



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 12, 2022

SUBJECT: Demolition Permit Application DP 22 256887
10504 Kennedy Road
Proposed Demolition of the Storry-Appleton Barns and non-heritage house,
garage and shed

Property/Building Description: Historic Barn buildings, non-heritage dwelling garage and shed

Use: Former Agricultural Property, now vacant.

Heritage Status: Listed on the Markham Register of Cultural Heritage Value or Interest. (also identified as a cultural heritage resource in the Future Urban Area – Conceptual Master Plan, and the draft Angus Glen Secondary Plan which is under appeal)

Application/Proposal

- The owners of the property Angus Glen Farms (2011) Ltd. have submitted an application to the City's Building Department seeking permission to demolish 6 buildings on the property, including a brick one storey dwelling constructed circa 1953, a detached one storey garage built at the same time, a shed, two historic barns, one dating from the 19th century and the other from the early 20th century, and another building listed as an uninsulated barn constructed in 1951 that may actually be an earlier historic driveshed.

Background

- The historic accessory buildings are all that remains of a 19th century farmstead after the 19th century brick farmhouse was demolished and replaced with the existing brick dwelling in the 1950's;
- Based on the architecture of the remaining barns, the larger gambrel roofed barn was likely constructed sometime between 1890 and 1920, while the smaller gabled roof barn may date to the mid-19th century.

- The attached research report prepared by George Duncan and Sue Murdoch describes the history of the property and buildings (See Appendix D);
- The property is designated as a “Future Neighbourhood” area in the City’s Official Plan.
- The Future Urban Area - Conceptual Master Plan (CMP) is a public document which guides the development of future secondary plans in this area. This property is identified in the CMP as a cultural heritage resource. The Community Structure Plan from the CMP contains general land use designations and the lands adjacent to Kennedy Road are identified as ‘Mixed Use Neighbourhood Corridor’. This category of land use is intended to accommodate higher density housing forms. This document has guided the creation of the Angus Glen Secondary Plan.
- As noted, this property is identified as a cultural heritage resource in the Angus Glen Secondary Plan which is currently under appeal.

Staff Comment

- Although heritage staff regrets the loss of any cultural heritage resource, incorporating former agricultural buildings into future mixed use, mid-rise development without any viable use, is not realistic, or consistent with past decisions to permit the demolition of former agricultural buildings on lands directly across the road, once part of “Forsythe Family Farms” located at 10539 Kennedy Road (See Appendix F). Based on past practice, historic residences have the most potential for successful incorporation into proposed new development.
- Therefore staff recommends that the Committee have no objection to the demolition permit application subject to the applicant advertising the barn buildings for relocation or salvage in the local newspaper and appropriate social media sites for at least two weeks in an effort to divert historic building material from becoming landfill.
- A Markham Remembered plaque could also be required as part of the approval of a future development application on the property as per Official Plan policy 4.5.5.5 (It is the policy of Council to commemorate significant cultural heritage resources, which have been lost in the past or removed from the property, or are impacted by new development or public works, through a form of interpretation, where appropriate)

