



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: March 8, 2023

SUBJECT: Intention to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value or Interest
10508 Warden Avenue (“Sanderson House”) c1920

FILE: 23 110995 DP

Property/Building Description: One-and-a-half storey dwelling and agricultural outbuildings constructed between 1920 and 1969 as per MPAC records

Use: Dwelling

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The City has received a demolition permit to remove the existing dwelling along with three sheds and a garage on the property municipally known as 10508 Warden Avenue (the “subject property”).
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have also been submitted for the subject property to permit the construction of a mixed-use community (refer to 22 265291 PLAN). As part of the application package, the applicant included a Heritage Impact Assessment (“HIA”) prepared by Vincent J. Santamaura, Architect Inc. which evaluated the cultural heritage value of the subject property.

Background

- **Context** - The subject property is located on the east side of Warden Avenue between Major Mackenzie Drive to the south and Elgin Mills Road to the north, and contains a one-and-a-half storey dwelling along with a series of agricultural accessory buildings;
- **Historical Information** - Census records for 1851 and 1861 indicate John Perkins, a Canadian-born farmer, resided in a one storey frame house on the property along with his wife Martha and their children, and several of the Trudgeon children from Martha’s previous marriage. Tremaine’s map of 1860 shows the Perkins-Trudgeon house near the

north-east corner of the property. The property was purchased by Lovilla Wilhelmina Sanderson, wife of Robert Sanderson. Based on the architectural style and location of the existing house, it appears that the former Perkins-Trudgeon House was replaced by the Sandersons with a new dwelling placed centrally on the lot frontage. The property remained in the ownership of the Sanderson family until 1953.

- Currently residential intensification is occurring and lands adjacent to the subject property through the introduction of new mixed-use communities.

Legislative and Policy Context

Ontario Heritage Act

- As per Section 27 (9) of the *Ontario Heritage Act* (the “Act”), an owner wishing to demolish a property listed on a Municipal Register must give the council of the municipality at least 60 days notice in writing of their intention to demolish or remove the building. As has occurred in this instance, “notice” can include submission of a demolition permit application;
- The council of the municipality has 60 days following receipt of the intention to demolish to render a decision as to whether to designate the property under Part IV of the Act, or to consent to its removal. If council fails to make a decision within the prescribed time frame, the council shall be deemed to have consented to the demolition of the listed property. For the purposes of this 60 day timeline, the City acknowledged February 14, 2023 as the date of receipt for the notice of intention to demolish;
- As noted above, the subject property is listed on the Markham Register of Property of Cultural Heritage Value or Interest. Note that “listing” a property as provided for by Section 27 (3) of the Act does not necessarily mean that the property is municipally-considered to be a significant cultural heritage resource, rather it provides a mechanism for the municipality to be alerted of any application to demolish the on-site structure(s), and provides time for evaluation of the property for potential designation under Part IV of the Act.

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains polices concerning cultural heritage resources. The following are relevant to the proposed demolition of 10508 Warden Avenue:
- Concerning the identification and recognition of ***cultural heritage resources***, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of ***cultural heritage resources*** for inclusion in the ***Register of Property of Cultural Heritage Value or Interest*** and/or for individual property designation, by utilizing the criteria for determining ***cultural heritage*** value or interest established by provincial regulation under the *Ontario Heritage Act* and criteria included in Markham’s *Heritage Resources Evaluation System*.*

- Concerning the protection of ***cultural heritage resources***, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any **significant cultural heritage resource** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

Berczy Glen Secondary Plan

- Heritage Markham provided comment on the Berczy Glen Secondary Plan on December 13, 2017 where it was noted that the subject property was identified as one of four cultural heritage resources to be included in the Secondary Plan. The Committee recommended that the Plan be revised to include appropriate heritage policies and to identify the four heritage resources;
- Heritage Markham reviewed a building evaluation for the subject property on March 14, 2018 based upon a major research project undertaken for properties in the Berczy Glen Secondary Plan area. This is further expanded upon in the staff comment section;
- The Berczy Glen Secondary Plan has been approved. The cultural heritage policies in Section 5.4 include:
 - *The City’s objective is to conserve, enhance and restore significant cultural heritage resources including built heritage resources, archaeological resources or cultural heritage landscapes that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.*
 - *It is the policy of Council:*
 - 5.4.1 That consideration of cultural heritage resources within the Berczy Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.*
 - 5.4.3 That the retention and/or relocation of cultural heritage resources where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.*
 - 5.4.4 To ensure that development of a significant cultural heritage resource itself, or development on adjacent lands is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, according to policy 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating cultural heritage resources where required shall be outlined in the Community Design Plan.*

