



Report to: Special Council

Meeting Date: November 22, 2022

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**SUBJECT:** Request for Demolition - Storry-Appleton Barns and Non-Heritage House, Garage and Shed, 10504 Kennedy Road, Ward 6  
File: DP 22 256887

**PREPARED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

**REVIEWED BY:** Stephen Lue, Senior Development Manager, ext. 2520

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**RECOMMENDATION:**

- 1) THAT the December 12, 2022, report titled, “Request for Demolition – Storry-Appleton Barns and Non-Heritage House, Garage and Shed, 10504 Kennedy Road, Ward 6, File: DP 22 256887”, be received;
- 2) That the Heritage Markham Committee recommendation to not support the demolition and to explore other opportunities to conserve the Barns, be received as information;
- 3) THAT Council supports the proposed demolition of the existing structures located at 10504 Kennedy Road, subject to the owner advertising the barn structures for salvage or relocation for two weeks in the local newspaper or appropriate social media and that as part of a future development application, the history of this site be commemorated through the provision and installation of an interpretive plaque;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

<b>PURPOSE:</b>
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This report recommends that Council support the proposal by the property owner, Angus Glen Farms (2011) Ltd (the “Owner”) to demolish the six structures located at 10504 Kennedy Road (the “Property”).

**BACKGROUND:**

**The Property is on the Markham Register of Property of Cultural Heritage Value or Interest (the “Register”)**

The Property is not individually designated or part of a heritage conservation district, but is listed on the Register. The *Ontario Heritage Act* (the “Act”) allows a property that has not been designated, but that the municipal Council believes may have cultural heritage value or interest, to be placed on the Register. This is commonly referred to as listing.

**The Owner proposes to demolish six structures on the Property**

The Owner submitted an application to the City’s Building Department seeking permission to demolish six buildings on the property, including a one-storey brick dwelling and a detached one-storey garage both constructed circa 1953, a shed, two historic barns (a smaller gabled roof barn possibly dating from the mid-19<sup>th</sup> century and a larger gambrel roof barn likely construction between 1890-1920), and another building identified as an uninsulated barn constructed in 1951 that may actually be an earlier historic driveshed.

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The historic accessory buildings are all that remains of a 19<sup>th</sup> century farmstead after the 19<sup>th</sup> century brick farmhouse was demolished and replaced with the existing brick dwelling in the 1950's. Research on the barns is found in Appendix "C".

**The Property was identified as a cultural heritage resource in the secondary plan studies**

The City's Official Plan designates the Property "Future Neighbourhood" area and is described as one component of Markham's strategy to accommodate forecasted growth to 2031. The Property is one of the six cultural heritage resources noted in the draft Angus Glen Secondary Plan (currently under appeal at the Ontario Land Tribunal). A portion of the Property containing the buildings is identified for future "mixed use mid-rise" development in the Angus Glen Block Community Design Plan (See Appendix "D").

**Heritage Markham Committee ("Heritage Markham") does not support the removal of the historic barns**

As the Property is listed on the Register, review by Heritage Markham is required and consideration by Council is necessary. Heritage Markham reviewed the request for demolition of the buildings on October 12, 2022, and objects to the demolition of the barn structures, but has no concern with the removal of the dwelling, garage, and small shed (See Appendix B).

**OPTIONS/ DISCUSSION:**

**The Act requires the Owner to provide Council with at least 60 days notice of their intention to demolish or remove a listed building**

The required notice of proposed demolition was submitted to the City by the Owner and a Receipt of Notice of Demolition was sent to the Owner. If Council opines that the Property is of cultural heritage value, a Notice of Intention to Designate must be approved, which would initiate the designation of the Property under Part IV of the Act and prevent the demolition from proceeding.

**Heritage Section Staff support and recommend the proposed demolition of the six buildings on the Property subject to conditions**

Although Heritage Section 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. As an example, demolition of barns was permitted on lands directly across the road from this Property at the "Forsythe Family Farms" located at 10539 Kennedy Road. Based on past practice, historic residences have the most potential for successful incorporation into proposed new development.

In consultation with the Owner as per Heritage Markham's recommendation, withdrawal of the demolition application related specifically to the barns to explore opportunities for their conservation was not supported.