Suggested Recommendation for Heritage Markham

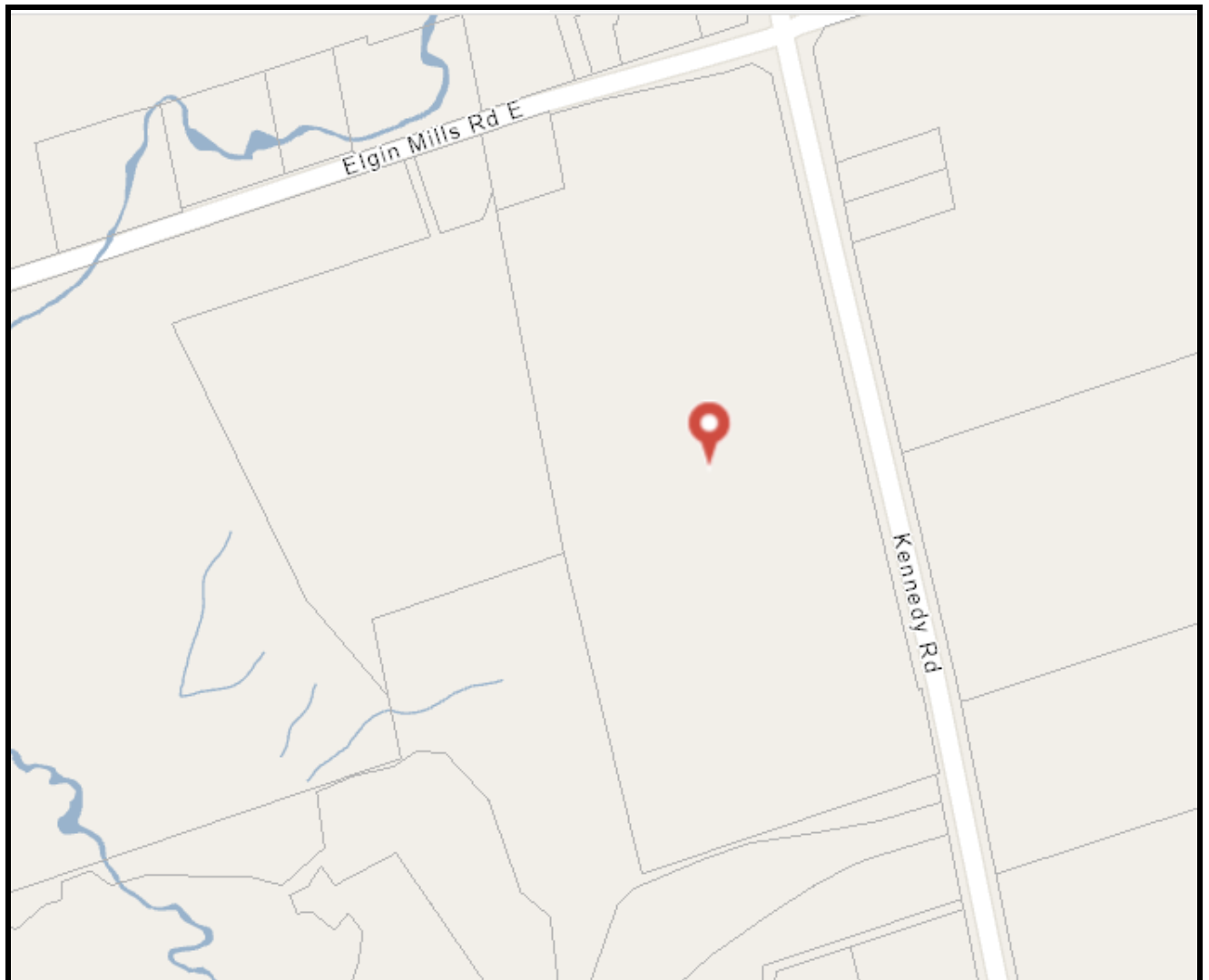
THAT Heritage Markham regrets the loss of cultural heritage resources, but has no objection to the demolition of the buildings located at 10504 Kennedy Road, and recommends that the applicant advertise the buildings for relocation or salvage in the local newspaper and appropriate social media sites in consultation with Heritage Section staff; and

THAT a Markham Remembered plaque to acknowledge the former Storry-Appleton Farmstead be required as a condition of approval for the future development of the subject property.

