



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: February 8, 2023

SUBJECT: Proposed Demolition of the Clayton Schoolhouse
11172 Warden Avenue
DP 23 110974

Property/Building Description: Clayton Schoolhouse S.S. No. 12, constructed 1874
Use: Residential
Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application Proposal

- The City has received a demolition permit to demolish what remains of the structure following a fire that occurred on December 25, 2022.

Background

- The Clayton schoolhouse had been converted to a residence with a two storey modern rear addition;
- The Christmas day fire destroyed most of the home, but left the original stone foundation and triple wythe brick walls of the 1874 schoolhouse intact;
- Following the fire, an onsite meeting was held on January 10th including the property owner, a representative of the insurance company, a structural engineer, a contractor hired by the insurance company, a demolition contractor and a City building inspector and heritage planning staff;
- Based on the findings of two different engineering reports provided immediately after the fire indicating that the brick walls were sound and stable at the time of inspection, but vulnerable to the elements, and at risk of falling unless braced, Heritage staff recommended that the remaining brick walls be retained so that the heritage building component could be restored to its original appearance as part of a reconstructed dwelling. Heritage Staff also indicated that they had no objection to the removal of what was left of the modern two storey rear addition and deck located on the north of the school house;
- It was agreed by those in attendance that the demolition permit would be scoped to only propose demolition of the non-heritage portions of the building in order to facilitate

removal of debris that had fallen into the basement of the schoolhouse so that a more thorough examination of the structural integrity of the foundation could be conducted, and to help determine the cause of the fire;

- At this point in time, the demolition permit has not yet been scoped to only propose demolition of the non-heritage portions of the building;

Staff Comment

- Based on the engineering reports provided immediately after the fire and the verbal opinion of the structural engineer at the site meeting that there were no visible indications that the foundation had suffered any damage, staff recommends that Heritage Markham not support any demolition permit that includes the remaining brick walls of the Clayton Schoolhouse at 11172 Warden Avenue, so that it may be restored to its original appearance.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support any demolition permit proposing to demolish the remaining solid brick walls of the Clayton Schoolhouse at 11172 Warden Ave.;

AND THAT Heritage Markham has no objection to the demolition of what remains of the modern two storey rear addition or the deck located on the north side of the schoolhouse.

Attachments

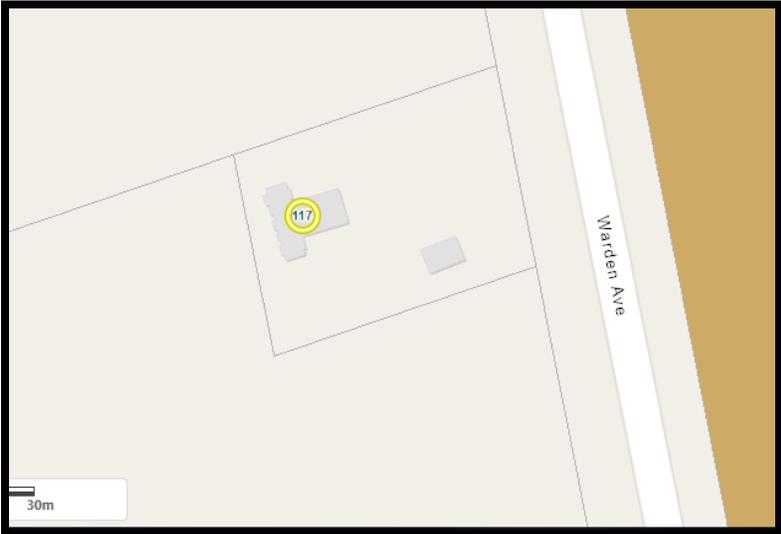
Appendix A- Location Map

Appendix B- Photograph of the Clayton School House

Appendix C-Photograph of the remaining solid brick walls of the schoolhouse

File: 11172 Warden Ave.

Appendix A- Location Map



Appendix B- Photograph of Clayton Schoolhouse S.S. No. 12



Appendix C- Photograph of the Clayton Schoolhouse after the December 25, 2022 fire



View of East (Primary-Front) Facade



View looking at south wall



View of interior of north wall