Therefore, Staff recommend that Council support the demolition permit application and that the Owner advertise the barn buildings for relocation or salvage in the local

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newspaper and appropriate social media sites for at least two weeks in an effort to divert historic building material from becoming landfill. Staff also recommend that as part of a future development application for the Property, the history of this site be commemorated through the provision and installation of an interpretive plaque (Markham Remembered), in a publicly visible location.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

**RECOMMENDED BY:**

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Darryl Lyons, M.C.I.P., R.P.P.

Acting Director, Planning and Urban Design

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Arvin Prasad, M.C.I.P., R.P.P.

Commissioner of Development Services

**ATTACHMENTS:**

Figure 1: Location Map

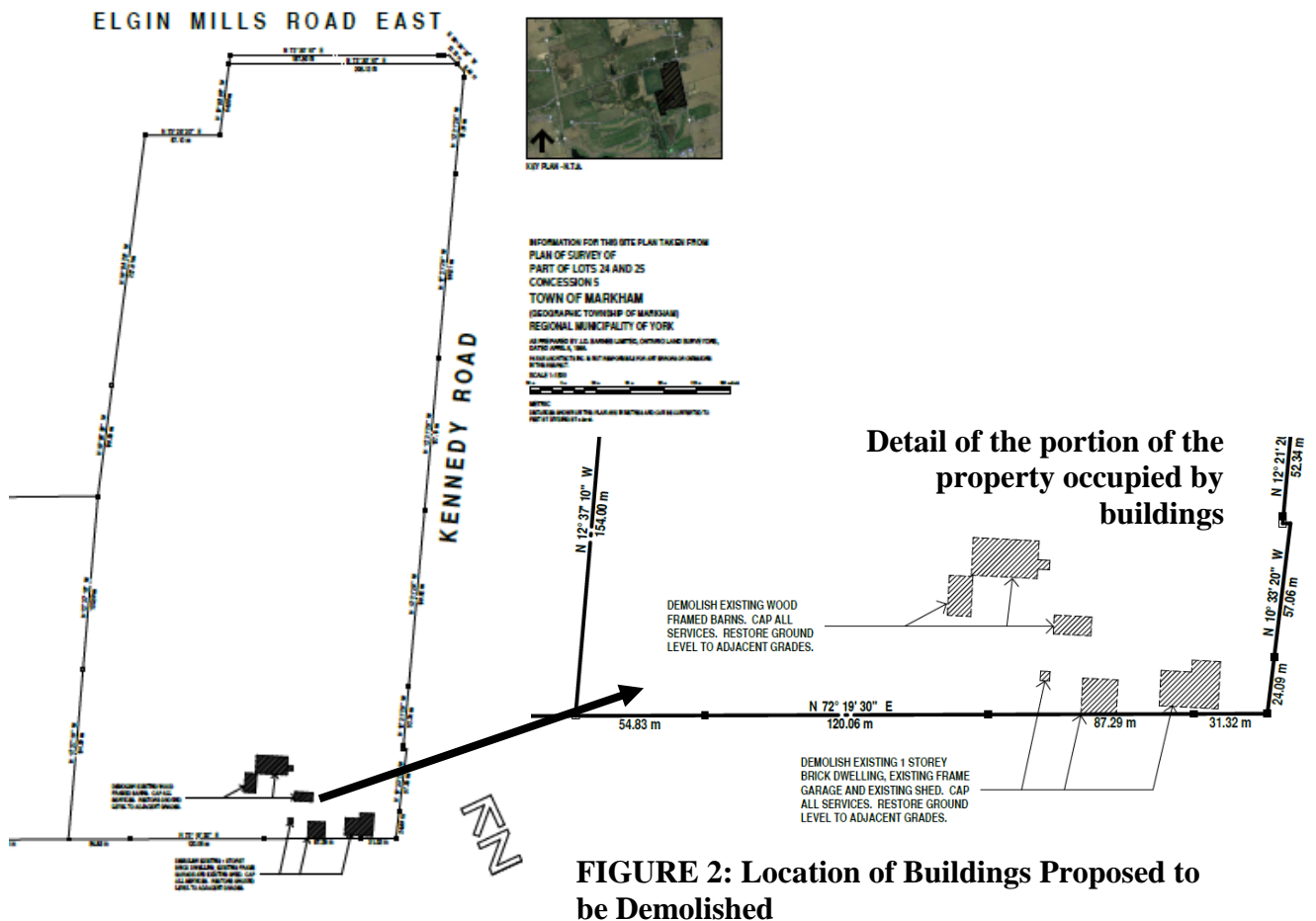
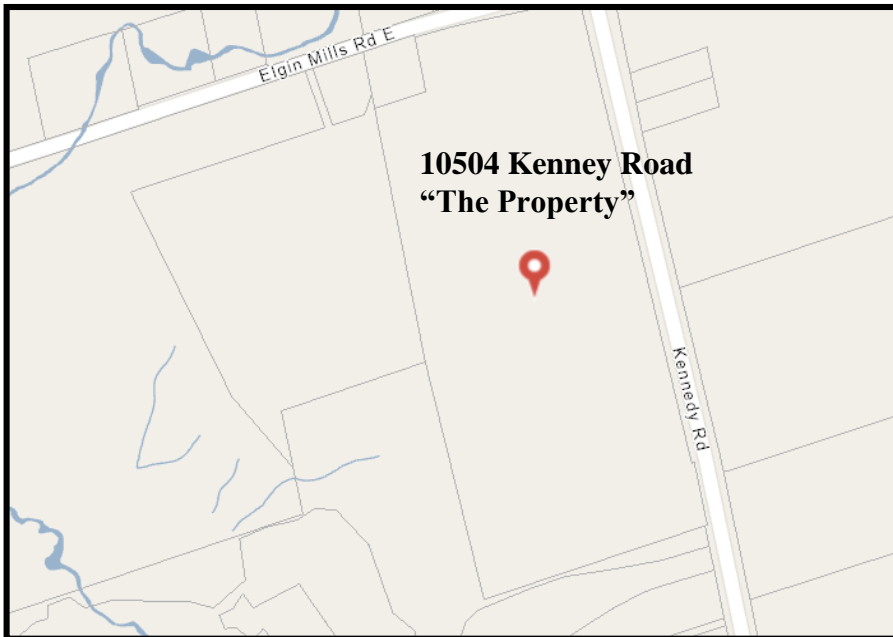
Figure 2: Site Plan - Location of Buildings Proposed to be Demolished