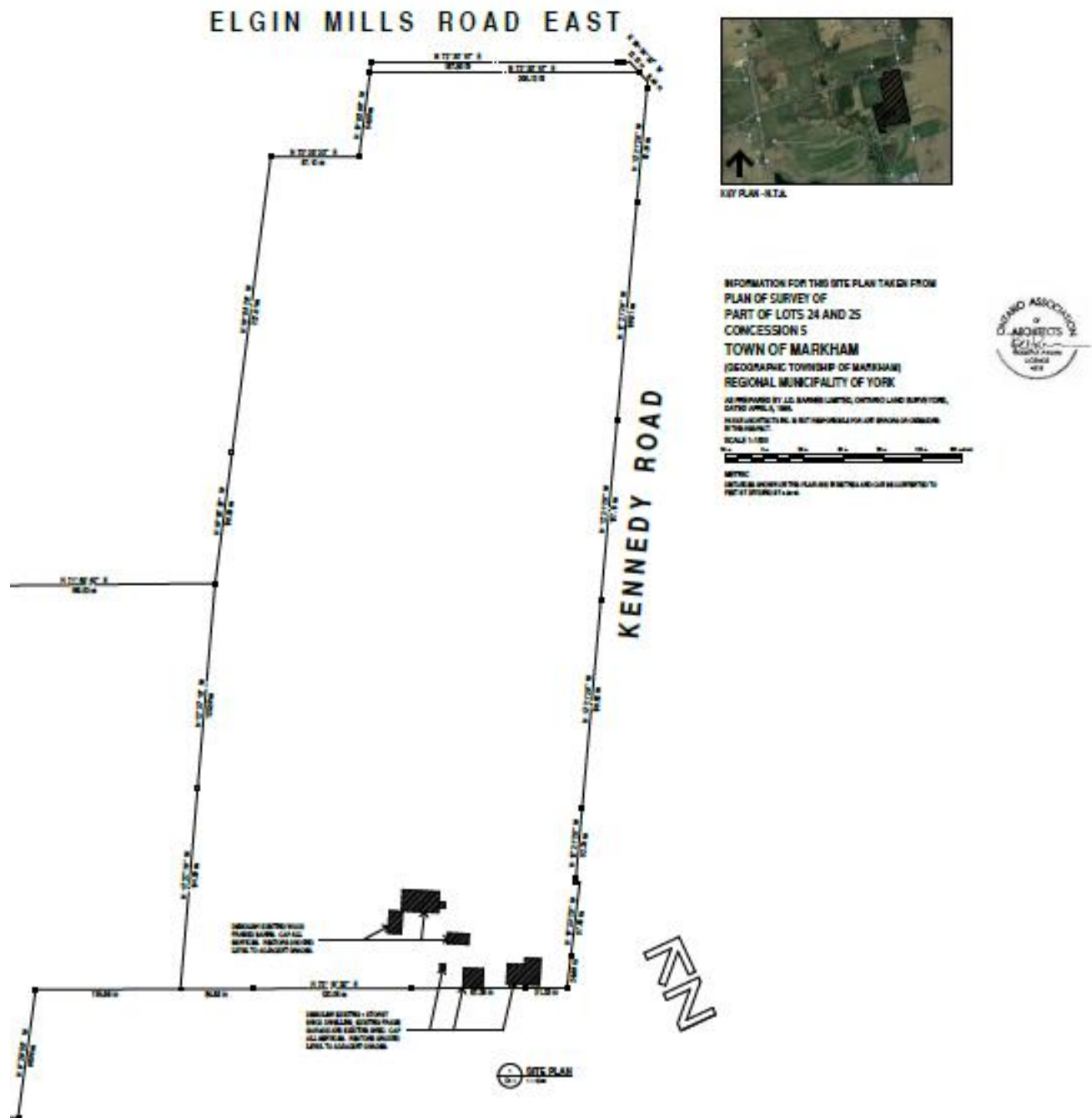
Attachments:

