



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** January 11, 2023

**SUBJECT:** Minor Heritage Permit Application  
24 David Gohn Circle, Markham Heritage Estates  
Proposed Galvanized Metal Roof on Accessory Building  
22 265867 HE

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**Property/Building Description:** One-and-a-half storey dwelling with detached garage constructed in 1860 and 2014, respectively, as per MPAC records

**Use:** Residential

**Heritage Status:** 24 David Gohn Circle (“David Leek Sr. House”) is designated under Part IV of the *Ontario Heritage Act*.

### **Application/Proposal**

- The City has received a Minor Heritage Permit application for the property municipally-known as 24 David Gohn Circle (the “subject property”). The applicant is seeking permission to remove and replace the existing wood roof shingles on the accessory building (garage) with a metal roof.

### **Context**

- The subject property is located at the eastern end of David Gohn Circle and is bordered by low-rise residential properties to the north, west and south. A series of open spaces and historic buildings are located to the east of the subject property on the grounds of the Markham Museum;
- The David Leek Sr, House was relocated from its original location at 425 Highway 7 East where it was threatened due to neglect and incompatible land uses resulting from the construction of Highway 407;
- Relocation to Markham Heritage Estates was completed in 1993, and the subject property was designated under Part IV of the *Ontario Heritage Act* in 1999 (refer to By-law No. 13-1999 in Appendix C). Note that the existing garage is relatively contemporary in construction and has no historical association with the David Leek Sr, House;

- As with all projects in Markham Heritage Estates, relocation of the David Leek Sr, House was subject to Site Plan Control and a restoration scope to restore the dwelling to a more historically accurate condition.

### **Heritage Policy**

- The subject property is designated under Part IV of the *Ontario Heritage Act* and is located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to multiple Part IV-designated properties;
- While the properties contained within Markham Heritage Estates do not constitute a Heritage Conservation District (HCD) with an associated HCD Plan to guide development and alterations, the 2014 OP provides high-level policy direction relevant to the proposal;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”. This review includes Minor Heritage Permit applications;
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration on adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected”.

### **Staff Comment**

- Staff do not support the use of metal roofs for relocated dwellings to Markham Heritage Estates as the most common historical roof treatment in Markham was wooden shingles. Galvanized metal roofs began to be commonly installed on rural buildings, especially barns and sheds in the early 20<sup>th</sup> century, to replace earlier cedar shingle roofs because of their durability, resistance to fire, and low cost. The increased presence of metal roofs on outbuildings is reflected in early 20<sup>th</sup> century Insurance Maps;
- The barn-like appearance of the garage make it a suitable candidate for a metal roof given the historical precedence for such a treatment while the limited visibility of the proposed roofing material limits its impact on adjacent heritage properties. Further, there are no adjacent accessory buildings with a metal roof, avoiding a clustering of buildings with the same roofing treatment;
- As demonstrated by the image in Appendix B of this memo, the garage associated with 22 David Grohn Circle, rather than the subject property, serves as the view terminus when looking eastwards from the intersection of Heritage Corners Lane and David Grohn Circle. The roof profile of the garage with a front facing gable will further limit visibility of the proposed metal roof when viewed from the public realm;
- Metal roofs have been supported for the following accessory buildings or additions on properties in Markham Heritage Estates:

- In 2006, a salvaged metal roof was approved by Heritage Markham, for the roof of the addition to the Joshua Miller House at 10 Heritage Corner's Lane, because of its resemblance to an agricultural shed and its limited visibility from the street;
- In 2020, a metal roof was supported for the addition at 8 David Gohn Circle;
- Metal roofs have been approved for the garage/outbuildings at 12 David Gohn Circle and 5 and 7 Heritage Corners Lane.
- Based on the above, Staff are of the opinion that the proposed installation of a galvanized metal roof will not have an adverse impact on the described cultural heritage value of either the subject property or adjacent heritage properties. As such, staff have no objection to the installation of a galvanized metal roof on the garage provided that the finish and profile closely matches that of historical metal roofs found within Markham.