Appendix 'A' Photographs

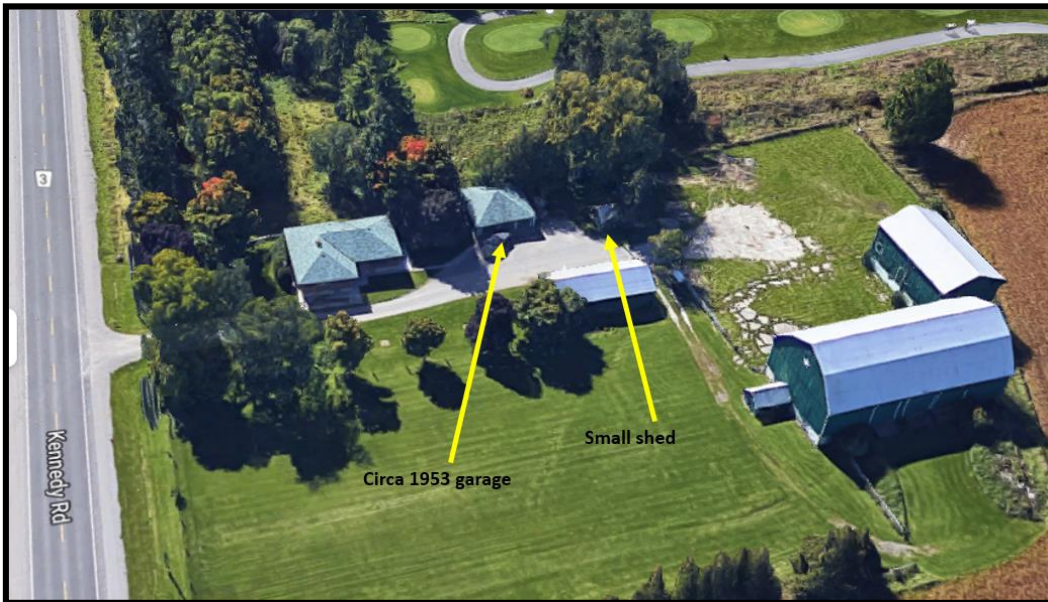
Appendix 'B' Heritage Markham Extract

Appendix 'C' Property Research

Appendix 'D' Angus Glen Block Community Design Plan

**FIGURE 1: LOCATION MAP**

## APPENDIX 'A': Photographs



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**APPENDIX ‘B’**

**HERITAGE MARKHAM  
EXTRACT**

Date: October 18, 2022

To: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.2 OF THE TENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON OCTOBER 12, 2022