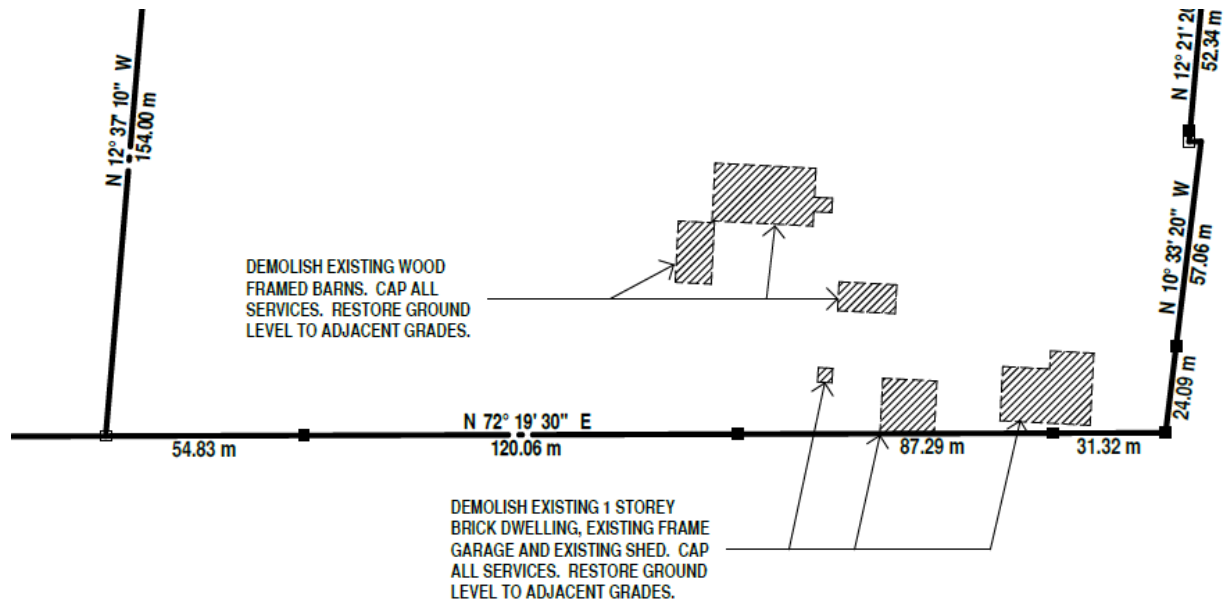
Appendix A	Location Map
Appendix B	Site Plan Showing location of Buildings to be Demolished
Appendix C	Photographs of Buildings Proposed to be Demolished
Appendix D	Research Report
Appendix E	Future Urban Area – Conceptual Master Plan
Appendix F	Former agricultural buildings located at 10539 Kennedy Road

Appendix A- Location Map
10504 Kennedy Road



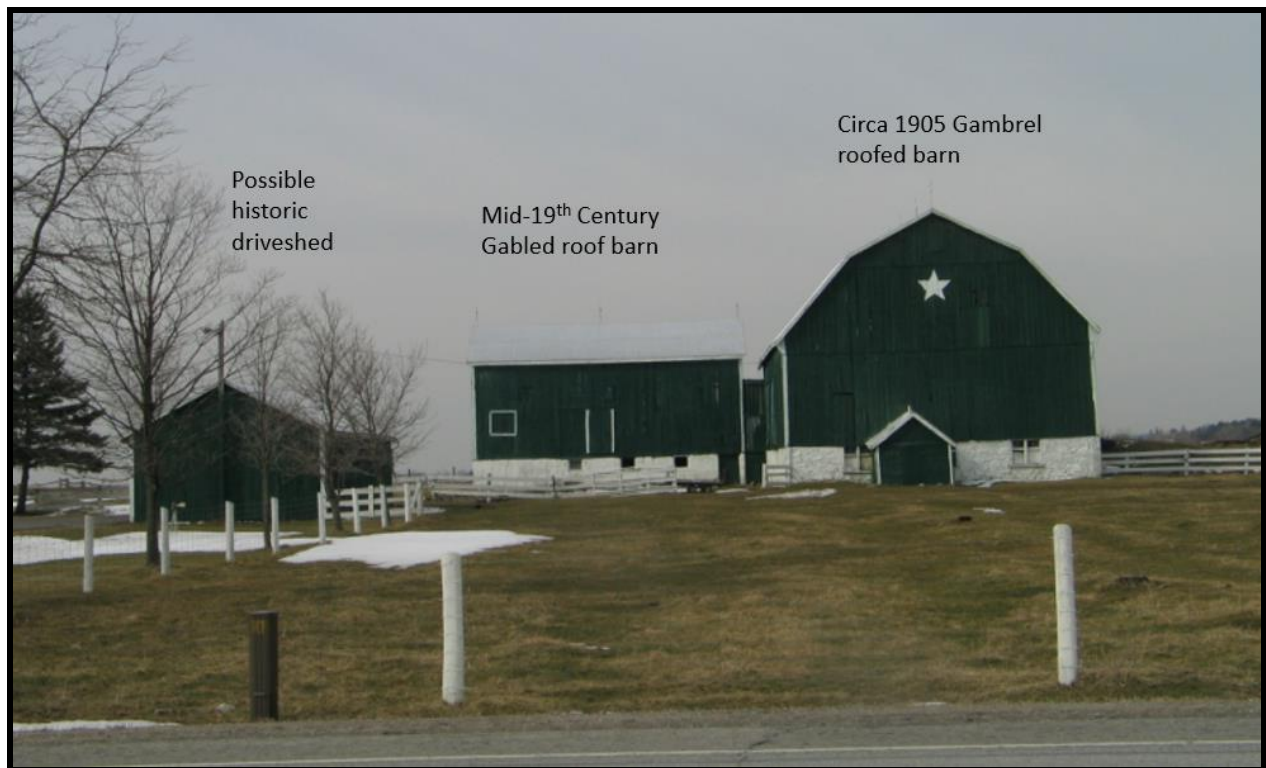
Closeup of Previous Site Plan Showing the portion of the property occupied by buildings