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

THAT Heritage Markham has no objection from a heritage perspective to the installation of a galvanized metal roof on the accessory building at 24 David Gohn Circle provided that the finish and profile closely matches that of historical metal roofs found within Markham;

AND THAT Heritage Section staff be delegated final review of the Minor Heritage Permit application to install metal roofing at 24 David Gohn Circle

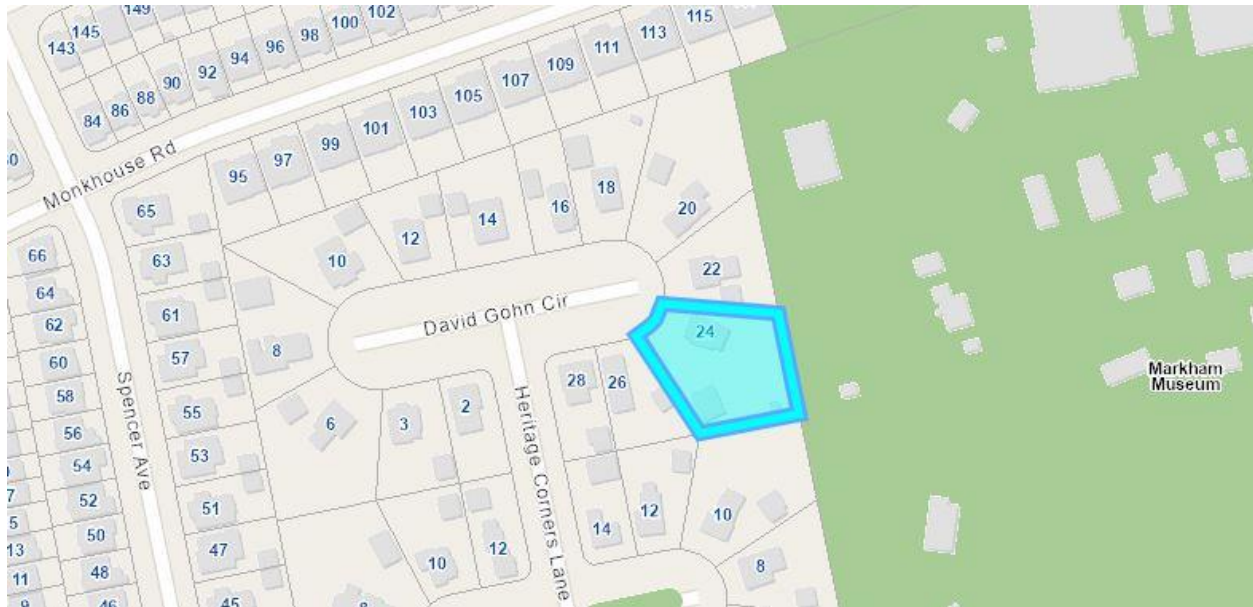
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#### **ATTACHMENTS:**

Appendix 'A'	Location Maps
Appendix 'B'	Images of the Subject Property
Appendix 'C'	By-law No. 13-1999