Staff Comment

Ontario Regulation 9/06 Evaluation

- The subject property was evaluated using Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest” in accordance with the above-

referenced OP policy. This regulation, introduced by the Province in 2006 and revised in 2023, provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two (2) of the 9/06 criteria to warrant designation under Part IV of the Act;

- Based on research undertaken in support of the Ontario Regulation 9/06 evaluation for the subject property, it is the position of Heritage Section staff (“Staff”) that the subject property has minimal *design/physical value, historical/associative value* and *contextual value*. The 9/06 evaluation as included within the HIA came to a similar conclusion;
- For a copy of the evaluation using Ontario Regulation 9/06, please see Appendix ‘C’ of this memo.

Markham’s Heritage Resources Evaluation System

- The subject property was evaluated using Markham’s Heritage Resources Evaluation System in 2018. It was the opinion of Staff and the Building Evaluation Sub-Committee of Heritage Markham that the subject property should be classified under ‘Group 3. This position was affirmed by the Heritage Markham Committee at its meeting on March 14, 2018 as part of a larger report on “North Markham Planning District (Future Urban Area) – Heritage Building Evaluations”. Staff continue to support the classification of the subject property under ‘Group 3’ (refer to Appendix ‘E’ for the Research Report on the subject property);
- This evaluation system, adopted by the City in 1991 to offer more context-specific criteria for the assessment of potential significant cultural heritage resources, has a point-based property classification system consisting of three tiers (Group 1, 2 and 3). It is a complementary evaluation system to Ontario Regulation 9/06 to which it predates.
- The City’s Group 1, 2 and 3 classifications are defined as follows (for a description of the typical guidance associated with each Group, please see Appendix ‘D’ of this memo).
 - **Group 1**
Those buildings of major significance and importance to the Town and worthy of designation under the Ontario Heritage Act.
 - **Group 2**
Those buildings of significance and worthy of preservation.
 - **Group 3**
Those buildings considered noteworthy.
- The City’s Evaluation System guidelines also indicate the following:
 - It should also be noted that the designation or demolition of a building should not be based solely on the results of this rating and classification exercise. There may be exceptions, for example where a building may possess one specific historical attribute of great significance, but otherwise receives a low rating. While the evaluation criteria and classification system will provide a valid guideline for both staff and Council, the Town (now City) should retain the option to make exceptions when necessary.

Suggested Recommendation for Heritage Markham

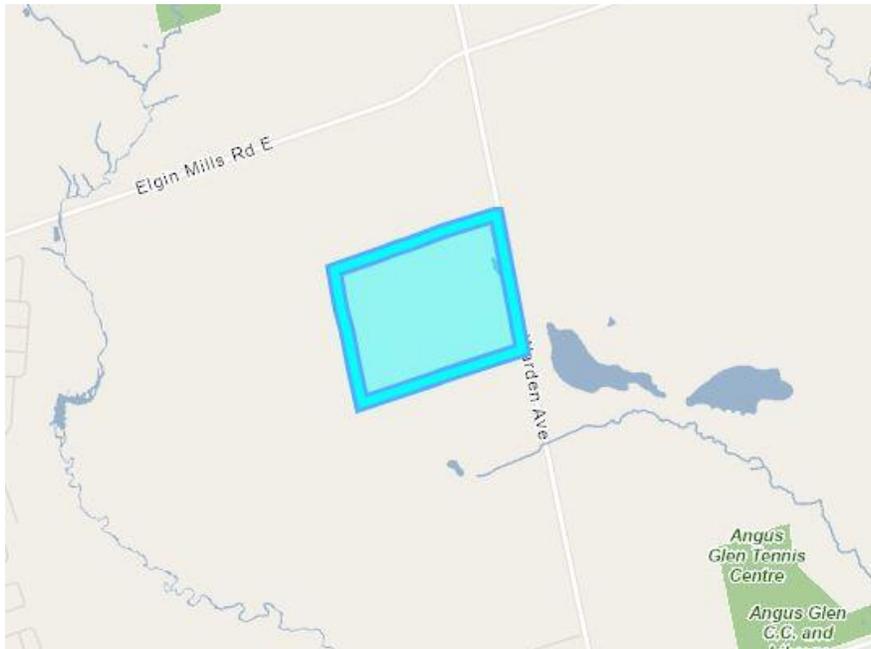
THAT Heritage Markham finds that 10508 Warden Avenue is not a significant cultural heritage resource and has no objection to demolition of the on-site buildings subject to the advertising of the existing buildings on site for relocation or salvage by others.