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**6.2 DEMOLITION PERMIT APPLICATION**

**PROPOSED DEMOLITION OF THE STORRY-APPLETON BARNs AND  
NON-HERITAGE HOUSE, GARAGE AND SHED  
10504 KENNEDY ROAD (16.11)**

FILE NUMBER:  
DP 22 256887

Extracts:

R. Hutcheson, Manager, Heritage Planning  
P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, advised that the owner of 10504 Kennedy Road has submitted an application to demolish 6 buildings on the property, including a brick one-storey dwelling, a detached one-storey garage, a shed, two historic barns, and an uninsulated barn. Mr. Wokral noted that the one-storey dwelling dated from the mid-twentieth century and replaced the previous dwelling dating from the mid-nineteenth century.

Evelin Ellison provided a deputation in opposition to the historical barns being demolished. Ms. Ellison advocated for the protection and conservation of the barns, and encouraged their adaptive reuse possibly as part of future development of the property, such as converting a barn into an indoor playground. Ms. Ellison noted that demolishing the barns would be a loss of Markham’s agricultural heritage.

The Committee discussed the following relative to the proposed demolition of the Storry-Appleton Barns located at 10504 Kennedy Road:

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- Supported the adaptive reuse of the barns for other uses, such as a small grocery store or indoor playground if in good condition;
  - Noted that *Ontario's Building Code* may make it challenging for the Applicant to re-purpose the barns;
  - Suggested speaking with the Applicant who has been cooperative in the past on other matters to see if they would consider repurposing the barns for other uses either on-site or within the overall development;
  - Suggested that the height of the barns may encourage developers to seek permission for higher heights of future dwellings if the barns remain on the subject lands;
  - Displayed examples of barns that have been re-purposed for various uses;
  - Expressed concerned that permitting the barns to be demolished will set precedent for the future loss of barns in the future urban area.

Staff provided the following responses to inquiries from the Committee:

Mr. Wokral noted that the applicant has submitted an application to obtain a demolition permit and that Council is required to respond within the 60 days if designation of the property under Part IV of the *Ontario Heritage Act* is to be pursued. Mr. Wokral advised that the Applicant would need to agree to extend the timeframe the City has to make a decision on the demolition permit, or withdraw their application for the demolition permit to allow for Staff to determine the condition of the barns. Mr. Wokral advised that staff could also prepare a report to Council requesting that the barns be designated as a significant cultural heritage resource, as noted above.

Regan Hutcheson, Manager, Heritage Planning, clarified that the 60 days Council has to make a decision on a demolition permit starts from the day Heritage Staff confirms receipt of the Ontario Heritage Act application. Mr. Hutcheson advised that the Applicant has not expressed any interest in developing the subject lands at this time, and that the demolition request anticipates the Council-approved planning framework for the “future neighbourhood” area that envisions mid-rise buildings on the subject lands.

Recommendations:

**THAT Heritage Markham does not support the demolition of the Storry-Appleton Barns, located at 10504 Kennedy Road at this time; and,**

**THAT Heritage Markham request that the Applicant withdraw their demolition application, or provide staff with additional time to conduct a site visit to assess the condition of the Storry-Appleton Barns and report back to the Heritage Markham Committee; and,**

**THAT Heritage Markham has no objection to the demolition of the house, shed, and garage located at 10504 Kennedy Road; and,**

**THAT Heritage Markham recommends that staff work with the Applicant to look at other opportunities to conserve the Storry-Appleton Barns.**

**Carried**



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## APPENDIX ‘C’: Property Research

### **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 1<sup>st</sup> 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. The 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 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 'D': Angus Glen Block Community Design Plan**