## Appendix 'A'

### Location Map



*The subject property outlined in blue (Source: City of Markham)*

## Appendix 'B'

### *Images of the Subject Property*

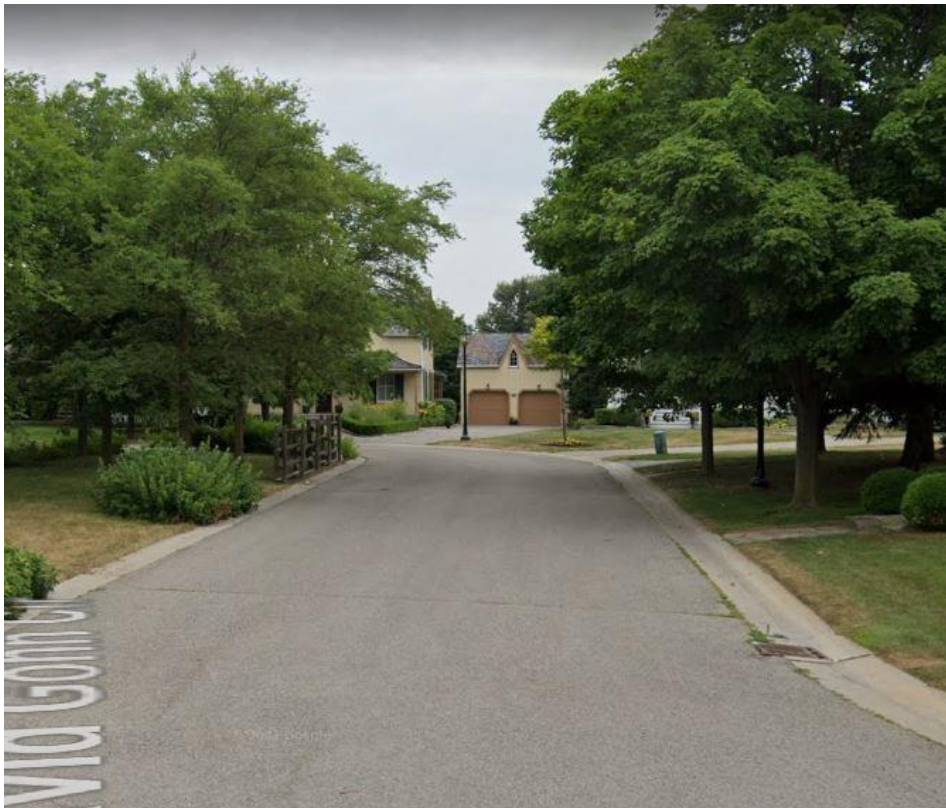


*Aerial Image of the subject property (Source: Google)*





*The primary (west) elevation of the subject property as seen from David Grohn Circle (Source: Google)*



*Looking eastwards from the intersection of Heritage Corners Lane and David Grohn Circle (Source: Google)*

## **Appendix ‘C’**

*By-Law No. 13-1999*

February 9, 1999

Mr. Joseph Kovac and Ms. Denise Robichaud  
24 David Gohn Circle  
Markham, Ontario  
L6E 1A7


Dear Mr. Kovac & Ms. Robichaud:

Re: By-law 13-1999 - To Designate a Certain Property  
as being of Historic and/or Architectural Value  
or Interest (The David Leek Sr. House -  
24 David Gohn Circle) File: 16.11.3

This will advise that Council, at its meeting held January 26<sup>th</sup>, 1999 passed By-law 13-1999 to designate "The David Leek Sr. House", 24 David Gohn Circle, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,



Janice Harrison  
Manager, Secretariat Services

JH/jik

Encl.

c: The Ontario Heritage Foundation  
Mr. Regan Hutcheson, Manager, Heritage Planning





<p><b>FOR OFFICE USE ONLY</b></p> <p>Number <b>U1333475</b></p> <p><b>CERTIFICATE OF RECEIPT</b></p> <p><b>YORK REGION</b> 99 FEB -1 13 19 No. 65 <b>NEWMARKET</b> Asst. Dep. Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 5 pages
	(3) Property Identifier(s) <b>03060-0027</b>		Block Property Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document <b>APPLICATION TO REGISTER BY-LAW NO. 13-1999</b>		
	(5) Consideration <b>NIL</b> Dollars \$		
	(6) Description <b>Lot 25 Plan 65M-2761 Town of Markham Regional Municipality of York</b>		
Additional: See Schedule <input type="checkbox"/>		(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
(8) This Document provides as follows:  <p style="text-align: center;">THE CORPORATION OF THE TOWN OF MARKHAM, being interested in the above lands, hereby applies to register By-law No. 13-1999 passed on the 26th day of January, 1999, a copy of which is hereto annexed, on the above lands for the purpose of designating a certain property as being of Historic and/or Architectural Value or Interest.</p> <p style="text-align: right;">Continued on Schedule <input type="checkbox"/></p>			
(9) This Document relates to instrument number(s)			
(10) Party(ies) (Set out Status or Interest) Name(s) <b>THE CORPORATION OF THE TOWN OF MARKHAM BY ITS AGENT</b>		Signature(s) <i>Cathy Wyatt</i> <b>CATHY WYATT</b>	Date of Signature Y M D <b>1999 01 28</b>
(11) Address for service <b>101 Town Centre Boulevard, Markham, Ontario L3R 9W3</b>			
(12) Party(ies) (Set out Status or Interest) Name(s)		Signature(s)	Date of Signature Y M D
(13) Address for Service		(14) Municipal Address of Property  <b>not assigned</b>	
(15) Document Prepared by:  <b>Town of Markham (Legal) 101 Town Centre Boulevard Markham, Ontario L3R 9W3</b>		Fees and Tax Registration Fee	



## BY - LAW

13-1999

A by-law to designate a certain property as being of  
Historic and/or Architectural Value or Interest  
The David Leek Sr. House, 24 David Gohn Circle

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Joseph Paul Kovac  
Denise Marie Robichaud  
24 David Gohn Circle  
Markham, Ontario  
L6E 1A7

and upon the Ontario Heritage Foundation, notice of intention to designate The David Leek Sr. House, located at 24 David Gohn Circle, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:  
  
The David Leek Sr. House  
24 David Gohn Circle  
Town of Markham  
The Regional Municipality of York
2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
26TH DAY OF JANUARY, 1999.

