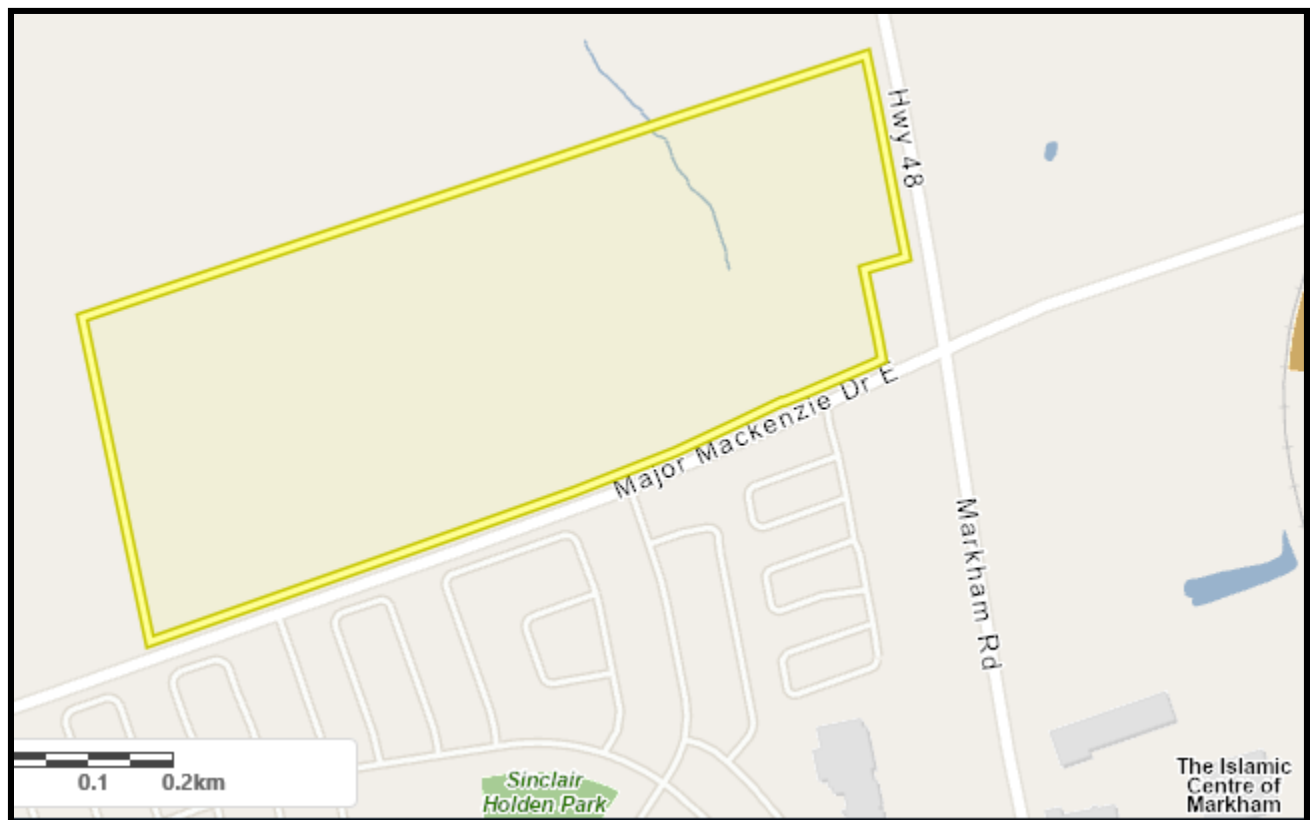
OWNER: Midnight Blue Developments Ltd.

200 Great Gulf Drive

Concord ON, L4K 5W1

Mark Lichtblau m.lichtblau@mac.com

APPLICANT: Jinghui Lu



APPENDIX 'A'

PHOTOGRAPHS OF THE KOCH-WIDEMAN HOUSE



Photograph taken March 9th 2004



Google image October 2020

APPENDIX 'B'

HERITAGE MARKHAM EXTRACT OF APRIL 13, 2022

6.1 REQUEST FOR FEEDBACK

PROPOSED RELOCATION OF HERITAGE DWELLING TO MARKHAM HERITAGE ESTATES

PROPOSED RELOCATION OF THE JOHN KOCH HOUSE TO 14 HERITAGE CORNERS LANE, MARKHAM HERITAGE ESTATES 10062 HIGHWAY 48, MARKHAM (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, addressed the committee and summarized the memorandum, noting that the Applicant was previously allotted 14 Heritage Corners Lane, Markham Heritage Estates, for the relocation of the Reverend Jenkins House. Due to building condition complications and other legal issues,

with the Reverend Jenkins House, the Applicant was given the opportunity to seek other possible candidate heritage buildings that could be relocated to the property. The John Koch House was selected by the Applicant and is supported by Staff given: a) its historical significance, b) the absence of future development plans on its current property, and: c) the deteriorating condition of the vacant dwelling.

The Committee provided the following feedback:

- Commented that it was unfortunate that less than 10% of the Reverend Jenkins House could actually be salvaged.
 - Staff noted that the contractor initially indicated that 80% of the house could be salvaged but that was found not to be the case.
- Requested an update on the Reverend Jenkins House at the committee's next meeting.
 - Staff noted that the Reverend Jenkins House was currently part of a litigation, and the Heritage Markham Committee would be provided an update in the future as it may be improper to provide comment on the matter at this time.

Recommendations:

THAT Heritage Markham considers 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 THAT the site plan application and any development application required to relocate and 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 or significant alterations.

Carried