ATTACHMENTS:

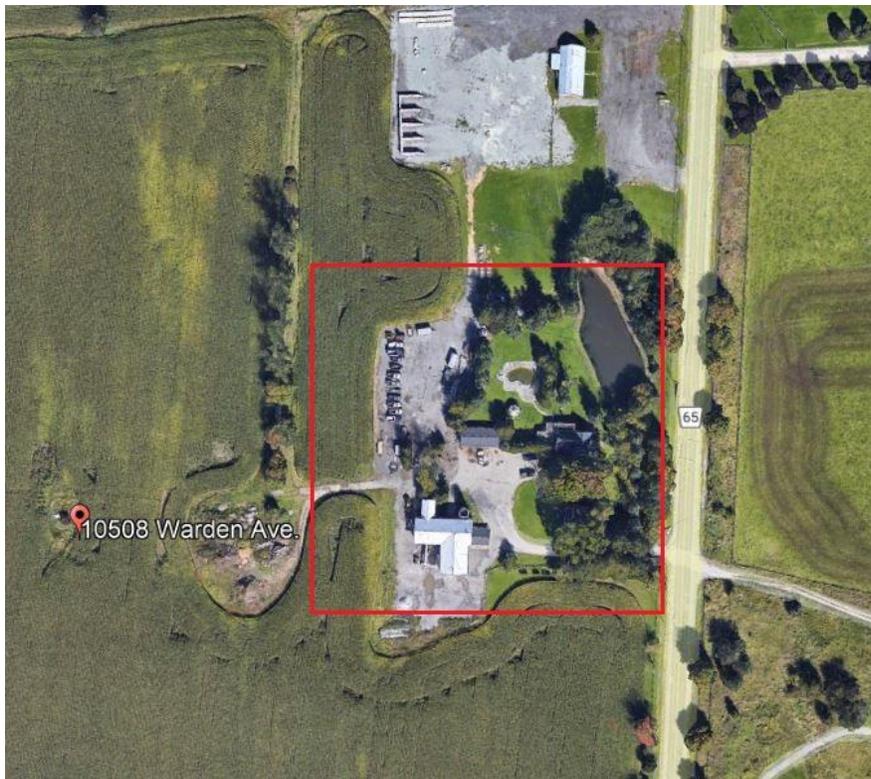
Appendix 'A'	Property Map
Appendix 'B'	Photographs of the Subject Property
Appendix 'C'	Ontario Regulation 9/06 Evaluation
Appendix 'D'	Markham's Heritage Resources Evaluation System
Appendix 'E'	Research Report for the 10508 Warden Avenue

Appendix 'A'

Property Map and Aerial Image of the Subject Property



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



The buildings on the subject property are indicated in red (Source: Google)

Appendix 'B'

Photographs of the Subject Property



East (primary) and south elevations of the dwelling on the subject property (Source: HIA)



North and west elevations of the dwelling on the subject property (Source: HIA)

Appendix 'C'

Ontario Regulation 9/06

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

Staff Comment: The subject property does not contain any buildings that are remarkable in their design, craftsmanship or construction method. The existing dwelling is not readily classifiable as a coherent architectural style, and instead appears to combine a number of disparate design elements. The overall form of the building resembles a Gothic Revival farmhouse with its steeply pitched roof and centrally-placed dormer, but the proportions of those elements, as well as the application of neo-classical detailing within the dormer, are unusual for this architectural style. The early twentieth century construction date is also unusual as this style was most prevalent in the mid-nineteenth century.

A series of unsympathetic alterations appear to have been made including the removal of the original windows along the east (primary) elevation and the enlargement of those openings, along with an extension of the roofline and front porch in manner reminiscent of the Arts & Crafts

style. The accessory buildings which include barns and sheds of various dates of construction, along with a five-car garage, are also of limited design value.

Regarding the historical significance of the property, the research undertaken independently by Heritage Section staff and the applicant's heritage consultant do not reveal any remarkable associative value with a person or event important to the community. Further, while the subject property is physically, functionally, visually or historically linked to its surroundings (as all buildings are), it is not singularly important in maintaining a connection to, or legibility of, Markham's agricultural character (both former and existing), and as such is not of contextual significance.

Finally, the diminutive scale of the existing dwelling, and its limited visibility from the street, do not make it a landmark. The accessory buildings are also not considered to be landmarks given their ubiquity within the portions of the city that remain in agricultural use, and for their generally utilitarian character.