1 SITE PLAN
D1.1 1 : 1500

Appendix C- Photographs of Buildings Proposed to be Demolished



Circa 1953 brick one storey dwelling



Aerial view showing non-historic garage and shed

Appendix D- Research Report by George Duncan and Sue Murdoch

RESEARCH REPORT



Storry-Appleton Barn
East Half Lot 24, Concession 5
10504 Kennedy Road
c.1910

Historical Background:

The “star barn” is located on the east half of Markham Township Lot 24, Concession 5. Francis Schmidt received the Crown patent for the 200 acres of this lot in 1818. Schmidt was among the Berczy settler group that came to Markham with William Berczy in 1794. He sold the east half of Lot 24 to Azal Wilson in 1823. Wilson sold the north-east 35 acres to John W. Crosby in 1829, the south east 10 acres to Samuel Eakin in 1829, and the interior 51 acres to William G. Fenwick in 1831. Fenwick later purchased a 6 acre strip of land between the Eakin and Crosby properties to give his larger parcel frontage on Kennedy Road. It is within the strip that William Fenwick Jr.’s house is shown on the 1878 map of Markham Township that appears in the *Historical Atlas of York County*, and where the barn at 10504 Kennedy Road stands today.

William Fenwick (1809-1839) was the eldest son of James Fenwick, a Scottish immigrant who arrived in Markham Township in 1806, and settled at Crosby’s Corners (later known as Cashel).

James Fenwick married Ellen Thomson of Scarborough Township. He operated an inn and distillery at the crossroads as early as 1812. During the War of 1812, James Fenwick served as Captain of the Number 9 Company in the 1st Regiment of York, and participated in the defence of the Town of York during the American attack in 1813.

William Fenwick died c.1839. His widow, Martha, married Robert McKenzie, a carpenter, in 1842. The family continued to reside on Lot 24, Concession 5. In the 1851 census, Robert and Martha McKenzie are listed as living in a one storey brick house with their two young children and William Fenwick Jr., Martha's son from her first marriage. By 1861, Martha once again was widowed. William Fenwick Jr. (born c.1839) was still single and living with his mother. He was employed as a labourer. The brick house described in the census records of 1851 and 1861 is no longer standing. It was replaced by a new dwelling about 1954.