BOB PANIZZA, TOWN CLERK

DON COUSENS, MAYOR

I, B. PANIZZA, TOWN CLERK OF THE  
TOWN OF MARKHAM, CERTIFY THAT  
THE ATTACHED IS A TRUE COPY.

## **SCHEDULE 'A' TO BY-LAW 13-1999**

In the Town of Markham in the Regional Municipality of York, property description as follows:

Lot 25, Plan 65M-2761

MARKHAM

# SCHEDULE 'B' TO BY-LAW 13-1999

## STATEMENT OF REASONS FOR DESIGNATION

The David Leek House is recommended for Designation under Part IV of the Ontario Heritage Act because of its architectural and historical significance.

### Historical Reasons

In its original location on Lot 10, Concession 2, the David Leek house was well set back from Bayview Avenue on German Mill's Creek. Early land records show that the patent on all 200 acres of the property was taken out in 1807 by Peter Piney who immediately sold it to Ezekiel Benson. In 1809 the West 1/2 was sold to James Johnson who held it until 1818 when he sold it to Benjamin Hoshel who in turn sold it immediately to David Leek. In 1851 David Leek Sr. died and willed the property in 2 separate parcels to his sister Elizabeth Gates ( 50 acres ) and to John Ireland ( 45 ) acres. But in 1852 and 1853 they both sold their parcels to Jacob Munshaw. In 1865 Jacob Munshaw sold the property to Caroline Hoshel.

The McPhillip's 1853-54 map of Markham Township shows Jacob Munshaw on the West 1/2 of Lot 10 with a house and barn on the property. The York County Atlas map 1878 shows Mrs. Hoshel ( Hosiel ) as the owner with a house and orchard.

The 1851 and 1861 census data show residents only in the East 1/2 of Lot 10 but the 1881 census does show Caroline Hoshel living on the West 1/2 with her 6 children and a farm labourer.

David Leek is shown in Walton's 1837 Commercial Directory and register for the City of Toronto & Home District. In the 1846-7 Brown's Directory of Toronto City & Home District, David Lick Senr ( David Leek Senior ) appears and again in the 1850-51 Rowsell's Directory of Toronto & County of York. In the 1882 Directory, Caroline Hoshel is shown as the owner of the property.

Since David Leek is listed on the site in the 1837, 1846-47 and 1850-51 Directories, it is assumed that he built the house c. 1840.

The Leek ancestors were Lutherans who originated in the Rhine Palatinate and settled in Johnstown New York. David Leek came to Markham prior to 1813 and his brothers came about 10 years later. The corner of Leslie St. and 16th Avenue became known as Leek's Corners. The Leek's ( David Jr., Daniel and their families ) became active in the Headford Methodist Episcopal Church which was first known as Leek's chapel. David Leek Sr. was a trustee of the Thornhill Wesleyan Methodist Church whose congregation dates back to 1808.

In 1993, as a result of Highway # 407 construction, the David Leek Senior House was relocated to 24 David Gohn Circle.

### Architectural Reasons

The David Leek Senior House, built c.1840, is a two storey Second Empire house. Prior to its relocation in 1993, the house consisted of two separate self-contained units with entrances facing Bayview Avenue. The house was subsequently re-configured into a single dwelling i.e. with one main entrance. The house is clad in shiplap siding and is of frame construction. The original and earliest portion of the house was a plank-on-plank, probably 1 1/2 storey, Ontario vernacular style farmhouse with a tail on the south side, a gable roof, facing north. The mansard roof was added later.

The present day front facade is symmetrical with 3 bays on the first storey under the porch and 2 bays on the second. The windows are 2/2 on the first storey and 2/2 on the second. All windows have wooden frames and sills.

The North facade has three bays on the first storey and two on the second. The East facade has four bays on the first storey and one on the second. The South facade has five bays on the first storey and three on the second.

The David Leek house is significant as one of the few remaining examples of the Second Empire style in Markham.