Appendix ‘D’

Markham’s Heritage Resources Evaluation System

GROUP 1

- *The designation of the building pursuant to the Ontario Heritage Act will be pursued.*
- *Every attempt must be made to preserve the building on its original site.*
- *Any development proposal affecting such a building must incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit will typically be required to ensure the protection and preservation of the building.*

GROUP 2

- *The designation of the building pursuant to the Ontario Heritage Act will be encouraged.*
- *The retention of the structure in its existing location is encouraged.*
- *Any developed proposal affecting such a structure should incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit may be required to ensure the protection and preservation of the building.*

GROUP 3

- *The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not be initiated by the Town.*
- *Retention of the building on the site is supported.*
- *If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.*

Appendix 'E'

Research Report for 10508 Warden Avenue

HERITAGE MARKHAM
EXTRACT

file
- by Address
- and "North District" file

DATE: March 22, 2018

TO: R. Hutcheson, Manager of Heritage Planning
C. Jay, North District Manager

EXTRACT CONTAINING ITEM #7 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 14, 2018.

7. **Heritage Building Evaluations,
North Markham Planning District (Future Urban Area) (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
C. Jay, North District Manager
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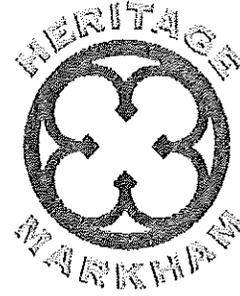
Recommendation:

That the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

- 3151 Elgin Mills Road (Group 2);
- 4075 Elgin Mills Road (Group 2);
- 10725 Kennedy Road (Group 2);
- 4638 Major Mackenzie Drive, (Group 2); and
- 10508 Warden Avenue (Group 3); and,

That the City's North Markham Planning District Manager be advised of the results of the research and classification.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 14, 2018

SUBJECT: HERITAGE BUILDING EVALUATIONS
North Markham Planning District (Future Urban Area)
Heritage Building Evaluations

Background:

- Heritage Markham reviewed and commented on three draft Secondary Plans within the North Markham Planning District (previously referred to as the Future Urban Area) at the February 14, 2018 meeting. This included the Berczy Glen, Angus Glen and Robinson Glen Secondary Plans that have been submitted by the developer group for the City's consideration.
- The Secondary Plan areas contain built cultural heritage resources, including properties individually designated under Part IV of the Ontario Heritage Act and properties listed on the *Markham Register of Property of Cultural Heritage Value or Interest* that have not been designated under the Ontario Heritage Act at this time.
- Listed properties that have not been designated, but may be worthy of designation, are currently being researched. A consultant has been engaged to carry out detailed historical research at the Land Registry Office, Markham Museum and through other sources.
- Heritage Section staff is using this historical research to create research reports on each listed property to cover historical, architectural and contextual aspects of the properties, in keeping with Ontario Regulation 9/06, the province's Criteria for Determining Cultural Heritage Value or Interest.
- The Building Evaluation Sub-Committee is in the process of evaluating each listed property where the research reports have been prepared. It is anticipated that this work will be completed in the spring of 2018.
- Priority has been given to a total of 11 listed properties within the three Secondary Plans currently under review by the City.
- Listed properties in the portion of the North Markham Planning District where draft Secondary Plans have not yet been submitted will mainly be completed after the 11

priority properties, however a number of these may be done concurrently with the priority properties as time permits.

- Research and evaluation of properties not already designated under the Ontario Heritage Act will provide direction as to which listed properties should be recommended as priorities for preservation and future heritage designation within the Secondary Plan areas.
- The applicants have requested copies of the research reports for the listed properties, which will be sent to them following Heritage Markham's confirmation of the building evaluations.

Listed Properties Currently Researched and Evaluated:

- The following properties have been fully research and evaluated:

3151 Elgin Mills Road	Thomas Frisby Jr. House, c.1915	Group 2
4075 Elgin Mills Road	William Summerfeldt House, c1855	Group 2
10725 Kennedy Road	Francis Walker House, c.1850 (formerly Samuel Eakin House).	Group 2
4638 Major Mackenzie Dr.	Pingle-Brown House, c.1855/c.1940	Group 2
10508 Warden Avenue	Sanderson House, c.1920 (formerly Trudgeon House)	Group 3

- The concise research reports prepared by staff for each of these properties is attached.
- The historical names of some of the properties may differ from the information presently found on the *Register*. This is due to the in-depth research that has been undertaken. The *Register* will be updated with the new information reflecting the research.

Staff Comment:

- The City's system for evaluating cultural heritage resources was last updated in 2003. Using a scoring system that examines the historical, architectural and contextual value of each property, resulting in their classification as Group 1 (buildings of major significance and worthy of designation), Group 2 (buildings of significance and worthy of preservation and encouraged for designation), or Group 3 (noteworthy buildings worthy of designation if restored, or worthy of documentation).
- The evaluation system is a tool to assist the City in prioritizing cultural heritage resources for preservation. The designation or demolition of a building is not to be based solely on the results of this classification and rating system.
- It should be noted that a property that has received a Group 3 rating could potentially be restored to reflect its former condition through a carefully researched examination and restoration plan.