Between 1894 and 1902, Thomas and George Morgan of Markham Village assembled acreage within the eastern parts of Lots 24 and 25, Concession 5, beginning with the purchase of the Fenwick property. At the time, William Fenwick Jr. was living in north Toronto with his half sister, Isabella McKenzie. The other properties purchased by the Morgans were previously owned by the Crosby and later the Jenkins families. Thomas and George Morgan were blacksmiths and manufacturers and likely purchased the adjoining properties as an investment. As the result of these purchases, their land holdings amounted to the east 92 acres of Lot 24, and the east 30 acres of Lot 25.

In 1910, the Morgan properties were sold to Herman Alfred Storry and his brother, Dobson Storry. They were the sons of Francis Storry and Frances (Wagg) Storry. Francis Storry was an English immigrant. Based on the style of the barn that stands at 10504 Kennedy Road, it is likely that it was built for the Storry family, to replace an older barn on the property. In 1915, Dobson Storry sold his interest in the farm to his brother. Herman Storry and his wife Emily relocated to western Canada. They sold their Markham Township farm to Isabella Tate in 1919 and moved to Moose Jaw, Saskatchewan.

The Storry farm was sold to Ernest John Appleton in 1922. In 1952, Ernest and Harriett Appleton sold to Earl and Helen Appleton. The old farmhouse on the property was replaced with a new one that was constructed on part of the old foundation. The farm remained in the ownership of the Appleton family until 2012, when the property was sold to Angus Glen Farm (2011) Limited.

Architectural Description and Stylistic Analysis:

The Storry-Appleton Barn is a representative example of an early 20th century gambrel-roofed raised barn. Barns of this period typically have traditional heavy timber frame construction (a site inspection would be necessary to confirm this). The barn rests on a painted fieldstone rubble

foundation. Siding is green-painted vertical boards. The gable end faces the road, and is decorated with a distinctive white-painted star on the east wall. The main entrance is centred on the north wall. A small, gable-roofed frame addition (a milk house?) projects from the east wall of the building. A smaller, gable-roofed barn on a raised, painted fieldstone foundation is located to the south of the main barn, off the south-west corner, but is not attached to it. This smaller barn may be older than the main barn based on its proportions and gable roof. The L-shaped placement of these two structures creates a sheltered barnyard facing south, a common layout on old Ontario farms.

The gambrel-roofed barn became popular in the 1890s and locally, barns of this style were built up to the 1920s. They replaced the older style of gable-roofed barns that were typically smaller in size and shorter in depth. Barns of this time period reflect the mixed farming and dairy farming being done in this part of the province in the late 19th and early 20th centuries. The lower level, within the foundation, was used for stabling and feeding of livestock, and the main floor contained storage for grain and feed on either side of a threshing floor. Some barns were built into a natural slope so that the stables could be accessed at grade at the bottom of the slope, and the threshing floor at the top. Where sloping topography did not exist, as in this case, earthen ramps were constructed to reach the doors at the level of the threshing floor.

On established farms, old-style barns were commonly dismantled, combined and re-built into the gambrel-roofed form. Barn frames often incorporate a great deal of salvaged material, evidenced by odd mortices, hewn beams mixed with sawn beams, and differences in colour and finish.

Context:

The Storry-Appleton Barn is a remnant of a former farmstead that has lost the older farmhouse that once accompanied it. It is a local landmark due to the white star motif that decorates the street-facing gable end wall. The property also contains another frame outbuilding that may have originally served as a driveshed. This additional building is not immediately next to the barn complex but is located to the south-east, closer to the garage and residence. The barn complex represents the agricultural community that has surrounded the crossroads hamlet of Cashel for generations but is now in the process of being transformed from rural to urban.

G. Duncan, March, 2018, with historical research by Su Murdoch Historical Consulting.

Appendix E- Future Urban Area – Conceptual Master Plan

Red Arrow notes approximately where the subject land are located (Mixed Use Neighbourhood Corridor)



Appendix F- Former agricultural buildings at 10539 Kennedy Road