Suggested Heritage Markham Recommendation:

THAT the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

- 3151 Elgin Mills Road (Group 2);
- 4075 Elgin Mills Road (Group 2);
- 10725 Kennedy Road (Group 2);
- 4638 Major Mackenzie Drive, (Group 2); and
- 10508 Warden Avenue (Group 3)

AND THAT the City's North Markham Planning District Manager be advised of the results of the research and classification.

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RESEARCH REPORT



Sanderson House

East ¼, Lot 24, Concession 4

10508 Warden Avenue

c.1920

Historical Background:

This one and a half storey rural dwelling stands on the east quarter of Markham Township Lot 24, Concession 4, west of the historic hamlet of Victoria Square. Lot 24 was originally a 200 acre Clergy Reserve, one of a group of properties set aside by the government of Upper Canada to be used by the Church of England (Anglican Church) to generate income through leasing. Most Clergy Reserves were not available for purchase until the 1840s, by which time government reforms following the 1837 Rebellion of Upper Canada were implemented. In 1817, a lease was granted to Christian Schell, one of three brothers from New York State that came to Canada in the late 1790s and c.1800 settled in Markham Township. The intersection of Elgin Mills Road and Warden Avenue was historically known as Schell's Corners since there was a concentration of Schell families in the vicinity.

Christian Schell did not receive the Crown patent for Lot 24, Concession 5. Instead, the patents were issued on three separate parcels, to three different individuals. The west 100 acres went to Christian Henricks in 1846. The west 50 acres of the east half of Lot 24 went to Ashton Fletcher in 1848. The east 50 acres of the east half of Lot 24, where the house at 10508 Warden Avenue

stands today, was divided among two brothers John Trudgeon and William Trudgeon. John received the north portion in 1862, and William, the south in 1869.

Brothers John and William Trudgeon were the sons of Richard Trudgeon, an English immigrant, and Martha Watson. Richard Trudgeon lived on Lot 24, Concession 4 well before the Crown patents for the property were issued. Richard Trudgeon died in 1845. His widow, Martha, married John J. Perkins late in the following year, and remained on Lot 24. Census records for 1851 and 1861 indicate John Perkins, a Canadian-born farmer, resided in a one storey frame house on the property along with his wife Martha and their children, and several of the Trudgeon children from Martha's previous marriage. The family were Methodists. Tremaine's map of 1860 shows the Perkins-Trudgeon house near the north-east corner of the property.

John Trudgeon married Catherine Tipp in 1864. A few years later, John Perkins and the rest of the family relocated, eventually ending up in Victoria Square, where John Perkins operated a general store (10729 Victoria Square Blvd.) from 1872 until his death in 1895. He served as the local postmaster from 1884-1895. John and Catherine Trudgeon relocated to a property to the south of Victoria Square and in 1885, sold their portion of Lot 24 to William Trudgeon, who remained a life-long bachelor and had number of careers that included farmer, carpenter and mechanic. The 50 acre property was sold out of the family by the administrator of William Trudgeon's estate in 1901. The buyer was Lovilla Wilhelmina Sanderson, wife of Robert Sanderson. Based on the architectural style and location of the existing house, it appears that the Perkins-Trudgeon House was replaced by the Sandersons with a new dwelling placed centrally on the lot frontage. The property remained in the ownership of the Sanderson family until 1953.

Architectural Description and Stylistic Analysis:

The Sanderson House is a one and a half storey dwelling with a stucco exterior finish and an irregular plan. The centre gable and placement and proportions of the gable-end windows suggest at period of construction in the 1870s, but the steep roof pitch and front veranda design reflect an early 20th century date of construction. MPAC data provides a construction date of 1920. Other details, such as the Colonial Revival door surround in the front gable and large plate glass windows are of a more recent time period. The age of the house, due to the extent of alterations, is difficult to determine without a detailed site inspection of the interior and exterior. Due to its location on the property, it seems unlikely that its history relates to the Trudgeon family period of ownership.

Context:

The Sanderson House is located in a rural setting. It is one of a number of rural residences in the area that reflects the agricultural community that has surrounded the hamlet of Victoria Square for generations but is now in the process of being transformed from rural to urban. The building,

based on the research, appears to be related to the history of the property after the long period of occupancy and ownership of the Trudgeon family.

G. Duncan, February 2018, with historical research by Su Murdoch Historical Consulting (see the research report, attached).